



Uttlesford Local Plan Review: Climate Change Evidence Base

Addendum*: Implications of policy changes at national (WMS, NPPF and Levelling Up Act) and local level (Essex) since September 2023

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Introduction

This document is an addendum to the “Task A” report (Rev 1.5, dated 18 October 2023). That ‘Task A’ report had been the culmination of an appointment to assist the Council in:

- Understanding the local plan’s legal duties and mandates to address carbon emissions
- Understanding the powers or planning instruments available to deliver carbon savings, and the national policies that affected how those powers should or could be used
- Understanding the array of precedent policies from other local plans that have used those powers in different ways or extents, and how this was justified at examination
- Identifying and evaluating a range of policy approaches by which the local plan *could* seek carbon reduction in new buildings to differing extents of carbon reduction ambition, for the Council’s consideration
- Drafting policies to consider for the emerging new local plan of Uttlesford, reflecting the Council’s chosen level of ambition in relation to its climate commitments.

That previous work explored the needs, duties, powers, constraints and technical options available to the Council with regards to policy formulation with the aim to ensure this local area to play its full role in delivering the national legally binding carbon reduction trajectory to net zero (as per the Climate Change Act 2008 and the Paris Agreement). This included both:

- Reducing the carbon emissions associated with development,
- And making that development compatible with the wider array of changes that need to happen in other sectors in order for the UK to achieve its legislated carbon saving goals.

The previous work identified that:

- **The local plan is legally obliged to ensure that climate change is mitigated** by development and use of land in the area (Planning & Compulsory Purchase Act 2004)
- **Mitigating climate change means reducing the overall amount of carbon emissions** (National Planning Policy Framework), not just minimising the amount of new carbon emissions that are added by new developments
- **The extent of mitigation should be ‘radical’, ‘proactive’ and ‘in line with the Climate Change Act 2008’**, according to the National Planning Policy Framework
- **The Climate Change Act 2008 legally mandates interim national carbon budgets** between 2008 and 2050, as well as the goal of net zero by 2050
- **The Committee on Climate Change devises these interim budgets** and analysis showing what changes are needed in all sectors in order to achieve those carbon budgets – logically therefore, local plan policy that fully ‘mitigates climate change in line with the Climate Change Act’ would aim to ensure that development in this area would adhere to those necessary sectoral changes.
- **Local Planning Authorities can require energy efficiency standards beyond that of building regulations**, and a proportion of energy use at the development to be from renewable sources (a power granted by the Planning & Energy Act 2008)

The previous work therefore concluded that, with regards to new buildings:

- **New development’s energy demand must be minimised** so as to minimise the needed amount of new renewable energy generation and grid reinforcement, given that all other sectors’ net zero transition (e.g. transport and industry) will also place high demands on the UK’s capacity for renewable energy, and other land uses (e.g. afforestation and farming) – considering the [limited land supply](#) and the embodied carbon of new energy equipment. This energy efficiency is also vital to protect people from excessive energy bills in the ongoing cost of living crisis.
- **New development should not use fossil fuel on site** given that the UK needs to transition its building stock away from gas, not add new gas users to the grid – and also given that heat pump technology exists that is three times as efficient as gas
- **New development should come with enough new renewable energy generation to ‘wash its own face’**, so that it does not worsen the existing huge challenge of weaning existing buildings, transport and industry off fossil fuel to electricity – when this condition is met, the building is ‘net zero carbon in operation’. Evidence showed this is feasible in an array of typical types of building, so long as the building is energy efficient as above.
- **The energy/carbon metrics used in Building Regulations are unsuited to deliver the performance described above** therefore other more accurate methods are needed. As the national carbon budgets are absolute, the performance standards for new buildings should also be absolute limits, not percentage improvements on standard practice.

Council’s selected policy approach in light of these findings

The above findings were presented to Uttlesford District Council in July, August and September 2023. Along with the policy approach described above (energy demand, fossil-free, renewables, metrics), these presentations also identified and evaluated the relative merits of a range of alternative policy approaches to carbon reduction in buildings. The relative merits evaluated were climate effectiveness, running cost of buildings, risk of needing future retrofit, build cost uplift, industry readiness, and degree of adherence to relevant national planning policies.

As a result, the Council decided that the Uttlesford draft policy would include the above policy approach including absolute targets for space heat demand, total energy use intensity per square metre, and 100% renewable energy on site (or payment towards off-site installation), and that all of the above should be demonstrated using an energy modelling approach known to be typically accurate in predicting the building’s total energy performance.

This was the policy approach taken to Regulation 18 consultation (October to December 2023).

Purpose of the current addendum

This addendum summarises several changes to national policy and legislation (and county-level response to these) that have occurred since the original report. It also explores the extent to which these national or local changes might affect how the Uttlesford local plan can or should formulate its policies.



National policy announcements in late 2023

The previous work was developed through Summer 2023 and completed in early Autumn 2023.

Shortly afterwards, there were four key changes in national policy or legislation that could now affect the validity of the conclusions and recommendations made in that previous report. Those four key changes were:

- **The Levelling Up & Regeneration Act** was passed in October 2023
- **The National Planning Policy Framework** was updated in September and December 2023
- **A new Future Homes Standard (FHS) consultation** was launched in December 2023
- **A Written Ministerial Statement** on energy efficiency in local plans (December 2023)

Additionally, the team became aware of further evidence released in Summer 2023 by the Future Homes Hub which further evidences the fact that the necessary energy efficiency and carbon performance for the UK's legislated carbon budgets will not be delivered by the Future Homes Standard 2025 (whether the indicative specification released by Government in 2021, or the two options released in the FHS consultation in December 2023).

The current Addendum therefore firstly explores the impact of those changes to national policy.

County-level evidence and policy advice evolution

This Addendum will also note any further changes to the local/regional (Essex) policy environment since this was last explored in the previous report.

The County's net zero carbon local planning evidence base, as noted in the previous work for Uttlesford, previously contained: a feasibility report (energy modelling of optimal energy targets and onsite renewables, and the cost of these), a viability report, draft model policies and implementation tools, and a piece of open legal advice on the extent to which local plan policies could lawfully set such standards, taking into account the then-extant national policy regime including a Written Ministerial Statement that had been made in 2015.

Since then:

- **There has been an update to the Essex level open legal advice** on the extent to which local authorities can pursue policies that diverge from national building regulations. This updated open legal advice now focuses on the Written Ministerial Statement of December 2023 as noted above, which supersedes the WMS2015 that the previous legal advice had considered.
- **Essex has developed evidence on embodied carbon targets**, mirroring the feasibility and cost evidence that it has already produced regarding energy performance. This additional advice has now been published.

As far as the authors of the current Addendum for Uttlesford are aware, this concludes the evolution of policy advice or evidence at county level since the previous report was released.



Changes to national policy and legislation

Levelling Up & Regeneration Act 2023 (LU&R Act)

The previous 'Task A' report for Uttlesford had noted several upcoming changes to the planning system that were proposed to be made in the erstwhile Levelling Up & Regeneration Bill. That Bill was formally passed as an Act on 26th October 2023.

The previous 'Task A' report had noted various changes that the LU&R Bill had proposed to the existing planning regime where relevant to how local policy could address energy or carbon. Table 1 below recaps those, and notes how these issues have evolved since the Act was passed.

Please note that much of the LU&R Act's effect is in empowering the Secretary of State to set policies or regulations that could conceivably constrain local policy formulation in future, rather than the Act directly imposing those constraints. Much of the Act's content does not take effect immediately but need further national regulatory actions to bring it into force. Thus while the Act has now been passed, there is little new certainty on how far those future regulations and national policies will affect the local plan's scope for effective carbon policy.

Table 1: How the Levelling Up & Regeneration Act has proceeded (or not) with items previously flagged as relevant to local policy on energy and carbon when the Act was an emerging Bill.

Issue identified regarding the LU&R (Bill version)	Relevance to carbon	What further is known yet on this point from the LU&R Act as it was passed?
<p>New Infrastructure Levy (scaled to development value, not floor space) to replace CIL and most uses of S106 payments – yet S106 payments would still have a role for some purposesⁱ.</p> <p>The new Levy charging schedule would still be set by the local authority, who must set out an infrastructure delivery strategy outlining how it would be spent. The new Levy might also apply to permitted developmentⁱⁱ.</p>	<p>The emerging Uttlesford policies had proposed to use S106 payments as a mechanism to offset any predicted energy use of new developments that is not matched by onsite renewable energy generation capacity. (This emulates the carbon offset S106 approach of many precedents).</p>	<p>The Act does not appear to directly end the use of Section 106 or the Community Infrastructure Levy. Instead, Part 4 and Schedule 12 (Part 1) empower the Secretary of State to “make regulations ... for ... a charge to be known as Infrastructure Levy (IL)”. These regulations “may include provision about how the following powers are to be used”:</p> <ul style="list-style-type: none"> a. Community Infrastructure Levy b. “section 70 of TCPA 1990 (planning permission),” c. “section 106 of TCPA 1990 (planning obligations)” d. “section 278 of the Highways Act 1980 (execution of works).” <p>These “come into force on such day as the Secretary of State may by regulations appoint”. This appears not to have yet been passed. Therefore it remains unknown whether S106 will still be usable for carbon/energy offsetting.</p>
<p>Secretary of State to be empowered to create 'National Development Management Policies' (NDMP) with which local policies must not be inconsistent.</p>	<p>NDMP topics could include carbon or energy, according to one of the consultations before the LU&R Bill was passed. This could constrain the standards that the local policy could require or metrics that local policy must use.</p>	<p>The Act 2023 does not confirm the content of the DM policies. It only states that (Section 94, Chapter 2, which came into force on 31st January 2024 by inserting this section into the Planning & Compulsory Purchase Act 2004):</p> <ul style="list-style-type: none"> “A “national development management policy” is a policy (however expressed) of the Secretary of State in relation to the development or use of land ... which the Secretary of State by direction designates as [such]” Before making, modifying or revoking an NDMP, the Secretary of State must: <ul style="list-style-type: none"> o Consult with relevant parties unless it is a) an immaterial change to the NDM policy or b) it is ‘necessary, or expedient ...to act urgently’. o “Have regard to the need to mitigate, and adapt to, climate change”. <p>Carbon is not mentioned in either of these Acts' text, so it is not yet known whether this could affect the ability of LPAs to set their own standards new builds' carbon or energy.</p>
<p>A new 'Environmental Outcomes Report' to replace the existing system of Sustainability Appraisals, Strategic Environment Assessments and EU Environmental Impact Assessment.</p>	<p>This Environmental Outcomes report could conceivably include carbon. If so, this could come with a fixed approach to how local plan evidence bases must account for developments' carbon impacts, and/or how carbon evidence can inform choices between policy options.</p>	<p>Part 6 (in force 26th Dec 2023) means that “Regulations made by an appropriate authority ... may specify outcomes relating to environmental protection in the United Kingdom ... that are to be ‘specified environmental outcomes’”.</p> <ul style="list-style-type: none"> ‘Appropriate authority’ is defined as the Secretary of State and/or a devolved authority. “‘Environmental protection’ means ... protection of the natural environment ... from the effects of human activity” (this definition, along with that of 'natural environment, mentions chalk streams specifically) The definition of ‘natural environment’ names ‘living organisms ... their habitats ... [unbuilt] land, air and water ... and the natural systems, cycles and processes through which they interact”. This could logically be implied to include the climate – as this is a natural cycle or process. However: Neither climate nor carbon is specifically mentioned anywhere in Part 6. Therefore it remains uncertain if ‘Environmental Outcomes’ regulation will affect how the local plan can pursue climate mitigation.



Updates to the National Planning Policy Framework (NPPF)

The previous work had drawn from the version of the NPPF that had been last updated in 2021. The NPPF was then updated in September 2023 and again in December 2023.

In summary, the 2023 NPPF contains the same stipulations on the extent of climate mitigation that should be sought via policy, but the mandate for supporting energy retrofit in existing buildings is strengthened, and the hurdle for consenting wind development is slightly relaxed.

The 2023 updates to the NPPF also resulted in changes to paragraph numbers that had been cited in the previous report. Table 2 on this page gives a cross-reference of the old paragraph numbers and the new ones as of the December 2023 NPPF

The more substantive updates in the 2023 NPPF relevant to local plan climate action are:

- **A slightly less hostile national stance towards wind turbines:** The previous NPPF effectively banned onshore wind energy development (in that it could only be approved where all impacts identified by the “affected community” are proven “fully addressed

and the proposal has their backing”, effectively giving veto power to every individual.. The updated 2023 NPPF lowers this hurdle by amending the wording to “appropriately addressed” and “the proposal has community support”. New footnote 57 also confirms that wind energy development can be permitted through LDOs, NDOs and Community Right to Build orders, albeit still subject to the caveat on community support and impact.

- Although potentially significant for the consenting of standalone renewables, this does not change the scope for policy on the energy and carbon performance of *buildings* (which was the main focus of our previous policy advice).
- **New paragraph 164** establishes that decisions “should give significant weight to the need [for] energy efficiency and low carbon heating improvements to existing buildings ... (including ... heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect ... heritage assets, [then] also apply the policies [of NPPF] chapter 16.”
 - This strengthens the mandate for the Uttlesford policy stance on conversions.

Table 2: Paragraphs renumbered in the latest NPPF edition (December 2023) compared to the numbering cited in the previous report that referenced the 2021 NPPF.

NPPF paragraph number cited in previous report	Text of paragraph (note: In the NPPF2023, none of this content is different from how it was cited below from the NPPF 2021. Only the paragraph numbering has changed.)	New paragraph number in current NPPF (Dec 2023)
152	“The planning system should support the transition to a low carbon future ... shape places in ways that contribute to radical reductions in greenhouse gas emissions ... [and] encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”	157
153 [and footnote 53]	“Plans should take a proactive approach to mitigating and adapting to climate change ... In line with the objectives and provisions of the Climate Change Act 2008”	158
154	“New development should be planned for in ways that ... can help to reduce greenhouse gas emissions, such as through its location, orientation and design”	159
154b	“Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards”	159b
155	“To help increase the use and supply of renewable and low carbon energy and heat, plans should ... provide a positive strategy for energy from these sources ... [and] consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development” [and] “identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems”	160
156	“Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans”	161
157a	New development should comply with local requirements for decentralised energy supply unless it is demonstrated to be not feasible or viable	162a
158	“When determining planning applications for renewable and low carbon development, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions”	163
158b	“Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas”	163b
190	“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats ... tak[ing] into account the desirability of sustaining [them] ... and putting them to viable uses consistent with their conservation”	196



Future Homes Standard Consultation December 2023 – March 2024

This [consultation was commenced on 13th December 2023](#) and ran until March 2024.

Two options for the FHS building specification

Rather than the single indicative FHS specification that had previously been released in 2021 (via the [Future Homes Standard Consultation Response](#)), the new FHS consultation offered a choice between two specification options.

We here compare the two recent FHS consultation options, alongside the previously stated FHS indicative specification ([as released in 2021](#)) and the current buildings regulations (Part L 2021).

Table 3: Building regulations - Comparison of current and indicative future (FHS 2025) notional building specifications

Element	Part L 2021 (current regulation)	Previously indicated FHS spec (released 2021)	New FHS consultation Option 1	New FHS consultation Option 2
Fabric – insulation & glazing	Marginal improvements on Part L 2013	Major improvements on Part L 2013 and 2021	Identical to Part L 2021 (no improvement)	Identical to Part L 2021 (no improvement)
Fabric – airtightness	5 air changes per hour	5 air changes per hour	4 air changes per hour	5 air changes per hour
Heat system type	Gas boiler	Heat pump (efficiency not stated)	Heat pump, minimum efficiency 2.5	Heat pump minimum efficiency 2.5
PV provision	PV area equal to 40% of ground floor area (approx.)	None	PV area equal to 40% of ground floor area (except in flats >15storeys)	None

Comparison with the previously published indicative FHS specification

As shown above in Table 3, the two new FHS consultation options have worse fabric than that of the previously released indicative specification. All insulation values are worse than the previously indicated FHS specification, and in fact make no improvement on the insulation values of current building regulations (Part L 2021). Only the airtightness of Option 2 undergoes a very marginal improvement (moving from 5 to 4; by contrast a Passivhaus home would have an airtightness of 0.6 and the Essex energy modelling evidenceⁱⁱⁱ had used an assumption of <1).

On the positive side however, both options still include a heat pump instead of gas (as did the version released in 2021). This however does not guarantee that developers will use such efficient heating – they could, for example, use the inefficient and expensive-to-run direct

electric heating but reach the energy use and carbon targets instead by adding more PV. This would mean that occupants would face more retrofit expenses if they choose to switch to a heat pump system later on, and may find that they do not have the space in their homes to accommodate the additional necessary parts for a heat pump system (such as a hot water cylinder). By contrast, if the low carbon heating is included in the building up front, this expensive and potentially impossible element of retrofit is avoided, but it is easy to add solar PV later on if the building owner chooses. The FHS options currently proposed do not prevent such choices by the developer which would make future retrofit difficult, expensive or impossible.

Also positive is that Option 1 retains the PV provision that is already part of the notional building specification in today’s building regulations (Part L 2021). However, Option 2 removes that PV.

How does this new FHS specification compare with the building performance needed for the UK’s legislated carbon budgets (per Committee on Climate Change analysis)?

As cited in the previous report for Uttlesford, analysis from the Committee on Climate Change has shown that in order to be compatible with the UK’s legislated carbon budgets, new homes must have a space heat demand of 15-20kWh, use low carbon heat (such as a heat pump, not gas) and ideally be net zero. The previous report also explored industry analysis showing that specific total energy use intensity (EUI) targets are also necessary for the UK’s carbon budgets, given that those carbon budgets rely on an enormous and rapid growth of renewable energy to decarbonise the energy grid at the same time as meeting a doubling in electricity demand due to switching existing buildings and transport from fossil fuels to electrical energy. As the UK’s capacity to grow its renewable energy is limited in speed and scale, new buildings should take up as little as possible of that limited capacity by being very energy efficient (35kWh/m²/year in homes; non-residential target varies by type of building). These EUI targets also drive the use of a heat pump instead of gas, as heat pumps are three times as efficient as gas.

In advance of the FHS consultation in 2023, analysis was released by the Future Homes Hub looking at a range of potential FHS specification options (‘contender specifications’, or CS, titled CS1 to CS5, from least to most ambitious). Each CS consisted of a given value of insulation, glazing, airtightness, heat system type/efficiency, amount of PV, and so on. The Hub modelled what would happen to a building’s energy and carbon performance if each of these different CS were applied to a range of different building types: end terrace, mid terrace, semi-detached with room in roof, detached, bungalow, mid-floor low rise flat, mid-floor high rise flat.

The two CS options now under consultation do not precisely match any of the contender specifications that the Future Homes Hub had modelled. However, the *fabric* of Option 2 is identical to that of Part L 2021, and the *fabric* of Option 1 is only marginally better (via airtightness, as previously noted).

The Hub’s [modelling appendix](#) used SAP10.2 to model the performance. It is therefore subject to the same underestimation of space heat demand that was noted in the previous report.



Other impacts beyond carbon

Table 4.2 in the FHS consultation shows that Option 2 would have twice the heating costs of a building built to today's building regulations (Part L 2021).

If FHS Option 2 is selected by Government, this will have a greater harmful impact on any individuals who spend more time at home or have greater needs for heating and hot water. Characteristics that tend to cause those habits and needs include age, disability, sex, and maternity – which are protected characteristics in the Equality Act 2010.

The Equalities Assessment section of the consultation stage impact assessment^{iv} did not identify any equalities impacts but acknowledged the statutory duty to regard this and invited consultees to contribute feedback on potential equalities impacts. No Government response to that consultation has yet been published at the time of writing this Addendum for Uttlesford, therefore it remains unknown whether Government has identified the harmful equalities impact of drastically increased heating bills.

This could provide an additional ground for effective local energy efficiency standards, especially if the Council has any existing analysis identifying a local need to minimise energy bills such as fuel poverty rates, in particular where there is an identified correlation between fuel poverty and groups with protected characteristics in Uttlesford.

Table 4: Assessment of the currently proposed FHS consultation options in relation to meeting the performance needed in new homes from 2025 to meet the UK's legislated carbon goals.

Element	Performance needed in new homes from 2025 for UK carbon budgets	New FHS consultation Option 1	New FHS consultation Option 2
Space heat demand (per m ² / year)	15-20kWh	✗ Likely ¹ typical 20-45kWh in houses	✗ Typical 22-47kWh in houses ^v
Heat system type	Low carbon; efficient (heat pump or equally efficient)	✓ heat pump	✓ heat pump
PV provision	Enough to match total energy use and thus be net zero carbon	~ PV area = 40% of ground floor area, thus varying by building	✗ none
Zero carbon?	Zero carbon emissions	Not until the electricity grid is zero carbon	Not until the electricity grid is zero carbon

¹ FHS consultation Option 1 does not exactly match any of the specifications in the available modelling evidence ([Future Homes Hub Appendix E](#)); however, its fabric is identical to Part L 2021 and Option 2, save for a very slight improvement to airtightness. We therefore here show a kWh figure similar to but slightly

reduced from the Option 2 level (which, as it has identical fabric to Part L 2021, is assigned the identical space heat demand figure that the Future Homes Hub had modelled for Part L 2021).



13th December 2023 Written Ministerial Statement on energy efficiency standards in local plan policy

WMS2023 overview

On the 13th of December 2023, the Government released a **Written Ministerial Statement (WMS)** that undermines some of the points made by the previous work for Uttlesford. This new WMS was made by Lee Rowley (Minister of State for Housing) together with Baroness Penn (Parliamentary Under Secretary of State for Levelling Up, Housing and Communities). Its stated topic is "[Planning - Local Energy Efficiency Standards](#)".

This WMS was released without prior consultation. Moreover, subsequent legal correspondence² confirms that this WMS was made without a basis in any evidence about the existence of the problem that the WMS purports to remedy, and without an Environmental Principles Assessment or Public Sector Equality Duty Assessment (both of which are mandatory for national policy, and were subsequently completed – albeit perhaps insufficiently – after pre-action legal letters were sent to the Secretary of State querying the WMS' lawfulness).

The new WMS purports to place quite stringent new limitations on the exercise of existing powers held by local planning authorities to require improvements in the energy and carbon performance of proposed new buildings in their area. The WMS does not remove the ability to set improved local standards, but it purports to limit them in the following ways:

- **Energy efficiency policy must be expressed as percentage reductions on the Building Regulations Part L TER (Target Emissions Rate)**, using a "specified version of SAP".
- Policies that exceed building regulations should be "**applied flexibly ... where the applicant can demonstrate that meeting the higher standards is not technically feasible**, in relation to ... local energy infrastructure ... and access to ... supply chains."

The above will affect how the plan can exercise its power to require energy efficiency standards beyond those of building regulations (a power granted by the Energy & Planning Act 2008).

This WMS goes against several recent adopted local plans that used other more effective metrics to deliver buildings suitable for the UK's carbon goals, such as energy use intensity and space heat demand (Cornwall, Bath & North-East Somerset, and Central Lincolnshire).

The WMS also emphasises that **any such policies must have a "well-reasoned and robustly costed rationale that ensures that development remains viable, and the impact on housing supply and affordability is considered** in accordance with the National Planning Policy Framework". This is not really 'new' – we would expect any new policy on any topic to need to provide such justification. The Task A report for Uttlesford aimed to do exactly that, with reference to recent Essex-level evidence on feasibility and cost uplifts. The Essex evidence base puts Uttlesford in a particularly strong position as it is directly relevant to this region. There is also extensive evidence in the public domain of the costs and feasibility of meeting similar policy standards (available within in the evidence bases of similar precedent local plans). Still, this reiteration in the WMS is likely to bring additional scrutiny upon the evidence put forward.

² This pre-action legal correspondence was shared with the authors of the current report by the recipient. It is not under any legal restrictions on its sharing, but has not yet been published by any entity as far as

What is a WMS and how does it affect the planning system?

Written Ministerial Statements are one of the 'statements of national policy' that local plan-making must take into account, according to the NPPF.

The NPPF forms the overarching set of principles by which the Inspector will conduct the Examination in Public of the submitted local plan, to see if the plan can be considered 'sound', before it can be adopted. The NPPF establishes that, to be 'sound', the plan must pass four tests:

- **Positively prepared:** Designed to meet needs (of which housing tends to be the focus)
- **Justified:** Having considered reasonable alternatives, with proportionate evidence.
- **Effective:** Deliverable within the plan period and based on cross-boundary joint working.
- **Consistent with national policy:** "enabling the delivery of sustainable development in accordance with [the NPPF] and other [relevant] statements of national planning policy".

Beyond the 'four tests of soundness', the NPPF (2023 paragraph numbering) instructs that:

- **"National policy statements form part of the overall framework** of national planning policy, and may be a material consideration in preparing plans" (Paragraph 5)
- **"Other statements of government policy may be material** when preparing plans or deciding applications, such as relevant Written Ministerial Statements" (Paragraph 6)
- Specifically, local requirements for the sustainability of buildings are expected to **"reflect the Government's policy for national technical standards"** (Paragraph 159b).

The WMS of December 2023 includes a sentence self-confirming its own status as a relevant statement of national planning policy. Therefore this WMS, like the NPPF, is a 'material consideration', i.e. *one of the relevant considerations that the plan must take to account* in order to be sound, despite that a WMS can be made unilaterally without consultation (as WMS2023 was). However, a WMS is not an inviolable requirement and cannot lawfully inhibit the function of legislation, e.g. the plan's climate duty and powers over energy (see new [Essex legal advice](#)).

To deviate from the stipulations made in a WMS may be possible if an argument can be made that identifies other material considerations that together hold more weight than that WMS. For example, a 2015 WMS on a similar topic was in several cases was considered by the inspector to no longer be the most relevant expression of national policy. Examples noted in the previous report include London, Milton Keynes, Oxford, Cornwall, Bath & North East Somerset and Central Lincolnshire. Yet by contrast, that WMS2015 had sometimes caused Inspectors to find local plans unsound where the content of those local plans went against that WMS, sometimes years after the WMS was made and overtaken by other national policy and regulation. Still, at least one high-profile example of such a [rejection \(Salt Cross AAP\) was overturned in the High Court](#) in 2024 because the inspector had unlawfully interpreted the WMS2015 (the WMS2015's purported limit had been overtaken by Building Regulations, therefore to apply that limit would be to inhibit the use of the Planning & Energy Act powers granted to the local plan to exceed the Building Regulations energy standard).

the current report's authors are aware. The authors of the current report for Uttlesford are working with relevant parties to get that correspondence published along with a legal interpretation of it.



What challenges does this WMS2023 bring for Uttlesford’s emerging policy?

The main difficulties presented by the WMS, compared to the context in which the Task A recommendations were made, are summarised as follows:

1. Forcing the use of a carbon metric, when contrarily the goal is energy efficiency

The biggest problem is that the WMS asks for energy efficiency policies to be expressed using the Part L TER metric – but **TER is in fact not an energy efficiency metric**. As the [acronym suggests](#), it is instead a *carbon emissions* metric. It is unclear why this choice was made in the WMS, given that the Part L methodology (SAP) does also contain two energy efficiency metrics: the TFEE (Target Fabric Energy Efficiency) and TPER (Target Primary Energy Rate).

The **Task A report’s recommendation (as used in Uttlesford’s latest draft plan) instead used actual energy efficiency metrics**: ‘space heat demand’ (SHD) and ‘energy use intensity’ (EUI). These metrics, and their targets, were chosen for their essential role in delivering buildings fit for the net zero carbon transition (see Task A report for the necessity and effectiveness of these).

The WMS does not actually *prohibit* the use of such alternative metrics *alongside* TER. However, for reasons explained in the Task A report, these metrics are in fact so different from each other as to not be directly comparable because:

- The Part L TER takes into account many other factors other than energy efficiency (such as carbon intensity of grid electricity, and the generation of renewable energy on-site).
- The Part L TER is calculated using a methodology named SAP, which, as explained in Task A, drastically underestimates homes’ actual energy usage and carbon emissions (partly because SAP ignores all plug-in devices and partly because SAP is simply not good at predicting actual thermal or total energy performance of the building). We are not aware of any existing method to reliably and robustly translate a real energy efficiency metric into a % TER reduction or vice versa in a way suitable for target-setting.

Some precedent local plans have instead expressed energy efficiency improvement requirement in homes as an improvement on the Part L metrics that actually relate to energy efficiency, specifically TFEE (Target Fabric Energy Efficiency). TFEE, rightly, is an energy efficiency metric, unlike TER. The exact wording of the WMS does not appear to have allowed for this. However, TFEE does come from the same methodology that the WMS cites (Part L SAP) and is a metric that developers would have to use anyway in order to pass Building Control. Therefore it is arguable that local plan policy targets set using the TFEE metric would follow the general intent of the WMS, which is to overcome the “proliferation of multiple local standards” through use of “nationally applied standards [that] provide ... clarity and consistency for businesses”. One precedent indicating that this can be acceptable post-WMS2023 Warwick Net Zero Carbon DPD which was adopted in May 2024, therefore with the WMS2023 in force. Warwick’s policy includes a 10% TFEE reduction, as well as a 63% TER reduction before the addition of solar PV. The 63% TER reduction was based on the indicative Future Homes Standard specification released in 2021 by Government^{vi}, and the 10% TFEE target reflected the fabric within that FHS specification. The main examination of that DPD was prior to the WMS2023, but a delay to the inspector’s report meant that Warwick had to provide commentary on the DPD’s compliance with the WMS2023. Warwick’s successful argument^{vii} was that the TFEE target is a subcomponent of, and therefore not separate from, the policy’s overarching -63% TER target.

Forcing the use of a ‘specified version of SAP’ for the required metric

SAP is the method used to calculate all target metrics set by Part L of Building Regulations, including the TER metric named by the WMS.

SAP is periodically updated, more often than Part L is updated. Updates to SAP can include anything from changes to the assumptions about the baseline building characteristics or the performance of standard types of equipment therein, through to changes in the assumption made about the carbon intensity of grid electricity. The current version is SAP10.2.

Some precedent local plans had previously overcome this issue by stating that calculations must simply use ‘the latest available version’ of SAP. That way, the policy does not go out of date each time a new version of SAP is released.

The WMS does not make clear whether policy wording specifying ‘the latest version of SAP’ would be considered a ‘specific version’, or if it would have to be ‘SAP10.2’ or similar. If the latter, then the WMS will require the policy to be at risk of going out of date very quickly.

Beyond this, we note that SAP is due to be replaced with a new model, HEM (Home Energy Model) in 2025 when the Future Homes Standard (FHS) is introduced. This is a further way in which the WMS’ instruction to use a ‘specified version of SAP’ would force local policies to be written in a way that will go out of date from 2025, less than a year from today and even before the likely adoption date for Uttlesford^{viii} (spring 2026). The HEM is currently out for consultation alongside the FHS consultation – therefore HEM’s final form, function and outputs are not yet known. Thus it is not yet possible to write a policy that uses HEM metric for targets, as it could not currently be robustly assured that these would be feasible or their cost uplifts assessed, even if the WMS had not failed to acknowledge HEM’s imminent introduction.

2. Creating a generally hostile climate towards buildings energy and carbon improvement policies – thus impeding the legal duty to mitigate climate change

Beyond setting constraints on how policy is expressed and implemented, the WMS also sets a tone that is generally discouraging (albeit not prohibitive) towards any local policy that goes beyond “current or planned building regulations”, stating that the government does not “expect” local policy to do this.

This general negative stance is likely to be used heavily in objections from developers during the next local plan consultation and examination. If local planmakers shy away from setting any improved energy policies as a result (or if the inspector rejects robustly evidenced policy as a result), then the local plan’s efforts to fulfil its climate mitigation duty will be hamstrung by having one of its key tools inhibited – that is, the effective use of its Energy & Planning Act Powers as previously explained.

However, the WMS does not actually prohibit the use of such policies so long as they are well-justified. The Council will need to strongly and accurately counter any such claims that the WMS contra-indicates any and all local energy policy beyond that set by building regulations.



What options are still left within the parameters purported to be set by the WMS of 13th December 2023?

The WMS will make it more difficult to pursue a cohesive energy-metric-based policy as per Uttlesford’s draft policies to date, which were designed for optimal effectiveness in climate mitigation. Nevertheless, there is still some scope for improved energy and carbon policy in new buildings without technically diverging from the WMS2023. We here explore the scope that remains for the three key factors in buildings’ carbon emissions: Energy efficiency, renewable energy and embodied carbon – without diverging from the WMS2023.

Energy efficiency

There are ways that local energy efficiency targets **could pivot to comply with the WMS**.

The clearest option is to follow the format of certain precedent local plans – such as the London Plan 2021 – that have used the Part L TER for the purpose of energy efficiency as follows:

- **Require a certain % reduction on the Part L TER to be made through energy efficiency features** (that is, before counting any further improvements to TER made by the addition of renewable energy). (The London precedent sets this at 10% in homes, or 15% in non-residential. The Warwick 2024 precedent sets this at 63% but with a different scope.)

This presents a conceptual challenge about what counts as an ‘energy efficiency’ feature, as some technologies offer both energy efficiency and renewable energy delivery. For example, heat pumps typically deliver 3+ units of heat for every 1 unit of electricity consumed (making them 300% efficient, while a gas boiler is ~89% or direct electric heating is ~100%) – but also some of the pumped heat is ‘renewable’ as it is taken from outdoor air, ground or water.

To make this policy workable, the London Plan precedent therefore had to come with guidance on what counts as an ‘energy efficiency’ feature. London treats heat pumps as a ‘renewable energy’ feature rather than an ‘energy efficiency’ feature, to ensure that the required 10% improvement from ‘energy efficiency measures’ is instead delivered through fabric improvements and other system improvements. By contrast, another more recent precedent (Warwick Net Zero Carbon DPD^{ix} and associated SPD, adopted 2024) chose instead to categorise heat pumps as an ‘energy efficiency’ feature and simply set the required % TER improvement at a higher level – for example, ~63% so as to reflect the approximate level of TER reduction that the Government has stated will be delivered by the Future Homes Standard.

Justifying the above approach could draw on existing feasibility evidence from the London Plan (or Warwick DPD if that approach is taken). However, there are **caveats to this**:

- Feasibility in non-residential: Anecdotally, London’s requirement for a 15% TER improvement in non-residential buildings has proven difficult for the industry to achieve using the new baseline of Part L 2021 (the policy was originally set against a baseline of Part L 2013) and so London is having to apply the policy flexibly at present.
- Unclear alignment with climate duty:
 - Because TER is not actually an energy efficiency metric, and because its parent methodology SAP is so inaccurate at predicting buildings’ actual energy performance, it may be difficult to robustly show exactly what %TER reduction would be justified by virtue of being a necessary part of new buildings’ role in the

Please note the commentary in this section is not a policy recommendation – it is only an exploration of *potential* changes that could be made to the draft policies if Uttlesford were to decide that it is more important to comply with the WMS than to effectively fulfil the legal duty for climate mitigation, for the Council’s information and consideration.

transition to net zero and therefore a necessary way to fulfil the local plan’s legal duty to mitigate climate change (by contrast, Uttlesford’s draft policy metrics of space heat demand and energy use intensity were clearly justified in that way).

- Therefore, a 10-15% TER improvement from ‘energy efficiency features’ may not be ambitious enough for climate-aligned best practice. London’s 10% TER improvement in homes may no longer be a truly ambitious level of performance compared to what the industry can technically achieve today (via products and techniques that have advanced since London first set this policy) nor what is necessary from new builds within the UK’s net zero carbon future (that is, a space heat demand of 15-20kWh/m²/year in new builds from 2025, as well as having low-carbon heating, not gas). London’s applications monitoring^x shows an average 19.8% TER reduction through energy efficiency, but this is from a 2013 baseline and excludes heat pumps. A significant benchmarking exercise would be preferable to evidence whether it is possible to go further, unless categorising pumps as an energy efficiency feature, in which case there is evidence that a ~63%+ reduction can be achieved on today’s (Part L 2021) TER – as per the FHS and Warwick DPD as previously noted.
- Cost evidence: Further work may be needed to investigate the build cost uplifts associated with achieving a 10-15% TER reduction through efficiency features. If London has not made this public already through its own evidence base, new cost evidence may need to be produced to undertake the necessary viability testing.
 - Alternatively, if heat pumps are categorised as an ‘efficiency’ feature rather than a ‘renewable energy’ feature, there is cost evidence available from the Future Homes Standard consultation documentation and from other recent local authorities’ policy evidence bases looking at the cost to upgrade fabric and heat pumps instead of gas.

A further option could be to retain the Space Heat Demand and Energy Use Intensity metrics that were already proposed in the Task A report – but only **as secondary metrics that are used alongside the primary metric of % TER reduction** from energy efficiency measures, as above. This would require additional analysis to estimate what % TER reduction might typically be represented by a building that achieves those SHD and EUI metrics. However, this could only ever be an estimation and not an exact conversion, because SHD and EUI are absolute metrics while TER is a ‘relative’ metric that is set at a different level depending on what shape, size and type the building is – and because TER is a carbon metric not an energy efficiency metric, as previously noted. Additionally, if SHD and EUI are used only as secondary metrics, it may prove unsuccessful to implement these in practice in getting developers to adhere to them.



Renewable energy

The WMS2023 does not mention renewable energy at all. Therefore the WMS does not lay any constraints on the power of local plans to set ‘reasonable requirements for a proportion of energy use at the development to be from renewable sources in the locality of the development’ (Energy & Planning Act 2008, paraphrased).

Therefore, there is **nothing in the WMS or the legislation to prevent the adoption of a policy that requires energy use on site to be met with 100% renewable energy**, so long as this can be shown to be ‘reasonable’ as per the wording of the Energy & Planning Act (which grants the power to require renewable energy at new development through local plan policy).

The Energy & Planning Act does not define ‘energy use at the development’. Therefore there is **nothing to prevent the interpretation that this logically means total energy use**, not just the fraction of energy use that is ‘regulated’ by building regulations.

The Energy & Planning Act does not define ‘reasonable’. We might interpret that this, in the planning context, should therefore mean:

- Feasible to achieve
- Within a cost uplift that still allows for necessary development to remain viable
- An effective and socially beneficial means of working towards the NPPF goal of *sustainable development*, in particular:
 - The plan’s legal duty to ensure that development and use of land contributes to mitigating climate change (Planning & Compulsory Purchase Act 2004)
 - The imperative to achieve ‘radical reductions in greenhouse gases ... taking a proactive approach to mitigating ... climate change ... in line with the ... Climate Change Act 2008’ and ‘provide a positive strategy [to increase] renewable and low carbon energy and heat’ (NPPF 2023, paragraph 157, 158, 160, and footnote 56).

Feasibility, climate necessity and cost uplifts for the draft Uttlesford policies were already demonstrated through the main report (Task A) to which the current document is an addendum, by citing the Essex energy modelling and cost modelling reports and the evidence bases of many other recent precedent plans (Cornwall, Bath & North East Somerset, and Central Lincolnshire). To this can now be added further feasibility^{xi} and cost^{xii} evidence from South Oxfordshire & Vale of White Horse (January 2024). All of these show that 100% on-site renewable energy is feasible *so long as sufficient energy efficiency improvements are made first* – therefore in the precedent policies cited, such a renewable energy approach had been paired with energy efficiency targets in terms of absolute fixed energy use intensity (EUI) targets. Although the latter (EUI targets) would diverge from the WMS2023, the WMS itself does not prevent the setting of renewable energy targets that have the indirect effect of needing to design to sensible EUI targets.

An alternative approach could be to require a 100% reduction in TER through renewable energy generation on-site after applying the required TER reduction from energy efficiency.

This would follow the structure of earlier adopted precedents such as Milton Keynes Local Plan, which requires firstly a 19% reduction in TER, and then a further 20% reduction in TER through renewable energy (implying that the first 19% would be through energy efficiency). The Warwick 2024 DPD (cited above) similarly requires a 100% reduction in TER by renewable energy and/or carbon offsetting, after its initial 63% TER reduction from energy efficiency target.

Embodied carbon

Embodied carbon is not mentioned by the WMS2023 at all. Nor is there any national legislation or regulation on embodied carbon, nor do there appear to be any other statements in [public WMS archives](#) to define a national policy approach to embodied carbon of buildings.

‘Embodied carbon’ does appear in a separate [WMS of 18th December 2023](#) stating that the Government intends to eventually “develop an embodied emissions reporting framework that could serve future carbon leakage and decarbonisation policies”. That WMS’ focus is a ‘carbon border adjustment mechanism’ (a price on carbon emitted overseas in the production and transport of import goods; the [EU equivalent](#) is a price paid at the border so that overseas goods’ embodied carbon is paid for in the same way as EU goods’ carbon). Thus that WMS does not regard how to address UK construction embodied carbon, in planning policy or otherwise.

Thus it appears there is still no relevant national approach with which local policy would need to be consistent in order to meet the NPPF test of soundness (NPPF 2023, paragraph 35d).

The scope of action available to the local plan with regards to embodied carbon therefore remains the same as in the ‘Task A’ report to which this current document is an addendum.

However, it is useful to note that the aforementioned new evidence for South Oxfordshire & Vale of White Horse emerging plan (2024) covers embodied carbon targets as well as energy. It found that with business-as-usual construction, and even after adding the improvements needed for the energy targets (similar to Uttlesford’s), all nonresidential buildings and flats stay below the upfront embodied carbon limits set in Uttlesford’s draft policy, thus with no further cost uplift to achieve those limits. Houses were found to slightly exceed the Uttlesford target (600kg/m² as opposed to the Uttlesford 500kg/m² residential target), but were able to achieve far better (233-237kg/m²) via some feasible tweaks to material and construction choices.

Overheating

The WMS2023 does not mention overheating and so does not impose any new restrictions.

However: beyond the overheating points made in the previous ‘Task A’ report, we now note that separate WMS ([15th December 2021](#)) did recognise the introduction of the 2021 ‘Part O’ of building regulations, which sets national minimum standards for mitigation of overheating. That WMS2021 stated that there was ‘no need’ for local policy to ‘duplicate’ the requirements of Part O. However, Part O allows two different routes to compliance. Uttlesford’s draft policy was to require the more rigorous of those routes. We consider that this is not a duplication nor a departure from Part O, but rather a clarification of the acceptable fulfilment of Part O.

Existing buildings

The WMS’ rationale is heavily focussed on new builds, not existing buildings. Yet, its exact wording could be interpreted to apply to *any* residential building. This may mean that any local policy energy efficiency standards for existing buildings may also feel pressure to be expressed as % TER reduction. Uttlesford’s existing draft policy approach to existing buildings does not set a specific target for carbon or energy reduction, but instead asks that extensions or conversions meet a certain set of minimum fabric values (based on the Essex model policies). It is uncertain whether this would count as an “energy efficiency standard” and thus fall within the influence of the WMS2023. Arguably it should not, as the Uttlesford draft policy relates only to fabric, which would contribute to, but not define, a home’s overarching energy efficiency performance.



What is the status of a WMS versus other national policy or legislation?

As previously noted, legislation (and the powers it grants or duties it imposes) holds primacy over national policy statements.

If interpreted literally and rigidly, the **WMS' stipulations would make it much harder to fulfil the local plan's legal duty to mitigate climate change** (established in the Planning & Compulsory Act 2004, section 19) and the expectation laid on them to support “radical reductions in greenhouse gas emissions ... [taking] a proactive approach ... in line with the objectives and provisions of the Climate Change Act 2008” (NPPF, paragraphs 157-158 and footnote 56).

The main way the WMS make this duty harder to fulfil is that its stipulated metric, TER, is not suitable to ensure a building has the energy efficiency performance needed for the UK's legally binding carbon goals as previously described. That unsuitability is why several recently adopted [precedent local plans](#) elsewhere had used alternative metrics that are much more effective for delivering energy efficiency and defining whether a building is 'net zero'.

Government has not indicated that there was any assessment of how the WMS would affect the ability to fulfil those mandates, nor advised which should take priority where they are in conflict.

Legislation holds far more weight than a WMS, and a WMS does not overrule the NPPF. Thus, it should be possible to diverge from the WMS if a strong case can be made that following the WMS would prevent the local authority from fulfilling its legal obligation to 'contribute to the mitigation of climate change' set by the Planning & Compulsory Purchase Act, and the plan's ability to meet the NPPF expectation for carbon reduction *in line with the Climate Change Act*.

The previous report for Uttlesford (Task A, to which the current document is an addendum) already made that case in strong terms. In particular, its key points included:

- That the draft energy targets are designed to directly reflect the energy efficiency performance level that the Climate Change Committee has shown to be necessary as part of the UK's wider energy system transition needed for all sectors (not just buildings) in order to meet the legislated carbon budgets of the Climate Change Act.
- The inadequacy of Building Regulations metrics to deliver, or even assess achievement of those necessary energy efficiency targets for the UK's legislated carbon budgets, due to the inaccuracy of those Building Regulations calculations and their limited scope (as the Building Regulations metrics cover only regulated energy uses, not total energy use that is covered by the EUI metric, which in turn is needed in order to ensure low carbon heat is used, i.e. heat pumps as these are 250-500% efficient)
- The importance of these policies to the local commitments to net zero by 2030, and the UK's commitment to the international Paris Agreement, in addition to the necessity to national carbon budgets as noted above
- The feasibility and cost uplift of meeting the draft policies' specified energy targets in this specific region, with reference to the energy modelling and cost modelling evidence produced by/for Essex, which can inform the Uttlesford whole plan viability assessment.

As a result, Uttlesford is in a relatively strong position regarding the evidence of necessity, feasibility and cost (and therefore viability, depending on whether the whole plan viability assessment finds that these cost uplifts can be accommodated in the District).

Still, there remains a risk that it may not be possible to convince the Inspector of this argument as it is a highly technical topic to explain, both in written form and verbally at the examination, to anyone not expert in net zero carbon building design. The WMS also states that any such policy going beyond Building Regulations efficiency standards will draw close scrutiny from central Government, meaning the local Council may have to defend it against not only the usual objectors but also the weight of central government pressure to comply with the WMS. However, we note that there is an ongoing **a wider legal challenge against the WMS2023 in the High Court** on the grounds that it unlawfully inhibits the function of the legislated duties and powers of the local plan (as described above). That case was heard in the High Court on 18th June 2024. The judgement may take several weeks or months to be published, and was not yet available at the time of writing this Addendum report for Uttlesford. If successful, that legal challenge could remove the obstacles faced by the current draft Uttlesford policies before the Uttlesford plan undergoes Examination In Public.

Updates on Essex policy context and evidence

Updated open legal advice – now responding to the WMS2023

As recognised in the previous Task A report, the County Council / Essex Planning Officers Association had released a set of model policies accompanied by feasibility evidence, cost evidence, county-wide viability modelling, and open legal advice about the powers available to the local plan to require these standards. That previous open legal advice focussed on the erstwhile main stumbling block to such policies: A Written Ministerial Statement made by Government in 2015 which had purported to set a limit on the extent to which local plans could require improvements to homes' energy and carbon performance.

As that previous WMS(2015) has now been replaced by the WMS2023 which brings new challenges as outlined above, Essex commissioned its legal adviser (Estelle Dehon KC of Cornerstone Chambers) to update the open legal advice to now focus on the WMS2023.

In summary, the key messages from the updated open legal advice:^{xiii} (24th February 2024) are that:

- The local plan is still empowered by the Planning & Energy Act 2008 to set higher targets for energy performance standards than national ones, provided such standards are 'reasonable'; the WMS2023 does not change that position
- The WMS cannot lawfully seek to countermand or frustrate the effective operation of that power granted by the Planning and Energy Act as above
- The correct position in law is to treat the WMS' forceful language with circumspection.
- "The 2023 WMS must be interpreted in a way that:
 - allows for the effective operation of the PEA 2008 powers [the local planning authority's power to set their own energy efficiency standards], and
 - allows LPAs effectively to meet the obligation on them to ensure development plan documents ... 'contribute to the mitigation of ... climate change'" [as set by the Planning & Compulsory Purchase Act Section 19].
- **Therefore "the 2023 WMS cannot be interpreted to prevent LPAs from putting forward, and planning inspectors from finding sound, policies which ... use metrics other than the TER metric [specified in the 2023 WMS], and/or do not require calculation by the SAP [the method specified in the WMS]"** so long as these policies are justified on evidence, and "reasonable, in that they do not affect the viability of new development to an unreasonable extent."
- "Additionally, local decision-makers are free to rely on local or exceptional circumstances to depart from the 2023 WMS".

This new open legal advice provides a strong grounds to continue pursuing Uttlesford's existing draft policy approach that goes beyond Building Regulations and uses metrics/calculations other than that specified in the WMS, with confidence that this can be legally defended at examination, and at appeal if there were an unlawful interpretation of the WMS that frustrates the ability to fulfil the climate duty.

Emerging evidence on embodied carbon

Essex has been developing evidence on the feasibility and costs of improved standards for embodied carbon, and model policies that could be adopted by the respective local planning authorities within Essex. This is the equivalent of the work already published by EDG/EPOA:^{xiv} on energy targets.

That embodied carbon report can be directly cited to support the Uttlesford policies. It was published on 3rd July 2024, too late for its findings to be summarised in detail in the current Uttlesford report; however we note that the Essex report covers the following:

- The need for embodied carbon policy
- Methods and scopes of assessment for embodied carbon
- Existing industry guidance on embodied carbon accounting and target-setting
- How the embodied carbon design process could interact with the planning process and policy
- Review of existing relevant precedent local plan policies across the UK (of which the majority of adopted policies so far only require reporting, not specific targets limits, although there is one adopted plan that sets specific target limits, and several more emerging plans attempting this)
 - (Potentially including a summary of evidence that has justified such precedent policies)
- Review of embodied carbon policies outside the UK
- Review of Essex local planning authorities' most relevant policies and planning guidance
- The relative merits of different possible local plan approaches to embodied carbon
- Recommendations for Essex model policies around embodied carbon, which may cover a range of topics from general principles to reporting requirements and/or specific quantitative targets
- Embodied carbon modelling for residential buildings, to assess their 'business as usual' embodied carbon and the feasibility and cost of meeting potential tighter targets per m².

In conclusion:

- **The Essex evidence on embodied carbon further strengthens the justification for the Uttlesford embodied carbon policies in terms of necessity and feasibility.**
- **It is as yet uncertain whether the Essex evidence might indicate any further cost uplift** associated with targets like Uttlesford's.
- **To make room for this eventuality, Uttlesford may wish to instruct its viability assessors to test some additional headroom in cost uplift.** If this is not done and the Essex evidence turns out to indicate an embodied carbon target cost uplift not allowed for in the Uttlesford viability testing, Uttlesford may later need to revise its embodied carbon targets upwards to a level that would be cost-neutral.

Updated policy options evaluation in light of the WMS2023

Policy recommendations reflect findings from the following elements of the evidence base:

1. **'Task A' review of literature, legislation and precedents (finalised October 2023, rev 1.5)**
2. **Essex model policies and evidence**
3. **Written Ministerial Statement 2023 (and Essex open legal advice on this)**

The 'Task A' report (to which the current document is an addendum) set the scene of what the local plan is able to achieve and importantly what it must do within the context of carbon reduction commitments at both local and national scales. Policy evaluations presented in the current document are informed by the insights and precedents given in that Task A report, as well as the new parameters purported to be set by the Written Ministerial Statement of 13th December 2023 and legal advice in reaction to that, as outlined earlier in the current addendum report.

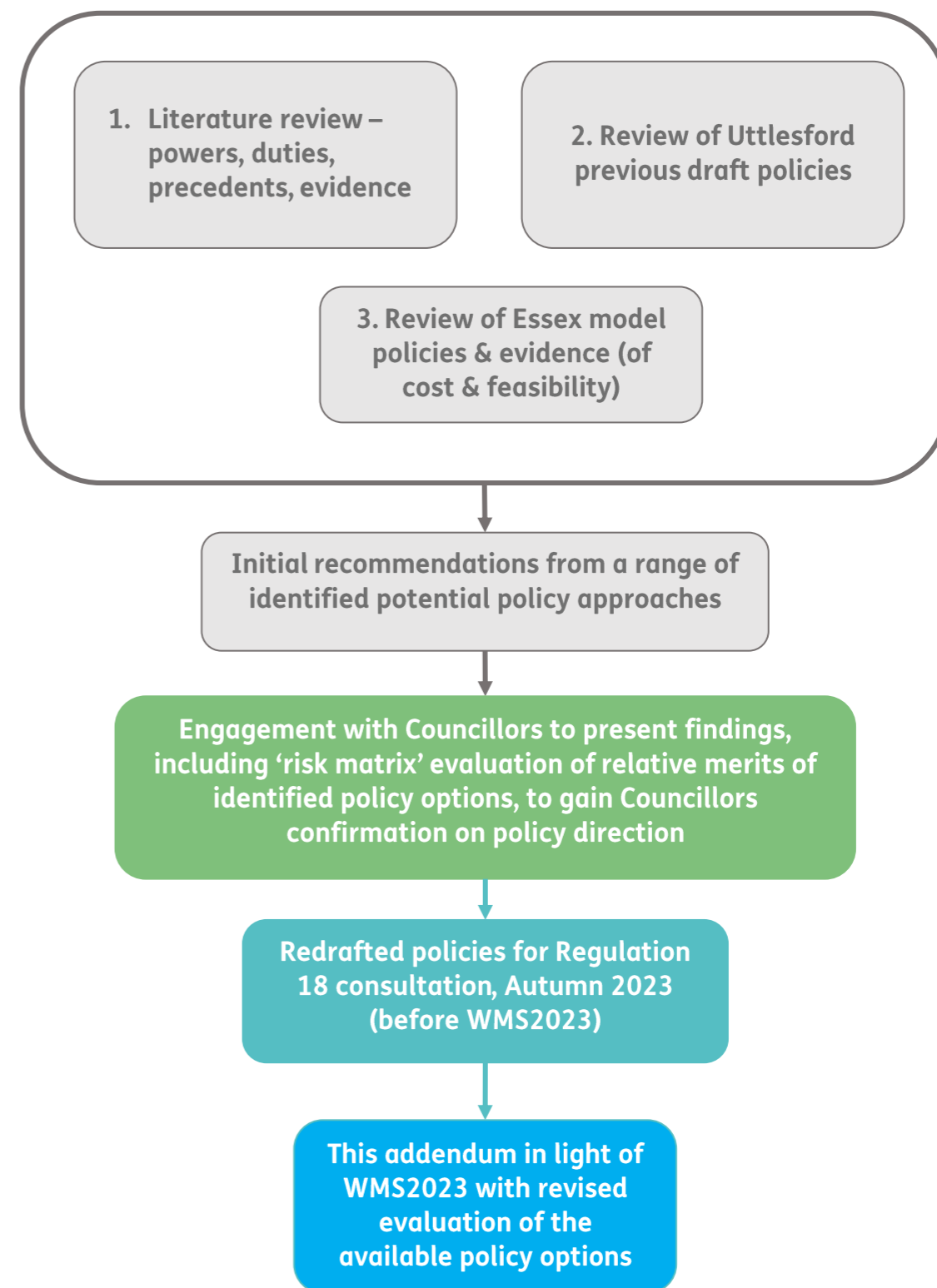
It should be noted that the policy wordings in this current document do not represent the exact wording that must be taken forward word-for-word by the Council. Rather, they represent a logical structure to represent the broad policy components of the identified policy approaches that are evaluated.

Please note that a presentation of these findings about the WMS2023, and the evaluation of the policy options in light of it, was given to the Council in April 2024. The decision from the Council was to not to change course from the existing draft policy suite that had been developed to date, on the grounds that these were demonstrably the most effective (and possibly only real) way to reliably fulfil the legal duty to mitigate climate change, especially if this mitigation must be in line with the Climate Change Act 2008 (and Uttlesford's own committed district-wide carbon reduction goals). It was considered that the WMS2023's expectation for "a robustly costed rationale that ensures development remains viable" was already met by the previous evidence base produced for Uttlesford including citation of the Essex feasibility and costings of these policy standards. The WMS2023's requested metric for energy efficiency standards (%TER reduction) was considered, but rejected for the reasons detailed in the previous section – i.e., that TER is not an energy efficiency metric and is subject to inaccuracies that would make it an ineffective way to design carbon reduction policy.

Structure of this section on policy options

This section of this section proceeds as follows:

- **Recap of the structure and content of the existing draft Uttlesford policy** as expressed in the Regulation 18 Consultation Plan (October 2023)
- **Recap of policy options that had been considered prior to Regulation 18**
- **A recap of alternative policy options** in light of the WMS2023, with evaluation of their relative merits via a 'risk matrix' assessment.



Evolution of Uttlesford's policy approach on energy & carbon

Policy content up to 'Publication' version for Regulation 18, October 2023

The most recently published Local Plan consultation (30 October 2023) had included the following key requirements (paraphrased for brevity):

- **Core Policy 22, Net Zero Operational Carbon Development**
 - a. New build development
 - Residential of 1 or more homes:
 - Space heat demand $\leq 15\text{kWh/m}^2/\text{year}$ (or $\leq 20\text{kWh/m}^2/\text{year}$ in bungalows)
 - Fossil fuel free (no gas grid connection) and use low-carbon heating
 - Total EUI of $\leq 35\text{kWh/m}^2/\text{year}$ (on larger sites, this is a site-wide average but an individual building limit of $\leq 60\text{kWh/m}^2/\text{year}$ also applies)
 - New build non-residential of 100m² floor space or more:
 - Space heat demand $\leq 15\text{kWh/m}^2/\text{year}$
 - Total EUI limits as follows:
 - Offices $\leq 70\text{kWh/m}^2/\text{year}$
 - Schools $\leq 65\text{kWh/m}^2/\text{year}$
 - Light industrial $\leq 35\text{kWh/m}^2/\text{year}$
 - Other: Report total energy use. Encouraged to meet EUI targets set for relevant use by UK Net Zero Carbon Building Standard, but no mandatory requirement to meet an EUI target.
 - All new build regardless of use, at or above the threshold of 1 home or 100m² non-residential floorspace, to meet the following:
 - Renewable energy provision to meet $\geq 100\%$ of total predicted energy use, OR 80kWh/m^2 building footprint /year (120kWh/m^2 building footprint/year in light industrial only), whichever is the higher target
 - OR offset any unmet demand at $\pounds 1.35/\text{kWh}$ (rising with future inflation)
 - Submit as-built information for comparison with design-stage energy performance predictions [the required level of detail varies by minor vs major development]
 - All new build regardless of use to submit in-use energy monitoring for 5 years of operation, if above the following thresholds:
 - 100 dwellings or more: Sample of 10% of dwellings
 - 10,000m² non-residential floor space: 10% representative area sample.
 - b. Extensions and conversions, excluding listed buildings and conservation areas:
 - i. Meet minimum fabric standard in specified Table 2, Appendix 8 of plan
 - ii. Incorporate renewable energy generation where practical and feasible.

This policy suite was selected from a given range of identified options, because:

- Most importantly, it would deliver 'true net zero operational carbon buildings' and its energy efficiency targets align with the energy and carbon performance that is needed in the buildings sector in order to be compatible with the UK's legislated carbon budgets set via the Climate Change Act (see Task A report). This was considered necessary in order to fulfil the local plan's duty to mitigate climate change (Planning & Compulsory Purchase Act 2004, Section 19) and the national policy stipulation that this mitigation should be "in line with the objectives and provisions of the Climate Change Act 2008" (NPPF 2021 Paragraph 153 & footnote 53 / NPPF 2023 paragraph 158 & footnote 56). The literature review identified three precedent local plans that had adopted similar or identical targets and metrics.
- Secondly, it aligns directly with the model policy suite developed at Essex level for adoption by any willing local planning authorities within Essex, and thus benefits from the Essex-specific robust evidence of feasibility and cost released by the County along with the model policy suite.
- Thirdly, the SHD and EUI targets would provide significant energy cost savings for building occupants and reduced strain on grid infrastructure, compared to new build homes meeting current or indicated future building regulations (Part L 2021 and the FHS).

Other policy options had also been explored, ranging from 'do nothing', to an approach based on Part L SAP/SBEM metrics (TER reduction; TFEE reduction and offsetting per tonne of SAP-calculated carbon emissions) to align with the indicative Future Homes Standard. It was identified that these would not meet the required performance for the UK's carbon budgets (and this is [reiterated in the current addendum](#) in relation to the subsequent 2023 Future Homes Standard consultation).

On presentation of this range of identified policy options to the Council in Summer 2023, the Council agreed to proceed with this EUI-based policy option for the reason of climate mitigation effectiveness and alignment with the Essex approach. Part of the rationale was that this represented a step towards an effective but consistent policy approach across the County, which would reduce complexity and prevent development 'leakage' from districts with higher standards to ones with lower standards. Additionally, there was the potential advantage that the offsetting approach could be delivered more efficiently by connecting to an Essex-wide offsetting scheme with other Essex districts in future.

The policy did diverge slightly from the Essex suggested model policies on the existing building requirements. The Essex suggestions included some requirements equal to the new build fabric, that Bioregional was not certain would be fully achievable in existing buildings or extensions connected to them, such as certain airtightness targets. The Uttlesford fabric requirements for extensions & conversions therefore only replicate the parts of the Essex fabric specification that were logically thought to be very much feasible in existing buildings and extensions.

Recommendations were also made on embodied carbon and overheating. These are not repeated here as they are not affected by the WMS2023 and therefore do not need to be re-evaluated.

However, we note that the embodied carbon limits were based upon emerging recent modelling from other local plan evidence of the embodied carbon of today's 'business-as-usual' home construction (with a house that would comply with the legally required energy standard of Part L 2021) and were therefore reasonably thought to be cost neutral.

Other approaches previously considered, now being reconsidered in light of the WMS2023

During the Task A research into powers and precedents and then during engagement with Uttlesford officers and councillors in Summer-Autumn 2023, several other policy options were also identified and considered for their relative merits (climate, occupants, infrastructure, cost, and consistency with national policy). These options are summarised as follows.

- **Approach 1, 'Safe' precedent:** Require a moderate (35-40%) on-site reduction in TER, of which 5-15% from energy efficiency measures, and 10% of regulated energy use to be met with renewable energy on site. Offset the remainder of predicted regulated carbon emissions (calculated using SAP) at £60-90/tonne multiplied by a 30 year period. This approach followed the older kind of precedent found in the literature, such as the adopted local plans of London, Milton Keynes and Oxford.
- **Approach 2, Cutting edge:** As described in the previous section (Meet cutting-edge definition of 'true operational net zero building' fit for UK's carbon budgets, with tight energy efficiency targets (space heat demand and EUI, calculated with an accurate energy prediction method). On-site renewable energy to match annual demand (or if this is unfeasible, then pay to offset per kWh of unmet annual energy demand). This emulated the recently adopted pioneering precedent policies in Cornwall, Bath/North East Somerset, and Central Lincolnshire.
- **Approach 3, Accelerating future stated national policy:** Targets for TER% reduction and TFE % improvement set to reflect the then-extant indicative Future Homes Standard. Encourage on-site renewable energy 'as far as feasible and viable' with no specific target. Offset any remaining regulated carbon emissions at the national carbon value (circa £250/tonne at the time) for 30 years' worth of predicted regulated carbon emissions taking into account grid decarbonisation.
- **Approach 4, "Acceleration+":** TER% reduction set to reflect the then-extant indicative Future Homes Standard, but to be achieved before the additional of solar panels (therefore, through energy efficiency measures including heat pump). Additionally, set targets for space heat demand (20kWh/m²/year) and regulated energy use intensity, but these to be calculated with building regulations methods (SAP /SBEM), not with the industry's more accurate methods. Renewable energy (PV) provision to match 100% of *regulated* energy use only. Offset 30 years worth of carbon emissions from predicted unregulated energy, as well as any remaining regulated carbon where it was not possible to meet the renewable energy requirement on site, using the same carbon pricing and grid decarbonisation as outlined in Approach 3 (above).

On presentation of these options to Uttlesford Council Members at several meetings in Summer to Autumn 2023, the Council's direction was to pursue Approach 2 (Cutting Edge) on the basis that it was far more effective in fulfilling the plan's legal duty to mitigate climate change, as it was the only one of the approaches that would reliably do so in line with the performance needed for the UK's carbon budgets set by the Climate Change Act 2008 (and Uttlesford's own local commitments to carbon goals). In particular, approaches 1, 3 and 4 were felt to rely too heavily on offsetting, and there were concerns that the offset fund might not deliver enough permanent carbon savings in the required period in order to reliably fully mitigate the climate change impact of the new development.

A summary of these options, and brief commentary on their relationship to the new stipulations that the WMS2023 purports to set, is provided in the table overleaf.

Summary table of previously considered potential energy/carbon policy approaches for new builds, and reassessment in light of the WMS of 13th December 2023

Policy requirement (in order of energy hierarchy)	Option 1, “Safe precedent”	Option 2, “Cutting edge” True & effective net-zero approach using energy metrics (as per Uttlesford draft)	Option 3, “Accelerating future national policy”: Build to Future Homes Standard, and offset remaining regulated carbon.	Option 4, “Acceleration+”: 63% to 100% TER reduction on-site, + offset carbon of regulated+unregulated energy.
Overarching expectation	Net zero carbon (regulated carbon emissions, calculated by Part L SAP) of which the minimum on-site reduction is 35-40% on the Part L 2013 baseline.	Net zero carbon new development, achieved via a net zero energy balance. Calculated using a methodology known to accurately predict energy use (not Part L SAP/SBEM). (Threshold: 1 new home or 100m ² new non-residential floor space.)	Homes: Net zero carbon (regulated carbon emissions only, as calculated by Part L SAP). Minimum on-site: 63% reduction on Part L 2021 TER (equivalent to 75% reduction on Part L 2013 TER). Gas-free.	Homes: <ul style="list-style-type: none"> Net zero regulated carbon, <i>preferably</i> on site, or through other means if not achieved on-site. Onsite minimum improvement ≥63% versus Part L 2021 TER equivalent to 75% reduction on Part L 2013 TER))
Energy efficiency	5-15%* TER reduction through energy efficiency improvements (*which counts towards the overarching 35-40% minimum onsite TER reduction).	Homes energy limits (required): <ul style="list-style-type: none"> 35kWh/m²/year total energy use (EUI) 15-20kWh/m²/year space heat demand. Non-residential energy limits: <ul style="list-style-type: none"> 35-70kWh/m²/year EUI (varies by type) 15kWh/m²/year space heat demand. All: Quality regime against performance gap.	Homes: Achieve 10% reduction on Part L TFEЕ. Recalculate SAP TER and TFEЕ on completion using as-built values with input from surveys of completed buildings.	Homes: <ul style="list-style-type: none"> The minimum 63% reduction on Part L 2021 TER (as above) should be achieved through efficiency improvements (which can include heat pump and should include fabric equivalent to ‘Future Homes Fabric’ as stated by Government in the 2021 Response to the FHS Consultation) Guideline target of 20kWh/m²/year space heat demand, but calculated only via building regulations method (SAP).
Renewable energy (on-site requirement)	As much as required to get to the overarching 35-40% TER reduction after the initial 5-15% has been made through energy efficiency improvements.	Match 100% of annual total energy demand (regulated + unregulated) unless unfeasible. OR: 80-120kWh/m ² building footprint/year renewable energy generation.	Homes: Sufficient to at least achieve 63% reduction in Part L 2021 TER (when combined with TFEЕ improvement). Aim for 100% reduction in TER if possible.	Homes: Sufficient on-site to achieve net zero <i>regulated</i> carbon after the first 63% is made through energy efficiency. If demonstrably unfeasible, proceed to offsetting.
Offsetting (operational only)	Offset remaining regulated carbon emissions (calculated by Part L SAP) x 30 years at £60-90/tonne.	Offset per kWh of annual energy demand that is not met with on-site renewables.	Offset 30 years’ worth of any residual regulated carbon at “current” (erstwhile) national value (~£250/tonne), via payment to Council.	Offset 30 years’ worth of residual regulated + unregulated carbon at “current” (erstwhile) national value (~£250/tonne), via payment to Council. Spend only on renewables.
Assessment in light of WMS 2023	Unacceptable in terms of efficacy for climate mitigation duty. Barely makes any required onsite improvement compared to current building regulations. Would be overtaken by the Future Homes Standard (Building Regulations Part L 2025) before the Uttlesford plan is adopted.	Energy efficiency targets using SHD and EUI metrics diverge from the WMS, but remain the most effective for the climate duty. The renewable energy, offsetting and embodied carbon requirements remain unaffected by the WMS.	WMS2023 may imply removal of TFEЕ target, although there is one post-WMS precedent plan adopted with this (Warwick DPD 2024). Otherwise compliant with the WMS. Not sufficiently effective for climate, as unregulated energy is neglected, Building Regs calculation methods are inaccurate.	Compliant with the WMS2023 except for the space heat demand target. More effective for climate than Option 1, because unregulated energy is offset and an embodied carbon limit is set. Still not sufficiently effective for climate, Building Regs calculation methods are inaccurate.

Three further approaches considered in response to the WMS2023

Based on existing powers, duties and mandates, and now with 2023 WMS, we next outline and evaluate the following three broad policy approach options:

1. Fully WMS-compliant
2. Testing WMS boundaries
3. Overcome the WMS

Approaches 2 and 3 look to exploit certain areas where the WMS is unclear or not prescriptive, whilst Approach 1 acts as a WMS-compliant option that is relatively 'safe' in terms of planning acceptability and less complex to defend at examination.

It is important to note that there exists a multitude of different policy options that a local authority could consider within or beyond these three approaches. The three approaches we explore in this report are the result of professional judgement of the broad categories of approach that exist, based on existing precedents and industry best practice. Each approach could be adapted by Uttlesford DC to better align with the Council's degree of climate commitment and appetite for risk.

Within the Options 1 – 3 as above, there are a number of policy components that it is helpful to divide into themes to enable a clearer comparison between the three options.

Our previous review (in Task A and this addendum) of planning duties, powers and precedents shows that to achieve net zero carbon buildings within a net zero carbon district and UK, several different requirements can and should be deployed in local plan policy. **These form broad themes:**

- Energy efficiency
- Efficient, fossil-free and renewable energy supply
- Carbon offsetting
- Embodied carbon.

Secondary requirements to reduce the energy performance gap could consist of:

- Post-occupancy evaluation
- 'Assured performance' schemes
- On-site construction supervision
- Airtightness tests prior to completion.

These themes follow the **energy hierarchy**, plus **offsetting** and **embodied carbon**. An effective policy for zero-carbon buildings would cover all of these themes, allowing none to be neglected or concealed. Planning powers and (pre-WMS) precedents exist for all of them. To deliver the necessary actions for the scale and urgency of the UK's carbon goals, we would need to emulate the more ambitious end of the range of existing precedents, which have been creatively testing the boundaries of the powers available (before the WMS2023).

There is somewhat of a mismatch between local plans' *duty* to radically reduce carbon, versus the potential constraints around:

- The *extent* to which local planning authorities can wield the powers explicitly granted to them require carbon reductions (due to pressures such as the WMS2023),
- Local planning authorities' *duty to enable other outcomes* such as housing delivery.

That mismatch has caused some ambitious 'net zero' policies to stumble at the hurdle of examination, despite other very similar policies having successfully passed that hurdle (as noted in the previous Task A report and earlier in the current addendum).

The well-tested, 'low planning risk' policy precedents tend to rely on requiring moderate reductions against Building Regulations Part L. However, as noted previously, Part L and its calculation methods are not well suited to delivering actual energy and carbon reductions in practice.

Because of this mismatch, an approach that is low-risk for planning acceptability and viability is generally high-risk for climate, as it would fail to remedy the status quo of allowing new builds to add to the UK's carbon burden, and expose occupants to high costs of energy bills and future retrofit that almost all existing buildings will need if the UK is to reach its carbon goals.

It is thus necessary to differentiate the level of risk across several topics. These topics reflect the key debates in the literature on the low carbon transition, emerging practice in local plans, and recent experience working with local authorities and developers.

These three options are now assessed using a risk matrix approach. The risk matrix approach is one we regularly use to evaluate policy approaches where there are several competing criteria regarding the merits of a policy. The criteria in this case, taking into account the pressures acting on the local plan from legislation, national policy, technological and socioeconomic context were identified as:

- Climate impact (carbon reduction)
- Occupant energy bills
- Cost and disruption of future retrofit of homes built to the respective policy option, that would be needed in order to make those homes suitable for the UK's carbon budgets
- Electrical grid burden that the new homes would bring (due to their energy demand and, where applicable, their renewable energy export)
- Council's internal capability to implement the policies (evaluate the information that would be submitted)
- Cost of building to the standard (leading to resulting degree of viability impact)
- Planning powers available, and precedents evidencing the acceptability of the approach
- Compatibility with national approach.

A summary table is provided overleaf giving more detail on these evaluation criteria.

Table 5: Scope of risk topics for which policy options should be assessed.

Climate (2°C carbon budgets)	Occupant energy bills	Future retrofit costs/disruption	Electrical grid readiness	Delivery / sector readiness	LPA internal capability	Viability / cost uplift (vs current Part L)	Planning powers / precedents	Compatibility with national approach
<p>Will this policy deliver carbon and energy savings consistent with what the Committee on Climate Change has shown to be necessary for the UK to meet its legislated carbon budgets?</p> <p>Consider also the even more ambitious Tyndall Centre carbon budgets for climate change $\leq 2^\circ\text{C}$ (more reliable for the Paris Agreement).</p> <p>Any new build that is not true net zero carbon will worsen the already-huge challenge faced.</p> <p>Any insufficiently energy-efficient buildings will place excessive demands on the region's limited renewable energy capacity (current capacity, and speed/scale at which future capacity can be added).</p>	<p>Might this policy permit or cause the developer to deliver a building that exposes its occupants to unnecessarily high energy costs or energy price volatility?</p> <p>Vice versa, is the resulting building likely to save energy bills long term?</p>	<p>Will this policy induce the developer to deliver a building that is fit for the UK's zero-carbon future according to the Committee on Climate Change's identified necessity for minimal heat demand and low-carbon heat? (i.e. heat pumps or networks, not gas)</p> <p>If not, how disruptive and expensive would future retrofit works be?</p>	<p>Will this induce the developer to minimise the burden that the new building places on the electricity grid, considering that the grid will already face the huge challenge of switching existing buildings and transport from fossil fuel to electricity?</p> <p>Will there be additional grid stress to account for any energy exports from solar PV installed, and electrification (gas-free status) due to the policy, compared to Building Regulations?</p> <p>Might this component induce the delivery of buildings that burden the grid more than they need to – beyond the grid upgrades that will need to happen anyway for the net zero carbon future?</p>	<p>How readily available are the materials, technologies and skills needed to comply with this – including energy calculation skills?</p> <p>How mainstream is this practice or level of performance, and are the relevant workers likely to understand how to deliver it (immediately, or with a reasonable amount of learning)?</p>	<p>Is there sufficient resource and capacity available internally at the local authority to accurately implement the policy and assess information that developers would need to submit?</p> <p>Is there scope to upskill individuals in planning to assess net zero carbon policies? Is it likely that external consultants will be required to assess policy compliance?</p> <p>(Please note: all scores given in this topic are our best estimate of this challenge – only Uttlesford DC itself has accurate knowledge of its own capacity to address these issues, or willingness to develop capacity).</p>	<p>Would it cost developers much more to comply with this policy, compared to a business-as-usual new build?</p> <p>(Based on estimates – by central government and evidence bases of various emerging local plans – of cost uplift for various elements of improved building performance, and project experience of the cost of enhanced professional services in energy & carbon. Or for Approach 3 – as per Uttlesford's current policies – based on the cost evidence produced at Essex level.)</p>	<p>Is the local plan explicitly empowered to require this standard, via the Planning and Energy Act 2008, other legislation or formal national policy statement (including the December 2023 WMS)?</p> <p>Is there an existing adopted local plan precedent, showing that this approach can be found sound?</p> <p>If not explicitly empowered but also not explicitly prohibited:</p> <ul style="list-style-type: none"> Is there an emerging precedent for this, and how was it justified? Can it be shown that this is the only reliable way to fulfil the duty for 'radical' carbon reductions in line with the Climate Change Act? (NPPF) 	<p>To what extent would this policy component:</p> <ul style="list-style-type: none"> Use existing nationally endorsed methodologies / metrics for carbon and energy? (taking into account the December 2023 WMS) Help or hinder other changes that the government has committed to or intends to achieve with regards to carbon and energy? Such as: <ul style="list-style-type: none"> Future Homes Standard 2025 (2023 consultation) Net Zero Strategy (2021) Heat and Buildings Strategy (2021) Fully decarbonised electricity grid by 2035.

Beyond the **themes** themselves ([previously listed](#)), there are several different possible ways in which a local plan policy requirement could address each theme – using different mechanisms, calculations, standards, and required degree of energy and carbon performance improvement. These differ in their climate effectiveness and alignment with national policy.

The risk level would then change again depending on:

- [The means by which each theme is addressed, e.g.](#) –
 - Using national building regulation calculations for energy and carbon (lower risk in planning terms, but higher risk for climate due to these methods' inaccuracy)
 - Using far more accurate calculation methods (lower risk for climate but higher risk in planning terms, as these differ from the WMS2023 stipulation, may require specialist skills that are not abundant, and some methods may lack certainty on whether they fall within Energy & Planning Act powers)
 - Replicating an existing precedent for offsetting (lower risk in planning terms)
 - Devising a more effective mechanism for offsetting (medium risk in planning terms due to fewer precedents; but lower risk in terms of climate outcomes).
- [The extent to which the improvement is required, e.g.](#)–
 - the amount and type of on-site energy and carbon improvement,
 - the offset price per tonne of carbon payable by developers.

We therefore assess a range of potential '**policy components**' that each represent a *means* and *extent* of requirements under each theme. These are arranged along the vertical axis of our full risk matrix (overleaf).

Each of these 'policy components' is scored against the full range of risk topics – climate, bills, retrofit, sectoral readiness, cost, powers/precedents, and consistency with national policies. (The topics 'powers' and 'national approach' overlap somewhat, as some legislated powers refer to national policy, and some national policies^{xv} purport to constrain those powers.)

A short note on viability via the 'build cost' risk topic

Our scoring in the 'build cost' risk topic reflects whether each policy component would drive the uptake of features that other recent analyses show are more costly than the current building regulations minimum, ie:

- Heat pumps (albeit these will become the norm from 2025 via the FHS)
- Fabric improvements (based on national government cost uplift figures)
- Solar panels beyond existing Building Regulations specification (and how many – to meet total energy, or just regulated)
- Cost to offset any remaining residual carbon or energy
- Cost of specialist energy modelling or energy performance verification, where known.

Our 'build cost' risk evaluation was based on prior experience of the % cost uplift that these combinations of measures tend to add to a typical base build cost, based on studies from central government and other local plans' evidence bases. The actual impact on *viability of development in Uttlesford* will depend on the land values, sales values, and regional build costs and labour.

About risks relating to a carbon offsetting policy in a local plan

Local plan offsetting usually means collecting payments from developers per tonne of carbon their building will emit, or per kWh of the building's total operational energy use that is not matched with on-site renewable energy generation. This is then ringfenced to be spent on local projects to save the same amount of energy or carbon. 'Climate' risks arise if the amount paid is not enough to deliver the required verifiable amount of carbon savings, or if the Council does not spend the funds effectively. Risks also arise in the topics 'occupant' and 'future retrofit' because offsetting might be used in lieu of creating an energy-efficient building.

About the ongoing changing situation in terms of precedents – how this affects 'planning acceptability'

Please note that several highly ambitious local plans have been adopted with ground-breaking net zero carbon policies that have thoroughly tested existing planning powers and the limits of such powers (albeit all prior to the WMS2023). The most notable are the local plans of Bath & North East Somerset, Cornwall, and Central Lincolnshire Council. However, some other local plans (e.g. Salt Cross Area Action Plan, and Lancaster) have had similar policies rejected at examination, which suggests that risks and uncertainty remain over net zero planning powers. Yet, the rejection of Salt Cross was recently^{xvi} overturned in court as it was an unlawful interpretation of a previous WMS made in 2015. Also, there is now a High Court challenge against the WMS2023 itself^{xvii} because it tries to prevent such net zero policies.

Numerous other local authorities are either at examination or have emerging ambitious net zero carbon policies at Regulation 18 and 19 consultation stages. As more of these receive their examination reports, additional clarity and consistency will emerge regarding local authority net zero planning powers and the extent to which these can be used.

About levels of risk relating to planning powers/precedents and compatibility with national approach

These two columns incorporate consideration of any limitations placed by the NPPF, PPG, WMS2023, and legislation, on the acceptability of the use of local authorities' powers to reduce buildings' carbon. The WMS2023 makes the risk levels in these two columns higher than they would have been previously. However, an element of uncertainty remains on whether the WMS really increases risk to such a level. This uncertainty is expected to shrink once a number of local authorities put policies through examination with the WMS2023 in place. Those examinations should clarify the status of the WMS in balance against the climate mitigation duty. For the purpose of this exercise, the risk level is set at the higher end of the possible range, to ensure Uttlesford is not underinformed of the potential associated risk.

Matrix of all policy components (note: each approach will combine a selection of these – not all of them)

Scope	Policy requirements	Climate (2°C carbon budgets)	Occupant energy bills	Future retrofit costs/ disruption	Electrical grid readiness	Delivery/s ector readiness	LPA internal capability	Build cost	Planning powers/ precedents	Compatibility with national approach
Energy efficiency	63% improvement on Part L 2021 (residential)/19% improvement on Part L 2013 (non-residential) TER, <i>from energy efficiency measures*</i>	3	3	3-4	2	1	3	2	2	1
	No fossil fuels (i.e. heat pump required)	0	2	0	2	1	1	1	1	0
	SAP Fabric Energy Efficiency (FEE) <i>guideline</i> limit 15-20kWh/m ² /year	2	2	2	0	2-3	2	4 (due to lack of existing cost data)	3	1
	EUI <i>guideline</i> targets and mandatory reporting	No impact	No impact	No impact	No impact	3	2	No impact	No impact	4-5
	EUI limits using PHPP/TM54 (Homes: 35kWh/m ² /year; Non-residential: 35-70kWh/m ² /year depending on typology)	0	0	0	0	3-4	2	3	5	5
	Space heat demand limit of ≤15-20kWh/m ² /year (predicted with PHPP/TM54)	0	0	0	0	3	2	3	5	5
Performance gap	Apply any one of several named proven processes to remedy the performance gap	0	0	0	0	3	3	2	2	2
Renewable energy	On-site renewable energy to match 100% of annual <i>regulated-only</i> energy use (residual regulated energy use after the required reduction from energy efficiency)	3	3	2	3	2-3	2	2	2	2
	On-site renewable energy to match <i>total</i> energy use (i.e. on-site net zero energy); or ≥120 kWh/m ² building footprint/yr	0	0	0	3	2	2	3-4 (higher in flats; lower in houses)	2-3	4

Scope	Policy requirements	Climate (2°C carbon budgets)	Occupant energy bills	Future retrofit costs/ disruption	Electrical grid readiness	Delivery/sector readiness	LPA internal capability	Build cost	Planning powers/ precedents	Compatibility with national approach
Offsetting	Offset 30 years' worth of regulated emissions at £269/tonne (DESNZ annual carbon valuation) via S106 fund (not tested to meet cost of local carbon saving schemes)	4	4	3	No impact	2	3	2	1	1
	Offset any shortfall in on-site renewable energy generation to match total energy use (via S106 or direct investment); at the estimated cost of delivering that renewable energy (set as £/kWh)	1	1-3	1-3	3	1	2-3	2-3 (higher in flats; lower in houses)	3	3
Embodied carbon	Embodied carbon reporting-only, for major development, using RICS WLC methodology	4	No impact	No impact	No impact	2	2	1	2	No impact
	Embodied carbon reporting for major development using RICS WLC methodology; target 900kgCO ₂ e/m ² GIA set for large-scale development	3	No impact	No impact	No impact	2	3	1	3 (powers not defined thus not constrained)	3
	Embodied carbon reporting for major development using RICS WLC methodology; LETI-aligned ³ targets set for large-scale development	0	No impact	No impact	No impact	3	4	3	3-4 (precedents are emerging only; powers not defined)	No impact (lack of embodied carbon national policy to align with)

**In residential buildings, this policy would count heat pump installation an energy efficiency measure not a renewable energy measure. In non-residential buildings, the type of building heating system would not make a difference as the Part L TER reflects type of heating system that is actually proposed, unlike in residential buildings. Non-residential buildings can still achieve reductions on the TER by using a heating system that has a higher efficiency than the standard efficiency that Part L sets for that respective heating system type. All kinds of buildings can also achieve TER reductions through other efficiency improvements, including insulation/glazing, airtightness, lighting, heat recovery from wastewater/exhaust air, and fans and pumps.*

Actively reduces risk	0
Low risk	1
High risk	5

³ LETI is the Low Energy Transformation Initiative. In addition to their work on setting energy targets aligned with the UK's carbon budgets, they have also done the same with embodied carbon targets (which they have in turn aligned with the similar target setting/benchmarking conducted by RIBA, the Royal Institute of British Architects). Their optimal recommended targets (especially for future years) represent significant improvement on current typical practice.

About this matrix

The matrix orders the policy components by theme from top to bottom according to the [energy hierarchy](#): energy efficiency measures, energy supply measures, offsetting. Separately and after this, the final theme is embodied carbon.

Three potential policy approaches are presented overleaf: Approach 1 (comply fully with the WMS2023); Approach 2 (comply with but test the boundaries of the WMS2023); and Approach 3 (diverge from the WMS2023 on justification of more effectively fulfilling the climate duty).

It should be noted that although the majority of policy components outlined above apply to both residential and non-residential development, the risk scores in the topic of ‘planning powers’ primarily reflect *residential* development. This is largely because the WMS2023, which is the main source of planning risk, focuses mainly on residential. The WMS2023 does appear to refer to buildings in general, but the metric calculation method it prescribes (“a dwellings Target Emission Rate ... using a specified version of SAP”) are residential, thus logically cannot apply to non-residential buildings. Therefore, although Approaches 1 and 2 (overleaf) placate the WMS by using the TER metric within their respective energy efficiency requirements for all building types, our opinion is that the WMS2023 brings only minimal additional planning risk to Approach 3 for non-residential policies. Still, policies for any type of building may still see additional scrutiny because of the general presence of the WMS2023 and its emphasis on a “*well-reasoned and robustly costed rationale that ensures... that development remains viable*”.

Most policy components have either a lower risk for climate and consumers but higher risk for build cost/planning powers, or vice versa. This is because of the current constraints on powers granted to local plans, and the fact that this is a cutting-edge emerging policy area with few precedents that reduce emissions sufficiently to be in line with the Climate Change Act.

Key reasons for [higher risk to climate and occupants](#) are:

- **Failing to require use of accurate methodologies** to predict a building’s actual carbon emissions in use (SAP and SBEM are not accurate)
- **Requiring only % improvements on carbon and energy limits set by Building Regulations** (which fail to account for unregulated energy, and fail to incentivise thermally efficient building shape) instead of absolute energy and carbon targets
- **Failing to require steps to deliver energy performance as designed and predicted** (that is, failing to confront the energy performance gap)
- **Failing to ensure that the offsetting mechanism delivers** measurable and certain carbon savings that count towards the local area’s carbon account and would not have happened otherwise, and that the offsetting is truly a last resort. Overly cheap offsets disincentivise the developer from making the feasible on-site energy and carbon improvements – raising the risk of new buildings that have high energy bills and need expensive, disruptive retrofit later.

Key reasons for [higher planning risk](#) are:

- **Setting requirements that are not based on the national calculation methodology** of building regulations (Part L SAP/SBEM), instead using more accurate methodologies
- **Higher (or unknown) cost of certain measures** – in particular, PV solar panels and some kinds of low carbon heating – although this may change as these become more mainstream and economies of scale take effect (e.g. due to the fact that these technologies are part of the latest Future Homes Standard draft specifications)
- **Workforce skills at scale to deliver the higher standards** – but this will improve as the industry improves its normal practice in response to demand and regulation. This is a good rationale for promoting growth of green construction skills within the Borough area and wider region.
- **Non-compliance with the WMS2023**: any residential energy efficiency target that uses a metric other than Target Emissions Rate in SAP will have higher planning risk.

The right combination of policy components is vital

It is important to note that none of these policy components is enough on its own to achieve new buildings that deliver the required energy and carbon performance that is needed to support the national and local carbon budgets. Any effective net zero carbon buildings approach in a local plan would need to adopt a suite of requirements covering all of the following topics:

- Energy efficiency improvements in design
- Energy performance gap
- Fossil-free energy supply
- Renewable energy supply
- Offsetting
- Embodied carbon.

Not all of the policy components are compatible with all others – the combinations in the policy approaches shown are designed to be internally compatible. There is a degree of pick and choose available to Uttlesford DC, but policy components must be carefully selected to ensure a holistic and complete policy suite that is internally consistent. Uttlesford DC must therefore decide which combination of requirements it is willing to pursue, prioritising either the risk of challenge/delay to adoption, or the risk of failing to achieve the carbon reductions required by climate science and legislation. (However, the ‘embodied carbon’ requirements are independent from the energy performance requirements and therefore could be swapped between the three different approaches). The three potential approaches that we have explored in this report are summarised overleaf.

The diagram to the right summarises the three approaches that are assessed in detail below. Each approach is devised into 5 sections that follow the energy hierarchy themes as previously explained:

- **Energy efficiency**
- **Reduction of energy performance gap**
- **On-site renewable energy generation**
- **Carbon/energy offsetting**
- **Embodied carbon**

As previously mentioned, it is only the energy efficiency boxes (orange) that are *directly* impacted by the WMS2023. The on-site renewable energy generation boxes (green in this diagram) are indirectly impacted by the yellow boxes (energy efficiency) because energy efficiency will control the amount of renewable energy required to become ‘net zero carbon’ (by the respective definition of each approach – Approach 1 covers only regulated energy, whereas Approaches 2 and 3 cover total energy use).

Embodied carbon emissions (light blue boxes in this diagram) are not constrained by the WMS2023 and there is no defined national approach to embodied carbon. Therefore, embodied carbon requirements increase from Approach 1 to Approach 3 in order of ambition, but these are reflective of existing precedents and planning powers, instead of being controlled by the 2023 WMS.

Please note again that the different levels of embodied carbon requirement are assigned to different Approaches here purely so that the level of ambition is consistently stepped up from Approach 1 to 2 to 3 across all policy themes. But in practice, the embodied carbon requirements of each Approach could in fact be swapped between different Approaches if Uttlesford chooses, as the embodied carbon requirement is independent of the type of energy performance metrics.

Please note that the colours shown here are used to group components by theme, while the colour coding system used in the rest of this report is instead used to express levels of risk. See key at the bottom of each risk matrix table.

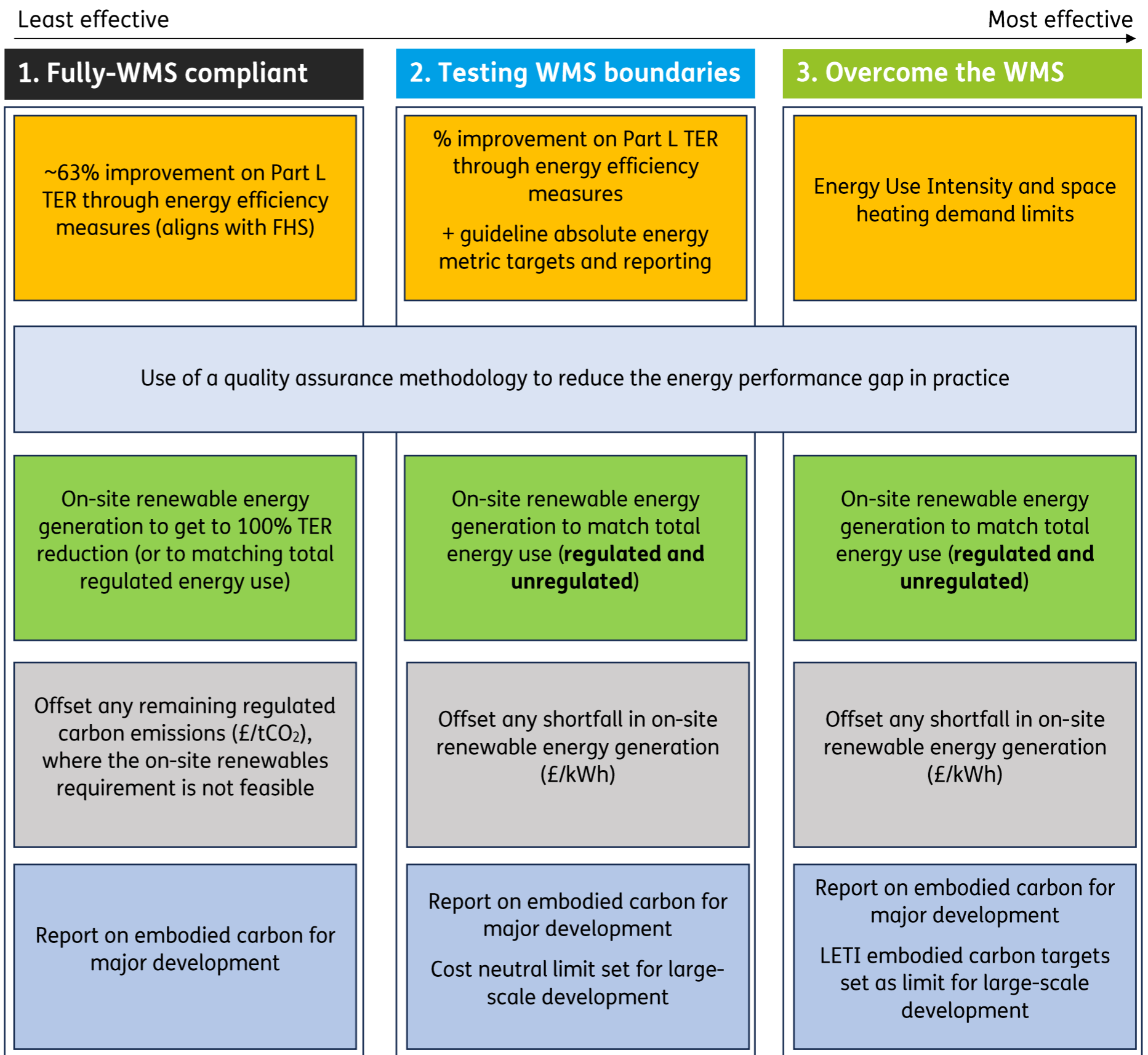


Figure 1: Overview of the three broad policy approach options devised.

Approach 1 – Fully WMS compliant

Medium-high risk for climate, low risk for planning

Scope	Policy requirements	Climate (2°C carbon budgets)	Occupant energy bills	Future retrofit costs /disruption	Electrical grid readiness	Delivery / sector readiness	LPA internal capability	Build cost	Planning powers/ precedents	Compatibility with national approach
Energy efficiency	63% improvement on Part L 2021 (residential)*/19% improvement on Part L 2013 (non-residential) TER from energy efficiency measures	3	3	3-4	2	1	3	2	2	1
	No fossil fuels (i.e. heat pump or similar required)	0	2	0	2	1	1	1	1	0
Performance gap	Apply any one of several named proven processes to remedy the performance gap	0	0	0	0	3	3	2	2	2
Renewable energy	On-site renewable energy to match regulated energy use	3	3	2-3	3	1	2	2	2	2
Offsetting	Offset 30 years' worth of regulated emissions at £269/tonne (DESNZ annual carbon valuation. ^{xviii}) via S106 fund (not tested to meet cost of local carbon saving schemes)	4	4	3	No impact	2	3	2	1	1
Embodied carbon	Embodied carbon reporting for major development using RICS WLC methodology	4	No impact	No impact	No impact	2	2	1	2	No impact

*Heat pump installation in residential would count as an energy efficiency measure not a renewable energy measure. In non-residential, Part L incorporates the heating system type into the baseline. Non-residential can still gain TER reductions by using a heating system that has a higher efficiency than Part L's standard efficiency for that respective heating system type.

Actively reduces risk	0
Low risk	1
High risk	5

Approach 1 acts as a **policy approach that is fully compliant with the December 2023 WMS** and confidently sits within the bounds of mechanisms already adopted by local plans to date, whilst maximising ambition as far as possible. It follows the structure of several ‘net zero carbon buildings’ policy precedents in local plans that have passed inspection and been successfully implemented with good compliance rates (e.g. London Plan 2021; Reading Local Plan 2019; Milton Keynes Local Plan 2019; Oxford Local Plan 2020).

As previously stated, the scope of constraints that the WMS2023 purports to inflict is strictly focused on local energy efficiency standards. Therefore, the core requirement of Approach 1, requiring a 63% TER improvement through energy efficiency measures only, does not include renewable energy generation measures. The 63% reduction aligns with the Future Homes Standard (FHS) improvement on Part L 2021. The requirement is feasible in that the Government’s previous indicative FHS specification indicates that this FHS performance can be achieved solely through fabric improvements and heat pump without any solar PV. Requiring this carbon reduction to be made solely through energy efficiency measures is positive for climate, occupant bills, electrical grid capacity and retrofit risks, in that it ensures developers cannot mask poor energy efficiency by adding more solar PV. Energy efficiency is essential within the UK’s carbon budgets, reduces demands placed on the grid, and is also a more certain effective way of reducing energy bills and is much harder to retrofit later (compared to the relative ease of adding solar PV later). Improved energy efficiency also reduces the amount of PV needed to get to net zero.

Although still based on metrics within SAP, that are known to be inaccurate, this approach allows us to maximise improvements made solely through energy efficiency measures. By classifying heat pumps as an energy efficiency measure (whereas SAP typically classifies heat pumps as a renewable energy measure), the policy recognises the **efficiency gains of heat pumps (300% efficient compared to 100% maximum value of direct electric and gas boilers)**. Due to the efficiency gains provided by heat pumps, the **grid will be put under reduced stress** because fewer units of electricity will be required to produce the units of heat needed to sufficiently heat the building (and because less PV will be needed for the onsite net zero balance, resulting in a lower ‘peak export’ of PV energy to the grid at the times when PV is producing more electricity than the home can immediately use, such as midday in summer).

It is almost guaranteed that the Future Homes Standard will prohibit the use of gas boilers, as indicated by the [2019-20 FHS consultation](#) and both options proposed in the 2023/24 FHS [consultation](#). However, for the sake of clarity, fossil fuels are stated as unacceptable for all approaches proposed in this document in case this position of future national policy is delayed, weakened or withdrawn. This is compatible with the 63% TER reduction through energy efficiency measures.

Because absolute energy targets are not used, it is **not guaranteed that the building will completely avoid any retrofitting in the future**. This is because the standards vital^{xix} to meet the UK’s legally binding carbon targets of the Climate Change Act include a space heating demand value of 15-20kWh/m²/year. Subsequently, for the building to operate at this level in the future, the retrofit required could be disruptive to the occupant, may damage the building (especially insulation^{xx,xxi}), and could cost the future occupant three-to-five times the price it would have cost the developer to include in the first place^{xxii}. Future retrofit also comes with extra embodied carbon as outdated building elements are replaced.

As the **2023 WMS does not impact on-site renewable energy requirements**, we are able to set the policy requirement as high as possible within the framing of SAP and Building Regulations (i.e. provide solar PV to match 100% of residual regulated energy use after the initial 63% TER reduction from energy efficiency improvements). As the scope of the renewable energy requirement in Approach 1 is *regulated* energy only, it remains safely within the bounds of the WMS and national technical standards (see separate Approach 2 for how this scope could be expanded to include unregulated energy use too).. Matching regulated energy use with solar PV output means that the building could be considered ‘net zero energy’ under a SAP/Building Regulations definition (although it may not achieve a 100% TER reduction because SAP gives less carbon ‘credit’ per kWh of PV energy exported than the carbon it associates per kWh of grid energy used). However, we cannot consider this to be true net zero because unregulated energy is not accounted for.

Also within Approach 1, it is **essential that a proven scheme to address the performance gap is implemented** alongside operational measures. This is particularly pertinent for this Approach as its requirements are based on metrics from Building Regulations SAP methodology, which is known to suffer from a performance gap due to modelling inaccuracies and insufficient quality verification during construction. Having a process in place to mitigate the performance gap can help compensate for that weakness. Suitable methods could include the [NEF/GHA Assured Performance Process](#), the [BSRIA Soft Landings Framework](#), or NABERS UK (offices only).

A **carbon offsetting approach is suggested for Approach 1**, which is supported by dozens of existing local plan precedents. The [up-to-date national valuation of carbon](#) 2024 price is set to low, medium and high values of £134, £269 or 403/tCO₂ respectively. The central value of £269 has been quoted in the policy. This is the same source from which Greater London sourced its original carbon prices of £60-90/tonne in 2015^{xxiii}, but London has not kept this price up to date with the increases to that nationally recognised price. These increases from previous annual valuations flows partly from the cost of delivering the UK’s increased carbon saving targets in the Climate Change Act update 2019, but also inflation and grid decarbonisation. Even the up-to-date price might not cover the actual cost of local projects that deliver the same amount of measurable and demonstrably additional carbon savings – for example a study in Bath & North East Somerset found that the local cost of such projects could be as high as £652/tCO₂^{xxiv}. However, selecting the up-to-date national valuation of carbon is a reliable approach at examination due to previous precedents and is demonstrably in line with the recognised national figure. Offsetting in Approach 1, as with both other Approaches next evaluated, is strictly seen as a last resort because benefits will always be maximised when on-site performance is prioritised and achieved as intended under policy requirements.

Any offsetting price should include not just the project itself, but also the administrative cost of devising projects with a measurable carbon benefit, identifying a pipeline of opportunities, project management, legal negotiation with third-party asset owners (such as buildings that are to receive energy retrofitting), fund administration, and potentially land acquisition (if the project involves tree planting or standalone renewable energy generation). Uttlesford DC may find it useful to compare the national carbon price against any recent experience it has of adding solar panels to its own estate.

Embodied carbon is increasingly important to consider as operational energy standards are ramped up. However, the national position on embodied carbon is not clear and only one local authority (Bath & North East Somerset Council) have had an embodied carbon emissions limit requirement tested at examination. Therefore, to ensure the overall approach remains fully WMS-compliant and does not

significantly depart from national policy, Approach 1 only requires that embodied carbon is reported on for major development and does not set a limit.

To summarise, Approach 1 is considered to be fully WMS-compliant and aims to be as ambitious as possible within these perceived bounds. The **level of carbon reduction is high risk** because unregulated energy is not accounted for, whilst occupant bills are not at optimal levels as fabric and solar PV standards are not as high as Approach 2 and 3. Planning and build cost risks are relatively low in comparison to more ambitious approaches, whilst numerous existing local plans have similar policy requirements in place, meaning they have been tested and proven at examination before. Overall, pursuing Approach 1 would result in high risk for climate (albeit less than if no policy were applied at all) but low risk for planning.

Approach 2 – Testing WMS boundaries

Medium risk for climate, medium risk for planning

Scope	Policy requirements	Climate (2°C carbon budgets)	Occupant energy bills	Future retrofit costs /disruption	Electrical grid readiness	Delivery/ sector readiness	LPA internal capability	Build cost	Planning powers/ precedents	Compatibility with national approach
Energy efficiency	63% improvement on Part L 2021 TER (residential)*/19% improvement on Part L 2013 (non-residential) TER from energy efficiency measures	3	3	3-4	2	1	3	2	2	1
	Space heat demand <i>guideline</i> limit 15-20kWh/m ² /year using SAP Dwelling Fabric Energy Efficiency (DFEE)	2	2	2	0	2-3	2	4 [due to lack of existing cost data]	3	1
	EUI <i>guideline</i> targets and mandatory reporting	No impact	No impact	No impact	No impact	3	2	No impact	No impact	4-5
	No fossil fuels (i.e. heat pump or similar required)	0	2	0	2	1	1	1	1	0
Performance gap	Apply any one of several named proven processes to remedy the performance gap	0	0	0	0	3	3	2	2	2
Renewable energy	On-site renewable energy to match regulated and unregulated energy use (i.e. on-site net zero energy); output at least 120 kWh/m ² building footprint/yr	0	0	0	3	2	2	3	4	4
Offsetting	Offset any shortfall in on-site renewable energy generation to match total energy use (via S106 or direct investment); at cost of delivering that renewable energy (set as £/kWh)	1	1-3	1-3	1-3	1	2	2	3	3
Embodied carbon	Embodied carbon reporting for major development using RICS WLC methodology ^{xxv} ; target of 900 kgCO ₂ e/m ² GIA for large-scale development	3	No impact	No impact	No impact	2	3	1	3	4

* Heat pump installation in residential would count as an energy efficiency measure not a renewable energy measure. For further commentary see equivalent note in [Approach 1](#) table.

Actively reduces risk	0
Low risk	1
High risk	5

Approach 2 looks to **utilise the ambiguities of the WMS** to assume the maximum possible freedom that the WMS could be interpreted to allow. The basic structure of Approach 2 is similar to the fully-WMS compliant requirements of Approach 1, but builds upon this by maximising policy requirements on topics where the position of the WMS and national policy is not entirely clear. The requirements in Approach 2 **test the WMS boundaries whilst remaining robust and defensible** against the letter of the WMS' constraints and anticipated challenges throughout the examination process. There may be other ways that the WMS boundaries can be tested, but we feel this collection of requirements are most defensible and simultaneously ambitious in the context of the 2023 WMS and its perceived constraints.

The TER % improvement by energy efficiency measures is the same as in Approach 1, but is now supported by additional metrics to further ensure energy and fabric efficiency:

- The absolute space heat demand limit, set as the Dwelling Fabric Energy Efficiency (DFEE) in SAP, means the **building must have an inherently thermally efficient form**. SBEM (non-residential equivalent to SAP) does not have a FEE metric and this component therefore does not apply for non-residential development.
- The inclusion of this component makes the policy approach stronger than adopted precedents that just require a percentage improvement on the Part L baseline – because the Part L baseline is not absolute but relative: it is derived from a 'notional' building of the same size and shape. If the proposed building has a complex form with many joins and surface areas that leak heat, Part L would simply allow leeway to use more energy. Setting an absolute limit on this metric will remove this weakness of 'relative' improvement and move towards the level of performance vital to make new buildings compatible with the UK's carbon budgets (which are absolute, not relative).
- We do however **recognise that the building may not achieve this performance level in actual** operation, due to the aforementioned fact that Part L calculation methods dramatically underestimate space heat demand. 15-20kWh/m²/year target is the space heat demand target recommended by the Committee on Climate Change. While space heat demand is not precisely the same as DFEE, Part L does not set a specific target for space heat demand and so DFEE is used as the closest proxy metric available within Part L. 15-20kWh would equate to a ~60-70% improvement on a typical home's DFEE.^{xxvi} if it were built to Part L 2013, or an 39-54% reduction on the DFEE of a home built to Part L 2021 modelled using SAP.^{xxvii} (A more robust space heat demand metric is utilised later in the separate Approach 3, by the use of Passive House Planning Package PHPP, which can far more accurately predict space heating demand and more closely represents operational performance.)

As set out above, an absolute target in DFEE is an improvement for energy efficiency over Approach 1. However, this brings **additional risk in terms of compliance against the 2023 WMS** because the DFEE requirement is an improvement upon Building Regulations that isn't based on the TER. It is not yet clear how this individual requirement would be assessed against the WMS: On one hand it deviates from the TER, but on the other hand it does strongly remain within NPPF and Planning & Energy Act 2008 requirements stating that national technical standards must be used – and is effectively a first step towards (thus contributes towards) the % TER reduction target.

However, setting the DFEE target as low as 15-20kWh/m²/year brings additional risks in the topic of cost, because there is not any available cost data for homes built to a 15-20kWh DFEE. Evidence from the Future Homes Hub^{xxviii} indicates that even with the strongest fabric standard they had modelled, some home types would still exceed 20kWh DFEE. This is not to say that it is unachievable but that

there is not existing cost evidence that can be drawn upon for viability testing. Therefore for soundness reasons, it might be necessary to vary this target to reflect a fabric standard for which there is cost data, such as for the 'Future Homes Standard Fabric Only' specification released by Government in 2021, which has been costed by Government^{xxix} and by third parties in other local plans' evidence bases.^{xxx, xxxi, xxxii} That specification would result in a DFEE of about 21-45kWh in most homes (but could be as low as 13.5kWh for mid-floor high rise flat or as high as to 51kWh for a bungalow), according to the Future Homes Hub modelling cited above. However, this would not have a direct link to the necessary energy efficiency for the UK's carbon budgets indicated by the Committee on Climate Change as previously cited. Therefore for the purposes of this comparison of approaches, we use a 15-20kWh DFEE target and assign a higher risk in the topics of 'cost' and 'industry readiness'. If the DFEE target were revised upwards (to 21-51kWh as cited above to match the available cost evidence), then the 'cost' and 'industry readiness' risk would be lower but the 'climate', 'energy bills', 'retrofit' and 'electrical grid readiness' risks would all be higher.

In addition to the TFEE limit, Approach 2 proposes that a guideline Energy Use Intensity (EUI) target is included in the policy suite (EUI represents the amount of *total* energy use per square metre of floor space). This is expressed as non-mandatory because a mandatory EUI metric would go against the 2023 WMS and is not a standard Building Regulations Part L metric. Instead, the proposed nonmandatory EUI target would provide a benchmark for applicants to work towards and understand how the building performs against best practice metrics and standards such as those set by LETI.^{xxxiii} and RIBA.^{xxxiv} which align with the energy efficiency needed in new builds to align with the sectoral changes necessary for the UK's carbon budgets. EUI can be crudely estimated with data produced by SAP, but it would be encouraged that the applicant uses PHPP (or CIBSE TM54 in non-residential) to estimate EUI. The requirement for TM54 calculations in non-residential is less divergent from national standards, in that TM54 is endorsed in Building Regulations Part L 2021 as a suitable method for the energy forecasting that [Part L 2021 requires in new build non-residential over 1,000m²](#).

Alternatively, to address the problems of inaccurate DFEE metric and the lack of an EUI metric in SAP, Uttlesford DC could explore using emerging tools such as the South West Net Zero Energy Hub SAP Energy Adjustment Tool^{xxxv}, which is now being utilised in practice by Cornwall Council and Bath & North East Somerset Council (titled 'Energy Summary Tool'). This tool starts with SAP calculations for a home, then adjusts these to reflect the probable actual performance (in total energy use and space heating) by remedying SAP's underestimation of space heat demand and other regulated energy, and SAP's overestimation of unregulated energy.

Since the WMS does not affect the local plan's ability to require on-site renewable energy, **Approach 2 pushes the on-site renewable energy requirement to reaching net zero further** than Approach 1 by requiring that both regulated *and* unregulated energy use is matched by solar PV output, meaning the development is 'net zero' for *total* operational energy (whereas Approach 1 only required this for *regulated* energy, which can represent as little as 50% of the total). A supplementary target of 120 kWh/m²_{building footprint}/yr is included under this policy requirement, which acts as a metric to ensure a building truly maximises solar PV on rooftops. That 120kWh/m²/year figure is reflects the feasible provision of PV demonstrated in the Essex evidence base (as previously cited) as well as in other local plans' evidence bases such as Cornwall, Bath/Somerset, and Oxfordshire.

It is important to note that because there is no fixed EUI limit is not required in Approach 2, a **large amount of solar PV may be required to match total energy use**, which in some cases may not be feasible on-site. By contrast, if there were an EUI limit in place (as in Approach 3 later), this would limit the amount of solar PV needed (and indeed the exact specific amount of necessary solar PV to reach

net zero can be modelled). Without an EUI limit in place, the amount of solar PV needed for net zero can significantly vary from house to house depending on the degree of energy and fabric efficiency.

In Approach 2, assuming a building has reduced energy demand sufficiently that the resulting energy demand can be met using solar PV that can fit on the building's own rooftop, true net zero will have *technically* been achieved. However, the building would still most likely not fulfil the industry best practice frameworks for compatibility with the UK's carbon goals (as per LETI and RIBA previously cited), which are instead defined by EUI and space heating demand limits in addition to the solar provision. Essentially, as previously mentioned, **true net zero in Approach 2 may require more solar PV than in Approach 3**. This additional solar PV comes with associated embodied carbon, cost and grid infrastructure burdens.

Another key improvement from Approach 1 is the offsetting approach. Where Approach 1 involves *carbon* offsetting (i.e. any residual *carbon* to a 100% TER reduction, with a payment per tonne of *carbon* emissions), **Approach 2 approaches offsetting under an energy framing (a payment per kWh of energy use not matched by onsite renewable energy generation)**. Only the shortfall in renewable energy can be offset; this means that the 63% TER reduction through energy efficiency must be achieved on site, as it cannot be offset. Additionally, the offset price per kWh of missing renewable energy generation can specifically be set a value that directly represents the cost of installing renewable energy, to raise funds that will be sufficient to install the residual renewable energy elsewhere in Uttlesford.

Additionally, offsetting through renewable energy projects ensures that this policy **avoids forcing other sectors (land use or existing buildings) to pick up avoidable excess carbon of new buildings**. As discussed in the previous report, the UK's carbon budgets will need steep drops in carbon emissions from all sectors, meaning every sector faces a large challenge and is unlikely to have ability to pick up slack from other underperforming sectors. This aspect of the 'energy offsetting' approach helps with overall climate outcomes, given that the offset fund will directly deliver what was missing on site (i.e. renewable energy generation, not tree planting or other uncertain interventions whose carbon saving cannot be reliably measured). Offsets may be made via Section 106 payments to follow precedents, or the developer could contribute directly to the expansion of renewable energy schemes in the area.

Embodied carbon standards in Approach 2 are improved. The WMS does not impose any constraints on embodied carbon standards. Reporting for major schemes is required (same as in Approach 1), but also a backstop target is set for large scale schemes to prevent excessive embodied carbon emissions. This backstop target is here set to reflect a business-as-usual embodied carbon figure which is therefore cost neutral^{xxxvi} and thus does not impact viability. As it does not improve on business-as-usual, it also does not represent best practice design; however, it does however ensure that applicants do not perform worse than average. This limit has been used in at least on adopted precedent (Bath & North East Somerset 2023.^{xxxvii})

There may be scope to tighten this embodied carbon target, as other more recent studies have estimated that current standard practice could be as low as **600 kgCO₂e/m² GIA** (see 2023 evidence^{xxxviii} from South Oxfordshire and Vale of White Horse emerging local plan). That study found that this was the maximum embodied carbon value across residential and non-residential typologies with current building regulations (Part L 2021). Therefore, this target can also be considered cost neutral, as the materials and specification assumed under this scenario of current Building Regulations are already applied. However, there is no adopted precedent for embodied carbon policy at this value,

meaning additional planning risk would be associated with this lower emissions limit compared to the limit of 900 kgCO₂e/m² shown in the Approach 2 risk matrix. The mandatory embodied carbon reporting will generate data that could be used to set a custom benchmark from which to base future targets in future iterations of the Uttlesford plan policy.

In summary, the required standards in this Approach test the boundaries of the 2023 WMS, yet all of the mandatory energy standards are based on the national calculation models SAP and SBEM (as used in Part L of Building Regulations). Therefore, **they all are safely within the Planning and Energy Act 2008 powers to set "reasonable requirements"** for energy efficiency and a proportion of energy to be met with local renewable supply, which is primary statute and cannot be overruled by non-legislated policy such as the 2023 WMS. Given the climate crisis and the UK's carbon budgets, it is 'reasonable' to require 100% renewable energy so long as this can be demonstrated viable using appropriate cost estimates.

There is still 'medium' climate risk because of the shortcomings of SAP in terms of accurate prediction of energy use, but this weakness is somewhat reduced in the following ways:

- Requiring use of a methodology proven to reduce or eliminate the energy performance gap.
- Encouraging use of a guideline EUI target.
- Requiring that on-site renewable energy generation matches not only regulated, but also unregulated energy use (as opposed to Approach 1 which only covered regulated).

Approach 3 – Overcome the WMS

Low risk for climate, high risk for planning

Scope	Policy requirements	Climate (2°C carbon budgets)	Occupant energy bills	Future retrofit costs/ disruption	Electrical grid readiness	Delivery/ sector readiness	LPA internal capability	Build cost	Planning powers/ precedents	Compatibility with national approach
Energy efficiency	EUI limits using PHPP/TM54 (Homes: 35kWh/m ² /year; Non-residential: varies by typology)	0	0	0	0	3	2	3	5	5
	Space heat demand limit of 15kWh/m ² /year (predicted with PHPP/TM54)	0	0	0	0	3	2	3	5	4-5
	No fossil fuels (i.e. heat pump or similar required)	0	2	0	2	1	1	1	1	0
Performance gap	Process to remedy performance gap	0	0	0	0	3	3	2	2	2
Renewable energy	Onsite PV to match total energy use, including unregulated (estimated with PHPP/TM54); output must demonstrate at least 120 kWh/m ² _{building footprint} /yr	0	0	0	3	2	2	3	4	4
Offsetting	Offset any shortfall in on-site renewable energy generation to match total energy use (via S106 or direct investment); at cost of delivering that renewable energy (set as £/kWh)	1	1-2	1-2	3	1	2	1	3	3
Embodied carbon	Embodied carbon reporting for major development using RICS WLC ^{xxxix} methodology; LETI-aligned targets set for large-scale development	2	No impact	No impact	No impact	3	4	3	4	4
Actively reduces risk		0								
Low risk		1								
High risk		5								

The final policy option proposed, Approach 3, supports a position that **diverges from the 2023 WMS**, specifically the WMS' stipulation to express any energy efficiency requirements as % TER reduction. This would involve justifying this divergence from the WMS, making the argument at examination on the grounds that the WMS' purported constraints are unjustified in that to follow the WMS would inhibit or even prevent the fulfilment of the local plan's legal duty to mitigate climate change. Clearly this policy approach comes with additional planning risk, but should still be considered due to the climate mandate.

Although this Approach will come under greater scrutiny at examination and greater opposition from objectors due to the WMS2023, a WMS is not a fixed and final rule that must always be followed. The Courts have placed emphasis on the point that planning guidance from the Secretary of State "does not amount to a legal rule, and that **local decision-makers are free to rely on local or exceptional circumstances** as to why a departure from that national guidance is considered to be justified" (Keep Bourne End Green v Buckinghamshire CC & SSHCLG [2020] EWHC 1984 (Admin) at §105).

If local circumstances are demonstrated to show that there is a need for alternative metrics and standards such as those proposed in Approach 3 and that these are viable in the local area, then it can be defensible to diverge from the WMS. This will **still need to be backed by robust evidence of viability based on costings of the proposed policy**. This could draw on the itemised costs in evidence bases of existing and emerging plans that have similar requirements, such as Cornwall, Bath & North-East Somerset, Central Lincolnshire, Essex, and South Oxfordshire and Vale of White Horse.

Demonstration of such local circumstances would require a substantial evidence base to support departure from Building Regulations. An evidence base of local feasibility and cost assessments testing energy-based metrics against Building Regulations would constitute strong evidence. This could be further strengthened by evidence that the specified energy metrics are necessary to hit the national and local carbon reduction commitments (this argument relating to national carbon budgets, and insufficient national action towards them, was outlined in the previous report, and the ways in which policy Approach 3 remedies this are discussed on this page). Engagement with local residents might further strengthen this approach if it demonstrates that residents are unsupportive of Building Regulations metrics and prefer industry-proven metrics that will deliver energy efficient homes with low running costs and help directly deliver the committed carbon goals. Additionally, **emphasising the local plan's duty to meet local carbon budgets that align with the UK's legally-binding 2050 net zero target** is an essential piece of evidence to support the need for stronger policy that departs from Building Regulations.

As previously discussed, it is the view of Bioregional that the 2023 WMS places only minimal additional planning risk on Approach 3 for non-residential development. The general position of the WMS places constraints on the energy efficiency metrics that can be sought in *residential* development, but its preferred metric is not applicable to non-residential development. Therefore, the **elevated planning risk levels in the matrix above primarily apply to residential development** and would be reduced if this EUI-based approach were only applied to non-residential development.

Approach 3 essentially reflects the operational net zero carbon definition proposed by the range of industry experts that form LETI, which was promoted in Task 1 of the original appointment. Central Lincolnshire successfully adopted this policy approach in April 2023, whilst Cornwall Council and B&NES had slightly less stringent versions of this approach adopted in January 2023. Various other councils

are in the process towards bringing identical or similar approaches to be tested at examination (e.g. Greater Cambridge, South Oxfordshire & Vale of White Horse, and Uttlesford supported by evidence at Essex level). Where these policies have successfully been adopted, the success at examination is largely down to robust evidence bases that include feasibility^{xi} and cost^{xii} assessments on policy delivery, in addition to demonstrating the necessity for these policies in order to deliver on their duty to mitigate climate change. **However, please note that all of the successfully adopted plans to date that use policies like Approach 3 were examined and adopted before the WMS2023.**

The use of PHPP or TM54 energy modelling methods (to evaluate performance against the targets) reduces risk to climate, occupants, and future retrofit needs, by providing a far more accurate prediction of energy use compared to the industry's usual Part L SAP.

The space heat demand limit reduces risk of in-use carbon emissions, energy costs, and future retrofit needs. It also supports health and comfort as the home will be less subject to temperature fluctuations or condensation. Note that this metric has the same numeric target sought in Approach 2, but is calculated with the more robust and accurate PHPP modelling tool, instead of using the proxy metric of SAP DFEE.

The **EUI limit effectively mandates the use of a heat pump** as these are ~300% efficient (allowing them to fulfil a 15kWh heat demand using only 5kWh of electricity, thus reducing the overall energy use). This ensures the use of low carbon heat which is a crucial element required for the achievement of the UK's carbon budgets as noted in the previous report. This implicitly **rules out fossil gas systems and direct electric heating**, thus saving energy bills, minimising the additional demand on the electricity grid, and sparing the occupant from the disruption and cost of future retrofit. Because of the superior efficiency of heat pumps, their running costs are typically similar to gas, but here the occupant may benefit from even lower bills because onsite solar PV is also required.

The limits on space heat demand and EUI both reduce the demand placed by the development on electrical grid capacity (however, see also commentary further down regarding the potential additional grid capacity demand that may be exerted by on-site PV).

It important to note that overheating risk becomes a greater concern as buildings become more energy efficient and thermally insulated. Overheating risk can decrease comfort or even safety of residents. Integrating overheating risk mitigation assessment requirements into policy alongside operational energy/carbon requirements works towards a well-rounded policy approach, that can address climate change mitigation and adaptation holistically.

Overheating and operational energy/carbon should be treated together, for example to ensure that the development does not increase overheating risk by excessively pursuing solar gain to reduce heating demand, and that the design does not require energy use for active cooling now or in future predicted climate conditions within the building's lifespan. Therefore, it is important that passive cooling measures are prioritised and active cooling measures are only used as a last resort, because active cooling would increase energy consumption and subsequent associated carbon emissions. Design elements such as building form, orientation, shading and passive ventilation should be decided at the earliest possible stage to ensure passive measures are maximised and overheating is sufficiently addressed.

The renewable energy targets will mean that the building's roof must be oriented to maximise solar PV generation. This may require adjustment to volume builders' standard designs on some sites, but the

target has proven achievable without changing the design or orientation of existing ordinary new builds in Central Lincolnshire^{xliii}. Please note that as with Approach 2, the 120kWh/m²footprint/year target for PV is taken from the feasible target evidenced in Essex evidence base (therefore is directly relevant to Uttlesford) as well in other local plans' evidence bases.

Aside from non-compliance with the 2023 WMS, another high-risk policy element to planning acceptability is the setting of targets using PHPP, which is not a method used to fulfil national Building Regulations (SAP / SBEM), thus could be argued to diverge from the definition of an 'energy efficiency standard' that the Energy and Planning Act empowers local plans to require. Acceptability will become better understood in the next year as some local authorities continue to push ahead with EUI-based policies, even in light of the 2023 WMS.

Some adopted plans with this policy approach have set requirements for major development's energy target compliance to be shown using PHPP or TM54, in supplementary guidance documents at Bath & North East Somerset Council^{xliiii} and Cornwall Council^{xliiv}; albeit these documents were not tested at examination. This risk primarily applies to PHPP, given that TM54 is now acknowledged in Part L 2021 (non-residential) as a suitable method for energy forecasting, thus should now be considered to have been 'endorsed ... by the Secretary of State' as per the definition of an 'energy efficiency standard' laid out in the Planning & Energy Act 2008.

This approach is also subject to risks relating to the industry's readiness to deliver all of the measures at scale – such as availability of construction materials and systems that perform well enough, and also potential constraints in the number of professionals familiar with the required skillset to design, deliver and verify such high-performing buildings. That is not to say that these skills and materials do not exist, however – they do exist in the industry and their use is growing; it has not been possible to identify any studies that give any indication that this might constrain the speed of housing delivery to a point that would affect Uttlesford's achievement of housing targets beyond the existing construction skills shortage that already constrains housing delivery even without the policy.

This approach has **some level of risk relating to infrastructure readiness**. The extensive on-site PV will export energy to the grid at times of peak generation and low onsite energy demand. This is part of the necessary solution to net zero carbon: the export of clean energy reduces the need for fossil fuel use at power stations, balancing out the times when the building must draw power from the grid. However, in some locations, the grid may not be ready for these exports without capacity upgrades. This **risk could be reduced by energy storage** (batteries; hot water tanks) or other smart 'demand side response' system. It should also be noted that extensive upgrades to grid capacity and 'smart grids' will be essential as part of Uttlesford's (and the UK's) net zero carbon transition of the *existing* buildings and transport sectors anyway even in the absence of this local plan policy; these capacity upgrades should not be assumed to have been triggered solely by a local plan policy for new development rooftop PV.

The renewables and offsetting approach would mean that the building must have enough renewable energy capacity to generate an equal amount of energy to what the building uses per year. The policy would expect this to be delivered on-site, but if necessary it can be delivered on other buildings' roofs or separate land in Uttlesford. This is the **most reliable and climate-safe offsetting option we have identified**, as it is easily measurable, and clearly additional to what would happen without the

funding. This offsetting approach aligns with best practice but still has a minor level of risk to the climate as some offsetting projects may not achieve entire equivalency or pure additionality.

Like Approach 2, this policy Approach 3 uses '**energy offsetting**' instead of 'carbon offsetting'. This requires a £/kWh cost metric, which is agnostic to the carbon factor of the grid and allows more specific allocation of funds on projects based on what specifically has been offset (either residual total energy use or deficit in on-site renewable energy generation).

Nevertheless, this offsetting approach has 'low' rather than 'zero' risk for climate. This is because the carbon budgets require such drastic cuts that all buildings and [most sectors will need to become net zero carbon on their own terms](#), meaning that as we near the net zero carbon end-goal there will be very little room for trading carbon savings between sectors. The **built environment is one sector that is expected to be able to become net zero without offsetting**; the UK's capacity to generate 'carbon credits' should therefore primarily be reserved for hard-to-abate sectors, such as aviation and agriculture. This would mean that existing buildings will probably eventually need their own roof space to deliver their own renewable energy to eliminate their own carbon, rather than being able to lend that roof space to eliminate the carbon of new buildings. Alternatively, delivering the renewable energy generation equipment on open land would compete with other land uses vital to the UK's carbon reduction trajectory such as woodland creation to capture carbon, or local food production. Any impact on Green Belt or other landscape protection designations could also potentially constrain the ability of Uttlesford to bring forward off-site large scale renewable energy as scheme to offset new builds' carbon. However, the aforementioned potential opportunity to connect to a future Essex-wide local plan offsetting scheme (via the adoption of the Essex model policies that this Option reflects) could help to overcome any particular constraints in renewable energy delivery in Uttlesford, if any such constraints should become apparent.

In this Approach 3, embodied carbon policy is maximised to industry best practice ([LETI embodied carbon targets](#)). The policy requirement for an embodied carbon limit is only applicable to large-scale development (i.e. more than 50 dwellings or more than 5000 m² non-residential floorspace) so that minor development, and even major development under that limit, would not be hit by the increased build costs of this. This higher threshold was set in recognition that the cost of assessment itself can be more of an impact on smaller developments, compared to larger developments that can spread the cost of assessment across their larger sale value. The cost of assessment does not scale up in direct proportion to the development size, because large-scale developments typically consist of a small number of repeated home types (or similar floor space) that can be assessed together for their embodied carbon, creating an economy of scale.

The **2023 WMS poses no additional risk regarding embodied carbon**, as the WMS2023 only relates to energy efficiency policies.

Please note: This higher level of embodied carbon targets shown in Approach 3 would also be equally compatible with Approaches 1 or 2, provided the overall policy suite remains viable as a whole. These enhanced embodied carbon standards have here been shown only for Approach 3 so as to fully differentiate the three Approaches so that they represent three distinct levels of ambition in each of the different policy themes; from lowest ambition (Approach 1), to medium (Approach 2) or high ambition (Approach 3). As Approach 3 represents the highest level of energy-related ambition, it is here shown with the highest level of embodied carbon ambition too.

Summary of risk matrix evaluation of the three policy options in light of WMS2023

This evaluation allows Uttlesford DC to make an informed selection of a policy approach that represents the desired level of ambition and risk, depending on the Council's appetite for risk and any prior commitments it may have made to specific carbon reduction or other climate targets.

Option 1 represents a safe route to compliance with the WMS, whilst exceeding Building Regulations standards to an extent, yet does not go far enough to create true net zero buildings that are needed to align with the UK's legally-binding carbon budgets. This option therefore represents the safest option in terms of planning risk but poses significant risk to the climate, and may allow future disruption to occupants and avoidable strain on the electricity grid by not meeting best practice energy efficiency.

Option 2 represents a middle ground between compliance with the WMS and optimal performance. The standards suggested, if achieved on-site, could create true net zero buildings via the requirement for on-site renewable energy to match total energy use. However, the buildings' energy use will be higher than the limits necessary for the UK's carbon budgets, and allow avoidable strain on local grid infrastructure due to the high energy demand and corresponding high amount of on-site PV needed to match this, therefore also higher peak PV export to the grid when the home can't use all of its own PV energy (e.g. the middle of warm sunny days when heating is off and occupants are out). Additionally, a performance gap (gap between energy prediction and actual energy use) is likely the use of SAP to calculate the energy use and carbon reductions.

Option 3 reflects Uttlesford's existing draft policies from Regulation 18 and is the best practice approach that aligns with the scale of action needed in the new build sector for the UK's carbon budgets, and importantly has the lowest risk for occupant bills and future retrofit disruption/costs. This option needs robust evidence to justify departure from Building Regulations metrics; this has been provided through the previous Task A report, the current addendum, and the Essex evidence. Importantly, Option 3 utilises a sophisticated modelling method, PHPP (or TM54), to accurately predict energy use and space heating demand that will better align with real energy performance in practice.

As noted previously, these three options represent three selections of individual policy components that could be adjusted upwards or downwards or combined differently.

Optimism remains throughout industry that the 2023 WMS will not act in practice as intended – to confuse and slow progress of local authorities developing ambitious net zero policies. With the WMS facing a [High Court challenge in June 2023](#), its weight granted in planning decision making may deteriorate, as was the fate of the preceding 2015 WMS in the [recent legal case decision](#) on the Salt Cross Area Action Plan that deemed the 2015 WMS was incorrectly applied (this plan proposed EUI-based policies). Additionally, pre-action legal correspondence⁴ between a coalition of local authorities and the Secretary of State shows that the Secretary of State concedes that the WMS2023 does not constrain or inhibit the exercise of local planning powers granted by legislation, and that the WMS2023 is only a material consideration alongside the various other material considerations. Therefore, although the WMS2023 is bluntly worded, the degree to which it constrains the formulation of net zero local planning policy should not be over exaggerated.

⁴ This correspondence is not yet published at the time of writing this report, but copies were shared with the authors of this report by the legal representative of that coalition of local authorities. It is expected that copies will soon be published by a planning body along with interpretive commentary very soon.

Council's selected approach having considered the WMS2023

These policy options, and the evaluation of them, were presented to Uttlesford Councillors and officers in May 2024.

At that juncture, the Council (with its consultants) considered the WMS and the alternative policy options in comparison to the existing draft policy approach (broadly represented by Option 3 in this risk matrix evaluation above). Part of this consideration hinged on the [County's updated open legal advice](#) as previously summarised, especially the point that a WMS cannot lawfully be interpreted (by planning authorities or the inspector) in a way that would inhibit the fulfilment of the legislated duty to mitigate climate change, or in a way that would effectively remove or constrain the legislated powers to set improved energy efficiency standards as outlined previously.

The Council's conclusion was that the duty to mitigate climate change effectively, in line with the Climate Change Act as instructed by the NPPF, was more vital and would be inhibited if the policy were to instead use the metric that the WMS2023 purports to require.

It was also considered that the Essex-level cost and energy modelling both demonstrated feasibility and enabled Uttlesford to robustly viability-test the exact proposed policies. By contrast, whereas if an alternative policy were devised using the WMS' purported metric which could be delivered through any combination of measures, any cost estimation of that would be less robust. Therefore, complying with the WMS' purported required metric (TER) would undermine compliance with the WMS' requirement for robust viability testing and in turn the WMS' ultimate goal of ensuring that housing delivery is not unduly impacted.

Finally, while the Essex evidence on embodied carbon feasibility and cost is not yet available, this is expected to be available soon and Uttlesford could respond to its eventual findings either by reflecting them in an updated viability assessment, or by minor adjustments to the Uttlesford policy's embodied carbon targets if necessary to ensure they remain cost-neutral.

Glossary of terms and acronyms

AAP	Area Action Plan. A type of local plan document applying only to a specific part of the wider local plan area.	LDO	Local Development Order. A planning tool that sits alongside the local plan itself, and can grant default (or expedited) permission to certain types of development either across the plan area or in specific locations, with or without certain conditions attached. LDOs bring forward development by expediting, simplifying or de-risking the planning process for specific desirable types of development. For example, in other local authorities LDOs have sometimes been used to bring forward renewable energy development such as solar farms, and low carbon heat networks.
BREDEM	Buildings Research Establishment Domestic Energy Model. A methodology for calculating the estimated energy use and fuel requirements of a home based on its characteristics. BREDEM is the basis for SAP (see elsewhere in this glossary), but BREDEM retains more flexibility by allowing the user to tailor some assumptions made in the calculations to better reflect the project.	LU&R or LU&RA	Levelling Up & Regeneration Act 2023.
Carbon	Short for 'carbon dioxide' but can also include several other gases that warm the climate. 'Carbon emissions' is when human activities emit these gases to the atmosphere.	MVHR	Mechanical Ventilation with Heat Recovery
Carbon budget	Amount of greenhouse gas that can be emitted by an individual, organisation or geographic area. Usually set to reflect a 'fair share' of the global amount that can be emitted before reaching a level of atmospheric carbon that causes severely harmful climate change.	NDO	Neighbourhood Development Order.
Carbon intensity/ carbon factors	A measure of how much carbon was emitted to produce and distribute each kWh of grid energy at a certain point in time. For electricity, this has been falling as coal-fired power stations have been phased out over years. It also varies on an hourly basis: at times of high renewable energy generation, the carbon intensity is lower than at points where gas-fired electricity dominates the generation mix.	Part L	Building regulations section that sets basic legal requirements regarding buildings' energy and CO ₂ .
CIL	Community Infrastructure Levy.	Performance gap	The 'energy performance gap' is the difference between the amount of energy a building is predicted to use during design, versus the actual amount of energy it uses. The gap is due to poor prediction methodologies, errors in construction, and unexpected building user behaviour.
CO ₂	Carbon dioxide. Often shortened to 'carbon'.	PV	Photovoltaics: solar panels that generate electricity.
CO ₂ e	Carbon dioxide equivalent. The sum of a mixture of gases, in terms of their climate-changing impact in a 100-year period expressed as the amount of CO ₂ that would have the same effect. Often shortened to 'carbon'.	PHPP	Passivhaus Planning Package – a tool to accurately calculate a building's energy use. It is used to design buildings that seek Passivhaus certification, but can be used without pursuing certification.
DER	Dwelling Emission Rate. A metric from Part L of building regulations estimating the proposed home's annual CO ₂ emissions per square metre of floor, from regulated energy use in the home. Must not exceed TER (see TER definition in this glossary).	Regulated energy or carbon	Carbon emissions associated with energy uses that are 'regulated' by Building Regulations Part L. This covers permanent energy uses in the building, (space heating, space cooling hot water, fixed lighting, ventilation, fans and pumps).
EDG	Essex Design Guide	SAP	Standard Assessment Procedure – the national calculation method for residential buildings' energy and carbon, used to satisfy building regulations Part L. SAP is based on BREDEM model, but with fixed assumptions and thus less flexibility.
Embodied carbon	Carbon that was emitted during the production, transport and assembly of a building, infrastructure, vehicle or other product, before the product is in use. As opposed to 'operational carbon' which is emitted due to energy use when operating the building / infrastructure / vehicle / other product.	SBEM	Simplified Buildings Energy Model – the national calculation method for non-residential buildings' energy and carbon, used to satisfy building regulations Part L.
EPOA	Essex Planning Officers Association	Sequestration	Removal and storage of carbon dioxide (or other GHGs) so that it cannot perform its harmful climate-changing role in the atmosphere. Currently only achieved by trees/plants and soil. May be achieved by technologies in future.
EUI	Energy use intensity, a measure of how much energy a building uses per square metre of floor. Expressed in kilowatt-hours per square metre of floor space per year.	SHD or Space heat demand	Amount of energy needed to heat a building to a comfortable temperature. Expressed in kilowatt-hours per square metre of floor space per year.
GHG	Greenhouse gas (CO ₂ and several other gases: methane, nitrogen dioxide, and fluorinated refrigerant gases). Often collectively referred to as 'carbon'.	TER	Target Emission Rate – a limit set by Part L of building regulations on annual CO ₂ emissions per square metre of floor, from regulated energy use in the building.

TPER	Target Primary Energy Rate – limit set by Part L of building regulations on ‘primary energy’ use per square metre of floor. Unlike metered energy, ‘primary energy’ takes into account energy lost to conversion inefficiencies during power generation and distribution.
TFEE	Target Fabric Energy Efficiency – limit on space heat energy demand per square metre of floor, set by Part L of building regulations. Based only on fabric performance; not affected by building services like heating system, lighting, ventilation. ^{xlv}

TM54	A method to accurately calculate buildings’ energy use. Devised by Chartered Institution of Building Services Engineers (CIBSE).
Unregulated energy or carbon	Carbon associated with energy use in a building or development but which is not covered by Building Regulations Part L. Includes plug-in appliances, lifts, escalators, external lighting, and any other use not covered by Part L.
WMS (and WMS2023)	Written Ministerial Statement. Made by a government minister, forming an official statement of national policy on a specific topic. ‘WMS2023’ specifically refers to a WMS made on 13 th December 2023 about local plan energy efficiency policies.

Appendix: References and endnotes

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- ^{xi} Transition by Design and Bioregional (December 2023) on behalf of South Oxfordshire & Vale of White Horse Joint Local Plan (2024), *South Oxfordshire and Vale of White Horse Joint Local Plan: Net Zero Carbon Study. Task 3 – Feasibility study: Energy modelling*. https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2024/01/NZCS_Task_3_Dec_2023.pdf
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^{xiv} Essex Design Guide / Essex Planning Officers Association.

^{xv} For example the Written Ministerial Statement of 13th December 2023, yet this is being legally challenged on the grounds that a WMS cannot overturn or inhibit the function of legislation, as explained in the introductory recap section of this report. ([link](#))

^{xvi} Landmark Chambers (2024), *CASE: Inspectors' recommendations removing net zero policies from development plan document found to be unlawful*. <https://www.landmarkchambers.co.uk/news-and-cases/inspectors-recommendations-removing-net-zero-policies-from-development-plan-document-found-to-be-unlawful>

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homes would have a much higher space heat demand and total energy use intensity than modelled in the Future Homes Hub report appendix. <https://irp.cdn-website.com/bdbb2d99/files/uploaded/Appedix%20F%20-%20final.pdf>

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Uttlesford District Council

Regulation 18 Consultation Report and Appendices

July 2024

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* Available in Separate Document

Executive Summary

This Statement provides a summary of the consultation undertaken on Uttlesford District Council's Draft Local Plan 2021- 2041 to demonstrate compliance with Regulation 22 (1)l of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Statement details the consultation stages undertaken on the Draft Local Plan 2021-2041, as follows:

- Public Consultation on Draft Plan (Regulation 18) October – December 2023

The Draft Plan consultation was undertaken in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This Statement explains the consultation process undertaken on the Draft Plan, including the methods used, the people involved, and the number of representations received. This Statement also sets out a summary of the main issues that have arisen through the Plan's production, and how this has influenced the Publication Version of the plan.

Introduction

1.1. This Statement has been produced to provide a summary of the consultation processes for the Local Plan 2021-2041 and the main issues arising. This Statement has been produced in accordance with Regulation 22 (1) of the Town and Country Planning (Local Planning) (England) Regulations 2012 (“the Regulations”). The Regulations state that this Statement will need to set out the following:

(i) which bodies and persons the local planning authority invited to make representations under Regulation 18

(ii) how those bodies and persons were invited to make representations under Regulation 18

(iii) a summary of the main issues raised by the representations made pursuant to Regulation 18

(iv) how any representations made pursuant to Regulation 18 have been taken into account

(v) if representations were made pursuant to Regulation 20, the number of representations made and a summary of the main issues raised in those representations, and

(vi) if no representations were made in Regulation 20, that no such representations were made.

1.2. This Statement explains each of the consultation stages on the Local Plan in relation to the methods used, the people involved, and the number of representations received. This Statement also sets out a summary of the main issues that have arisen through each stage of consultation and how these have influenced the progression of the Local Plan.

Background

2.1. The Uttlesford Local Plan 2021-2041 will replace the adopted Uttlesford Local Plan 2005.

2.2. The adopted development plan comprises various documents listed below in Table 1, including Development Plan Documents (DPD's) and Neighbourhood Plans, along with documents prepared by Essex County Council. **Table 1** shows which of the adopted documents are being reviewed and replaced by the new Local Plan.

Table 1: Documents which make up the adopted Local Plan 2005 and if these will be carried forward in the new Local Plan 2021 – 2041

Name of DPD	Geographical area	Adoption Date	Under review
Saved policies of the Uttlesford Local Plan 2005	Administrative area for Uttlesford	2005	To be replaced by the Uttlesford Local Plan (2021 – 2041).
Essex Minerals Plan 2014 (DPD)	Administrative area for Essex	2014	Yes – The plan period has been proposed to be extended to 2040 (new plan period to be 2025 – 2040) to take account of the tests of soundness for new plans in national policy. Reg 18 consultation proposed for February 2024.
Essex and Southend-on-Sea Waste Local Plan 2017 (DPD)	Administrative area for Uttlesford and Southend-on-Sea	2017	No – last checked for consistency with national policy in October 2021.
Ashdon Neighbourhood Plan	Ashdon Parish	2022	No
Felsted Neighbourhood Plan	Felsted Parish	2020	A review is being undertaken.
Great and Little Chesterford Neighbourhood Plan	Great and Little Chesterford Parishes	2023	No

Great Dunmow Neighbourhood Plan	Great Dunmow Parish	2016	No
Newport Quendon & Rickling Neighbourhood Plan	Newport, Quendon & Rickling Parishes	2021	A review is being undertaken.
Saffron Walden Neighbourhood Plan	Saffron Walden Town Council	2022	No
Stebbing Neighbourhood Plan	Stebbing Parish	2022	No
Thaxted Neighbourhood Plan	Thaxted Parish	2019	No

2.3. The new local plan will set out the overall development strategy and policies to guide development in the District up to 2041. It will include strategic policies as well as non-strategic policies, housing allocations, employment allocations and other associated infrastructure requirements.

Local Development Scheme

2.4. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS).

2.5. The LDS¹ sets out the timetable to produce the Development Plan Documents, including key production and public consultation stages. It must be made available publicly and be kept up to date. This enables the community, businesses, developers, infrastructure providers and other interested parties to know how they can participate in their preparation.

2.6. The LDS updates the previous Local Development Scheme published in October 2020 and updated in October 2023, with a further minor revision in January 2024. It provides information about the Development Plans and other Planning Policy documents the Council plans to prepare.

2.7. The Public Consultation on Issues and Options (Regulation 18) was scheduled for Autumn 2020 and Spring 2021. The Public Consultation of the Draft Plan (Regulation 18) ran from October to November 2023. The next stage will be the public consultation on the Submission Plan (Regulation 19) which is due from July to September 2024. The LDS states that the plan is due to be submitted to the Secretary of State (Regulation 22) in December 2024 and examined in public (Regulation 24) in 2025. The plan is due to be adopted in the second quarter of 2026.

¹ Link to Uttlesford District Council Local Development Scheme. Available: [Microsoft Word - 20240124 Local Development Scheme REVIEWED.docx \(uttlesford.gov.uk\)](#)

Consultation Process

Issues and Options

- 3.1. The first consultation was the 'Issues and Options' stage which ran from November 2020 to April 2021. This stage takes place before any proposals have been developed and asks respondents to consider key issues they would like to be covered in the new local plan.
- 3.2. The Council prepared consultation documents which were uploaded to a consultation portal². These were split into nine key themes including; *where you live, character and heritage, climate change, transport, leisure, culture and healthy lifestyles, biodiversity, local economy, homes, and creating new places and communities*.
- 3.3. All comments received were grouped by theme, analysed, and then used to inform the Council's work on a draft version of the Local Plan and draft policies.

Local Plan Panel

- 3.4. The Local Plan Panel (LPP) is a working group of the Cabinet which may make recommendations but is not a decision-making body. The LPP is a successor body to the Local Plan Leadership Group (LPLG) which stood between 2020 and 2023. The function of the LPP is:
 - to assist the Council in the preparation of a local plan which meets the agreed development needs of the district during the course of the plan period in the most appropriate manner
 - to make recommendations to Cabinet as to the preparation of the draft Uttlesford Local Plan 2021 – 2041, and related planning policy documents, in the light of both documents submitted by officers to the LPP for consideration and any other matters as the LPP sees fit
 - to enable members of the public to address the LPP for a maximum of 4 minutes and to provide a copy of their statement, subject to having registered to speak in advance, and
 - to enable councillors from Uttlesford District Council and Town and Parish Councils to address the Group for a maximum of 5 minutes each and to provide a copy of their statement, subject to having registered to speak in advance.
- 3.5. The LPLG met regularly to inform the Regulation 18 Plan including the October meeting (04/10/2023) where the group recommended the draft Local Plan was considered by cabinet for approval for consultation.

² Link to consultation portal: [Uttlesford District Council consultation portal - Keystone \(objective.co.uk\)](https://www.objective.co.uk/consultation/uttlesford-district-council)

Regulation 18 Consultation

3.6. The draft plan was published on 26th September 2023. A series of evidence base documents were also published to present the evidence which was considered when drafting the local plan. A full list of the documents published is shown in **Appendices 1-3**.

3.7. The public consultation on the draft plan, known as the Regulation 18 Consultation, ran from 3rd November to 18 December 2023.

3.8. To ensure full engagement was taking place, numerous consultation methods were used including public meetings, exhibitions, social media posts and newspaper notices, these are explained in more detail below. The engagement numbers are also shown in the infographic in **Figure 1**.

E-newsletters

3.9. The Local Plan consultation was a topic that featured in various newsletters.

3.10. It was included multiple times in the District News (9 October 10 November & 11 December) and the Local Plan newsletter (28 September, 3 November, 10 November, 24 November & 11 December), as well as being covered in the Members' Bulletin and Staff News. It was also flagged up in the Parish Briefing e-newsletters (31 Oct & 21 Dec).

3.11. In total, links connected with the local plan were clicked/opened 4,103 times via the newsletters. Some individual links – including direct to the consultation portal – were clicked hundreds of times.

News releases & local newspaper coverage

3.12. There were multiple press releases issued on this theme (see links in **Appendix 1**). These gained good coverage in the Walden Local, Saffron Walden Reporter/Dunmow Broadcast and the Bishop's Stortford Independent.



Figure 1 - Local Plan Engagement

3.13. A paid-for full-page advertisement was also inserted in the Walden Local and Reporter/Broadcast to promote the local plan public exhibitions, as shown in **Appendix 2**.

Consultation summary booklet

3.14. An eight-page consultation information booklet, which can be seen in **Appendix 3**, was delivered to 35,000 households in Uttlesford. It arrived on doormats from 20 November.

3.15. The booklet contained high-level summary information about the plan and how people could make comments.

Social media

3.16. A total of 24 related posts were pushed on the UDC social media channels, links to examples of these are in **Appendix 1**.

3.17. These had a combined reach of 23,761 (the number of people who saw the content), an impression hit of 27,188 (the number of times the content was displayed), and an engagement rate of 284 (the number of interactions with our content e.g likes or comments).

3.18. Among the posts was a short video produced with Cllr John Evans³, Portfolio Holder for Planning, to coincide with the first publication of the draft plan (26 Sept). When comparing it across other related content, the reach of the post was high on both Facebook (1,760) and Instagram (386). The engagement rate on both platforms was also high with multiple interactions and clicks.

Drop-in Exhibitions

3.19. Five drop-in exhibitions were held across the District so that residents and businesses could find out more about the proposals in the Draft Local Plan. The events were supported by District Councillors, Planning Officers and the Communications Officer. These were held on:

- Monday 13 November, 5pm to 8pm – Priors Green Community Hall, Bennet Canfield, Little Canfield, Dunmow CM6 1YE
- Tuesday 14 November, 5pm to 8pm – Saffron Walden Town Hall, Market Street CB10 1HR
- Wednesday 15 November, 5pm to 8pm – Manuden Village Community Centre, David Collins Drive CM23 1EH
- Thursday 16 November, 5pm to 8pm – The Dourdan Pavilion, The Causeway, Great Dunmow CM6 2AA
- Monday 27 November, 5pm to 7pm – Newport Village Hall, Station Road CB11 3PL

³ Available to view here: https://youtu.be/BDA_bhBdUuU?si=fUgLDmz7jbDIJGgO

3.20. The events provided the public with further information on the Plan using display boards, maps, the Plan document and supporting documents. Details of the consultation and how to make representations were also provided.

3.21. The content of the exhibitions can be seen online: <https://www.uttlesford.gov.uk/2023-Draft-Plan-Consultation-Events>.

Consultation Processing

3.22. The Council received over 5,000 consultation responses, 4,222 of these comments were made by 920 respondents on Objective⁴, the rest came through a number of emails, letters and developer representations.

3.23. These responses were processed and allocated to the relevant parts of the Local Plan, the local plan policy, chapter or evidence base studies.

3.24. The comments were assigned 'categories' to aid processing, for example comments relating to a proposed site allocation might have categories relating to 'highway issues', 'flooding', etc. The comments were then processed with summaries and officer responses prepared for each individual category.

3.25. If a comment was inputted into the system and it articulated multiple points, the comment was split into its individual parts and each part of the comment was put with other comments talking about the same issue. Then an officer response to that issue was added to the table. A copy of these summaries and officer responses can be found in tables in **Appendix 4**.

3.26. The consultation responses to the Regulation 18 Draft Local Plan have been used to help inform the preparation of the Publication Version (Regulation 19) of the Local Plan that is published alongside this report.

Summary of Key Issues

4.1. Due to the number of comments received during the consultation process, this section of the report focusses on the local plan policies which received the most responses, considered to be the key issues. This includes Core Policy 2: Addressing Our Housing Need; Core Policy 3: Settlement Hierarchy; Core Policy 6: North Uttlesford Area Strategy; Core Policy 10: South Uttlesford Area Strategy; Core Policy 16: Thaxted Area Strategy and Core Policy 19: Rural Area Housing Requirement. The tables including summaries and responses are available in full at **Appendix 4**. Responses from key stakeholders have also been detailed below.

⁴ Objective is an digital consultation software used to register comments.

Statutory Consultees

Essex County Council

- 4.2. Essex County Council (ECC) responded to the Regulation 18 consultation and included some overarching and positive comments. There were also some concerns that included: querying how information about educational requirements provided to the council in mid-2024 arising from new development related to proposed new and expanded school provision, as set out in the Regulation 18 Plan, as well as the quantum of development proposed at a number of settlements.
- 4.3. The main priorities for ECC moving forward are ensuring full consideration is given to education infrastructure to meet the needs of future commitments; ensuring a full understanding and refinement of emerging transport modelling and evidence to inform the Local Plan; check that site policy requirements align and comply with Essex minerals Local Plan, the Minerals Local Plan Review, the Essex and Southend-on-Sea Waste Local Plan, any surface water flood management matters identified by the Lead Local Flood Authority; review and update the Infrastructure Delivery Plan that reflects a final spatial strategy and site allocations.
- 4.4. Further discussions were sought by ECC on the spatial strategy, certain growth locations and site allocations to ensure the distribution and quantum of growth across the district and its location in key settlements can viably support the required infrastructure.
- 4.5. The ECC response included one objection, which was to the proposed development at Thaxted. Development in this location would not enable the delivery of an economically viable primary school and ECC recommended this proposal is removed from the Plan.
- 4.6. ECC aim is to ensure new development fully supports education provision and does not result in a cost burden to ECC, while maximising opportunities for sustainable and active travel.
- 4.7. The response recommends UDC strengthen the significant role that London Stansted airport plays within Uttlesford and its wider strategic role for Essex, the region and the UK economy.

Environment Agency

- 4.8. The Environment Agency (EA) have responded to the Regulation 18 consultation after reviewing the main document as well as the Strategic Flood Risk

Assessment (SFRA), Green and Blue Infrastructure Study, Water Cycle Study and Site Allocations.

- 4.9. The EA would like to see stronger wording of the Council's commitment to managing fluvial flood risk for new development. More detail is requested on protecting functional floodplain from new development where possible.
- 4.10. The response acknowledges and appreciates that a buffer zone has been provided regarding chalk streams. However, for the flood risk policy the EA would hope for a commitment to a natural undeveloped 8-meter buffer to be provided between all new development and the top of the river bank / flood defence / culvert.
- 4.11. The importance of using native species with local provenance in planting schedules is noted and it is suggested this should be added to the biodiversity section of the Local Plan.
- 4.12. The EA state that the further detail should be provided on how smaller features should be incorporated into early site designs and large, deep featureless infiltration / detention basins should be avoided.
- 4.13. Support is given for the ambitious target of 20% for BNG.
- 4.14. The EA welcomes the ambition to achieve 90 l/h/d which aligns with the CaBA strategy and the emerging Greater Cambridge local plan which is aiming for 80 l/h/d. They strongly support going further than the current lowest optional standard of 110 l/h/d.

Natural England

- 4.15. Natural England noted that they appreciated the need for growth within Uttlesford District. However, stated that the location of development should be carefully considered so it avoids adverse effects on key biodiversity priorities including internationally and nationally designated sites. Development should also avoid impacts on local sites such as Local Nature Reserves and priority habitats and species.
- 4.16. Natural England welcomes the strong focus on climate change in the Local Plan. However, they would encourage the inclusion of another core policy that specifically focuses on nature recovery.
- 4.17. Acknowledgement is given to the Green and Blue Infrastructure Strategy which is in a relatively early stage. As the Plan develops it must set out clear, measurable targets for improving the quantity and quality of Green Infrastructure provision in Uttlesford.

Historic England

- 4.18. While Historic England support the conclusions and recommendations for many of the sites, they have questioned the visual/distance-based approach taken to assess the potential harm for a couple of the proposed allocations, specifically Church End East and North-East Takeley.
- 4.19. They have suggested that Heritage Impact Assessments (HIA) should be prepared to identify any heritage assets that could be affected by the development of a given site. This includes assessing their significance, including any contribution made by their setting, and evaluating the impact that proposed development might have on their significance. The Council should ensure that any recommendations for mitigation or enhancement identified in the HIAs are clearly reflected in the relevant site-specific policy.
- 4.20. The response recommends that the Local Plan should include indicators to measure how successful historic environment policies are. These can include preparation of a local list, completion of conservation area action plans and management plans, reduction in the number of assets that are classified as heritage at risk.
- 4.21. Historic England strongly advises that the local authority conservation teams and archaeological advisors be closely involved throughout the preparation of the assessment of the Plan, to advise on local historic environment issues and priorities and opportunities for securing wider benefits for the future conservation and management of heritage assets.

MAG – London Stansted Airport

- 4.22. MAG have identified their key issues with the draft Local Plan and have suggested ways to improve it.
- 4.23. Firstly, MAG believe the Plan should provide a better recognition of the role that the airport plays in the local and regional economy. It should also be added to the list of existing employment sites.
- 4.24. In relation to aerodrome safeguarding, they state that the Plan's approach could be improved by the creation of a specific standalone policy covering the full range of safeguarding matters.
- 4.25. The Plan's policy for noise-sensitive development affected by aircraft and other noise sources should be amended to ensure technical accuracy, reflect best practice and refer to the airport's current and approved future noise contours. The responses also notes that the proposed housing allocation at Thaxted falls

within the airport's noise contours and this does not appear to have been fully considered in the site selection process.

- 4.26. MAG are supportive of the principle of the CPZ as the airport's future needs can be accommodated within its existing boundary.
- 4.27. Concerns are raised over the impact of the proposed Takeley-to-Airport route upon the efficient operation of the airport's roads, cycle/pedestrian safety, deliverability and its value for money. MAG have asked for clarity on the Council's position on airport-related car parking. They have noted that any improvements to the Airport Public Transport Interchange should be explicitly funded by developer contributions and be reflected in the Council's IDP.
- 4.28. Finally, MAG have raised concerns around the strength of evidence supporting the Plan's requirement for 20% BNG for non-residential developments.

Key Core Policies

Core Policy 2: Addressing Our Housing Need

- 4.29. Several comments supported the spatial strategy, and the effort to focus development closer to jobs, shops, services and other facilities thereby summarizing the need to travel.
- 4.30. There were a number of general comments in relation to Core Policy 2 which raised concerns over the division of different community areas in the plan and suggested that there was an uneven split between development in the north and south of the District.
- 4.31. It is suggested that the top tier settlements should be allocated non-strategic allocations, whether they do or do not have strategic allocations. Concern is also raised over what is described as over-reliance on non-strategic sites, especially through Neighbourhood Plans where there is uncertainty over delivery and timescales. It is suggested that more allocations are needed within the Local Plan itself. A few comments raise concern over the lack of specific detail about the non-strategic sites within the Reg 18 consultation, but also reiterate that the number of dwellings to be delivered through non-strategic sites should be increased.
- 4.32. There are a range of comments suggesting that more development should be supported in the rural areas, particularly the smaller villages as well as the Larger Villages. Some comments reference the need for 10 % of sites to be less than one hectare, as identified by the NPPF, and what is described as over reliance on windfalls.
- 4.33. Support was received for the scale of growth identified using Standard Method. Consideration should be given to the over-supply buffer, which should be increased

to at least 10 % (one comments suggests 20 %) rather than just 5 %. Reference is made to the recent lack of a 5-year land supply and the need to build greater flexibility to deal with unforeseen circumstances. The Home Builders Federation (HBF) supports a minimum of 10% buffer in order to ensure that any unexpected changes in the delivery of sites allocated in the plan do not lead to the Council not meeting its housing needs.

- 4.34. Some comments raised concerns over why we need to plan for housing, the harm to the countryside that will 'ruin perfectly beautiful countryside'. Some general objections were also received including that the additional housing is totally unnecessary and that many developers are delivering large houses which doesn't match the need.
- 4.35. A question is raised as to what would happen if the Council resisted the need to plan for housing. It is stated that more housing is needed in the north of the country, but not the south (i.e. in Uttlesford). It is also stated that not enough jobs are being planned for to justify the housing figures and that there are large numbers of empty properties that should be summarized first. It is suggested that Government are about to announce a new planning system that will give Councils more freedom to set lower housing targets and that targets can be lowered where there is evidence any development would harm the local character or require greenbelt development.
- 4.36. On the other hand, it is argued that the housing need should be increased. The standard method figure if applied without a cap would be 15,380 and this is considered a more appropriate figure to plan for. It is suggested that the housing figures do not have full regard to the economic potential of Stansted Airport (now expanding to 43 million passengers per year) and Great Chesterford Research Park which is also set to expand.
- 4.37. Furthermore, it is considered unclear if the Council have had discussions with neighbouring councils and ascertained if they will be seeking assistance to deliver unmet need from elsewhere.
- 4.38. The Uttlesford population growth has grown at a faster rate than seen elsewhere and is roughly double the rate of Essex. Furthermore, there is also significant affordability pressures in Uttlesford which also need to be addressed.
- 4.39. It is suggested that reference to a comprehensive and master-planned approach needs to be clarified and also included in an updated Statement of Community Involvement. The area of confusion seems to relate primarily to the proposed allocation at Saffron Walden that includes area that benefits from outline planning consent. However, it is suggested that any issues can be resolved through amendment ahead of the Reg 19 plan.

4.40. Clarification is also sought on whether the proposed allocation figures are minimum or maximum figures. It is suggested that the allocation figures should be referred to as 'up to' figures.

4.41. There are several comments relating to new settlements. Great Chesterford is described as a sustainable location, with access to a railway station and proximity to employment. Reference is made to the Plan supporting expansion of Great Chesterford Research Park yet there is no housing within the Uttlesford Plan in this area. Saffron Walden is noted as having capacity to accommodate development and that the proposed allocations will complement the existing settlement. Although other comments raise concerns over the proposed allocations in Saffron Walden. It is suggested that development proposed at Takeley is disproportionate and too high and that development at Takeley should be reduced as there are more sustainable locations available elsewhere, that would not have any impact on the CPZ.

4.42. It is suggested that the level of housing apportioned to the Larger Villages should be increased to ensure greater availability of small and medium sized sites. It is suggested that the current 6% level will not provide the level required by the NPPF.

How did the consultation comments inform the Regulation 19 version?

4.43. The Council have updated its Local Housing Need Assessment (LHNA) and this has identified a slightly revised housing requirement of 13,500 for the Plan period up to 2041 (down from 13,680). The completions and commitments figure, i.e., the amount of development since April 2021 that has either been built, or gained planning permission, has gone up from 6,702 as shown in the Reg 18 Plan, to 8,604 in the Reg 19 Plan. That has allowed the Council to remove some sites from the Local Plan, whilst also increasing the buffer (from under 5 % to over 9%). This was strongly recommended by a number of Reg 18 representations including the Homes Builders Federation.

4.44. The main strategic sites to be removed from the Plan are the one's proposed at Thaxted. This proposal generated the only objection included in the ECC reg 18 response, due to the difficulty of planning effectively for school provision at Thaxted. There was also a response from Stansted Airport who identified the sites fell within noise contours for aircraft approaching the Airport.

4.45. The other sites to be removed are from Newport. The traffic evidence identified some challenges here, where the scale of growth needed to deliver appropriate highway mitigation would run the risk of then encroaching on other constraints, such as proximity to the M11 or landscape. The Reg 19 Plan proposes a lower quantum of development overall, but to be delivered on a series of smaller (non-strategic) sites, to be planned through the Neighbourhood Plan. This helps to

ensure development is more able to be accommodated and that an appropriate level of infrastructure provision can be more easily provided (such as expansion of the existing primary school is acknowledged to be achievable by ECC).

4.46. There have also been substantial changes and improvements to a number of the other strategic sites with improved masterplans, significantly enhanced areas of open space, mitigation for constraints, such as for heritage. There has been more work to understand infrastructure requirements and ensure these are planned for effectively with updated and more detailed policies setting out the requirements.

4.47. The housing requirement for non-strategic sites has been reduced from 1,000 to 900, but this includes a requirement for 300 at Newport, so in reality, the requirement for Larger Villages has been reduced from 1,000 to 600. This is in part possible due to the increase in the completions and commitments figures described above.

Core Policy 3: Settlement Hierarchy

4.48. Many comments were received in relation to the Settlement Hierarchy offering both support and opposition. Some consider it unclear how settlements have been scored and that there is no explanation for how the settlement hierarchy has been prepared. Others propose the previous settlement hierarchy is re-instated.

4.49. One comment provides support for the classification of Ashdon as a Larger Village which is described as one of the largest and most sustainable villages within the rural area. Other comments object to the classification of Ashdon with residents spread across four separate villages that do not function as a single place, nor are the services and facilities offered across these settlements easily accessible to residents from different villages. It is also stated that a recent Neighbourhood Plan ratified by the local community is seemingly being ignored.

4.50. A number of objections were raised for the classification of Clavering as a Larger Village. Various details are provided to support this viewpoint, including that Clavering has no public transport and that the nearest health services are in Newport, which is not accessible by public transport. Other comments support the designation of Clavering.

4.51. Concern is raised over the number of homes proposed for Debden. In particular, development being planned for without due consideration for providing new infrastructure and services, in part based on previous experience, where development has taken place without adequate infrastructure. Concern is also raised over the classification of Debden as a Larger Village. It is stated that Debden has no shops and no suitable public transport – traffic issues are also reported.

The nearest GP is in Thaxted that is four miles away. debden has no gas supply and many properties do not have mains drainage. Reference is made to existing planning applications that will already increase the size of the village.

4.52. A number of comments raise concern over the classification of High Easter as a Larger Village stating that there are very few facilities in the village and public transport is extremely limited.

4.53. Several comments raise concern that Littlebury is classified as a smaller village and believe it should have been considered within the 'Open Countryside' category. It is assumed that 'limited infill development' would mean a handful of dwellings. Requests were made for the 2005 development boundary for the settlement to be included in the new local plan. A number of other comments welcomed the classification of Littlebury as a Smaller Village in the Settlement Hierarchy, agreeing that it has not been identified as a sustainable location for development and will not be allocated any specific development sites.

4.54. The classification of Stansted Mountfichet as a Key Settlement is challenged, suggesting that it should not fall in the same category as Saffron Walden and Great Dunmow. It is suggested that Stansted has a limited range of shops and industry and one of its only advantages is access to a railway station. It is suggested that the classification is only designed to facilitate a greater level of development.

4.55. Reference is made to NPPF paragraph 20d relating to protection of the 'natural, built and historic environment'. It is suggested that the draft local plan does not provide adequate protection for 'countryside' and that Core Policy 3 is too vague – using terms like 'the developed footprint', 'existing built areas' and 'open countryside'. It is suggested that more explicit protection for the countryside along with a clear definition is needed. It is suggested that Core Policy 3 does not provide an adequate replacement for the 2005 Plan policy S7 or ENV5 and that this is a serious omission.

4.56. Support is provided for not expanding smaller villages however to avoid these settlements falling into backwater status, it is suggested that neighbourhood plans should be encouraged to support gradual infrastructure expansion, if approved by the local residents. Another respondent raises a strong objection to the policy of zero development at smaller villages. They suggest that smaller villages could be re-classified as those that are relatively close to larger settlements, with access to more facilities, and those that are more remote.

How did the consultation comments inform the Regulation 19 version?

4.57. Based on concerns raised about the settlement hierarchy on some anomalies on service provision, a review was carried out to ensure that the hierarchy reflected the most up to date service provision across the settlements in the district. The methodology was also updated to reflect 'settlement', rather than 'parishes' as many Reg 18 responses suggested that this approach was skewing the outcome and the hierarchy. This is because where a number of Smaller Villages fall within the same parish, they could skew the scoring for the largest to be classified as a Larger Village. The Council agree with this concern and have updated the hierarchy on this basis. This has resulted in five villages moving into the Smaller Village category. These are:

- Ashdon
- Great Easton
- High Easter
- Manuden, and
- Wimbish.

4.58. Even though there are now fewer Larger Villages identified, because the housing requirement for the Larger Villages has been reduced overall, the residual need for housing allocations at the remaining Larger Villages does not need to go up significantly.

4.59. The Council is satisfied that the hierarchy for the top two-tier settlements is appropriate. It is important the Council support the majority of development in the most sustainable locations available for all the reason stated elsewhere.

Core Policy 6: North Uttlesford Area Strategy

4.60. There are several conflicting comments in relation to Great Chesterford. There is support for the lack of development sites proposed at Great Chesterford, noting many constraints to development including access to the M11, the historic environment around the village, the fact that the railway station is located on the southwestern edge of the settlement, and that water supply issues prevent further proposals for strategic development at Great Chesterford. Reference is also made to the poor facilities available at Great Chesterford.

4.61. However, other comments state that the excellent connectivity of Great Chesterford would avoid development contributing to traffic issues and so any constraints associated with the historic environment should be overcome to allow more development at Great Chesterford. Other similar objections refer to the railway connections at Great Chesterford and its suitability for development. It is suggested there will be traffic issues associated with development at Newport and Saffron Walden, but development at Great Chesterford could access the M11 more easily with less impact on local roads and benefit from sustainable travel choices including the railway station. It is suggested that a review of constraints affecting the areas does not justify zero growth at Great Chesterford nor does the evidence support a long-term moratorium on growth.

- 4.62. A landowner has summarised the longer-term potential for the area, particularly in collaboration with Cambridgeshire and offers to work with both Councils to assist with any such longer term planning. The proximity to the Genome Centre and potential for cross-boundary cooperation with Greater Cambridge is highlighted as an opportunity and that the Plan should make sure that employment, housing and infrastructure are coordinated.
- 4.63. Ickleton Parish Council strongly supports the proposal to avoid strategic development at Great Chesterford. It is suggested that the settlement has seen significant growth with little infrastructure and that there are substantial constraints around the M11 and the local road network including in neighbouring South Cambridgeshire.
- 4.64. The draft Local Plan doesn't propose a new garden community at Great Chesterford, which is described as the only option for development in the district. Another respondent suggests the importance of supporting at least one new Garden Community, preferably located at Carver Barracks and developed to high environmental standards. It is suggested that just because a Garden Community was rejected in the previous plan, this doesn't mean that it is an intrinsically bad idea.
- 4.65. A few objections are made to the proposed allocations at Newport. These are described as inappropriate and contrary to previous appeal decisions. It is suggested there are fundamental issues associated with the sites which have not been addressed. It is requested that any development should be deferred to the Newport Neighbourhood Plan.
- 4.66. Another comment provides support for the proposal, suggesting that Newport has both primary and secondary schools, shops, sports facilities, a GP practice and the opportunity to develop good public transport infrastructure.
- 4.67. Several comments raise concern about air quality in Newport, the noise impact associated with the M11 and the quality of the environment locally, including the importance of access to open space, for which development will erode.
- 4.68. Concern is also raised over traffic issues and congestion at the junction of Wicken Road and London Road. It is suggested that almost all traffic from the proposed development will have to use this junction. The existing junction cannot be widened, and the plan does not propose a solution. Another respondent stated that they had no objections per se, but that Newport will need a bypass, or at least not to rely on only one street.

- 4.69. The proposal for a Country Park to the east of Saffron Walden is strongly supported, although some respondents would like to see this added to the maps, so it is clearer and for the local plan to provide more detail. It is suggested that it provides good opportunities to link to the nearby Bridleway network and to enhance the existing Public right of way network. It is suggested that the site should be accessible from both the railway station and town without the use of a private car.
- 4.70. Several comments are made about education in relation to the level of growth proposed in the local plan. There is support for considering the need for new school provision in Saffron Walden, including nursery or pre-primary. There are no Special Schools or any Alternative Provision School anywhere in Uttlesford and these pupils are integrated into the mainstream schools. The local plan is an opportunity to address this deficiency.
- 4.71. A few comments have questioned why land cannot be purchased from Audley End Estate to expand the existing Secondary School rather than trying to provide new capacity elsewhere.
- 4.72. It is also suggested that the policy needs to make specific reference to the 3-form entry primary school and new secondary school capacity.
- 4.73. Consultation with school leaders would be welcomed to help inform the Reg 19 plan and ensure a joined-up strategy is developed.
- 4.74. A general objection to development at Saffron Walden was received. This suggests that the development will be of great detriment to the town with increased traffic and impacts on all infrastructure, including healthcare, education, waste processing, sewage, and water supplies. Another objection suggests that the proposal doesn't make any sense without a relief road to the south of the town linking to Newport Road – yet this area is described as having the highest landscape value.
- 4.75. There are conflicting comments relating to transport and highways proposals in Saffron Walden, but it is suggested that most people will use their car and that the proposals are on the wrong side of town for accessing the wider strategic network and employment. Another respondent provides support for the link road. Some comments suggest that a link road around to the Newport Road would be preferable, along with more roads around the town to the north.
- 4.76. It is suggested that any cycle lanes should be separate to roads to encourage cycling. It is also suggested that is important that any new developments are linked to good bus routes that are fully funded and link to any nearby employment sites.

How did the consultation comments inform the Regulation 19 version?

4.77. It is noted that there was both support and opposition to development at each of the locations where development were proposed. However, the Reg 19 Local Plan does address the most significant issues identified. For example:

- Strategic development at Newport is removed from the Reg 19 Plan. A lower quantum of development will be planned for in the Neighbourhood Plan and it is envisaged this will consist of a series of smaller, non-strategic sites. This helps to reduce any impact, improve opportunities for mitigation, reduce the likelihood of constraints being negatively affected and enabling more effective planning for new infrastructure.
- Strategic development at Saffron Walden is retained, but the masterplan has been greatly improved, the policy detail has been greatly increased to reflect many of the concerns raised and in particular to ensure infrastructure is planned for appropriately. For example, there was considerable opposition towards delivering a new and separate sixth form, but it is now thought the existing secondary school can expand on site. This will allow capacity to be increased at Saffron Walden and is by far the most preferred outcome for a wide range of stakeholders.
- A small additional allocation is included in the Plan at Elsenham, but this is principally to enable delivery of a primary school and early years provision, which has hitherto not been provided. There has been a significant level of growth at Elsenham through completions and commitments, so a modest additional allocation is helpful to enable infrastructure delivery.
- The developments at Stansted Mountfitchet have been retained, but the scale of development has been reduced from 390 to 325, with improvements to the masterplanning and policy detail.

Core Policy 10: South Uttlesford Area Strategy

4.78. Core Policy 10 accounted for the largest proportion of the comments received during the Regulation 18 consultation, the key points are discussed below.

4.79. Several comments welcome the proposed Country Park at Easton Park as a way to relieve visitor pressure on Hatfield Forest. However, many urge that this historical area of open space is retained for public enjoyment. The size of the new Country Park will have to be large to provide a valid alternative recreational and environmental space to equal the draw of Hatfield Forest.

4.80. There are requests that the Country Park is created before any residential allocation sites commence. The Trustees of the Gardens of Easton Lodge Preservation Trust, Little Easton are concerned that especially with the planning approval of the 1200 homes at Easton Park there would not be any future implications for the Gardens arising from this development, such as higher demand to access the gardens, which cannot be met with the current facilities or major change to the operating model.

- 4.81. Several comments were received in relation to education in South Uttlesford. It is considered essential to provide for secondary schooling as part of the allocations, as the new site for the Helena Romanes school will not provide for additional places. Clarification is sought on the nature of the new school proposed at Takeley to ensure there is no overlap in catchment with Helena Romanes. There are also suggestions that one single establishment to combine the new Helena Romanes and the proposed Takeley school would provide greater economy of scale and the opportunity to expand the curriculum breadth of academic, technical and vocational studies, plus the inclusion of a sixth form.
- 4.82. Questions have been raised about locating a secondary school abutting the A120 boundary fence because of air and noise pollutions where the latter may exceed WHO recommendations.
- 4.83. The additional primary school planned in Takeley would mean there will be three primary schools located close together in the west of the town, with children in the east having to travel a greater distance to school. Concerns were raised for children's safety around schools arising from parking and drop-off points, and the lack of safe walking routes to school. Suggestions were also made that a new primary school towards the south of the town is needed.
- 4.84. There has been support for the recognition of South Uttlesford as a "significant location for employment" and the allocation of three employment sites in Core Policy 10 to complement the existing employment facilities. The Employment Strategy does not mention Northside consent for 195,100 sqm on 61.86ha which is on non-airport-related B8 and E(g), B2 with supporting uses. UDC should consider this area functionally as the south Uttlesford employment centres along with the Weston Homes office development and the Little Canfield Bluegates Distribution Centre. Several respondents consider that the Takeley Street employment site is not required and would impact on the environment and heritage in the area, putting added pressure on the B1256 which is used as the transport route for local quarry lorry movements.
- 4.85. In relation to the Countryside Protection Zone (CPZ) and Stansted Airport, concern is raised that the allocation of sites and the dilution of the CPZ might favour some sites hitherto precluded if the policy retained wider boundaries. With a proposed 1600 houses in Takeley this major change in the area also questions how sustainable or desirable the environment would be for new housing so close to the airport, with the impact of noise, pollution, and airport traffic.
- 4.86. There is support for the proposed amendment to the CPZ area because it is thought to strike an appropriate balance between preserving the rural setting of the airport and support for sustainable development in accordance with national and local priorities. There are insufficient employment opportunities to support the Dunmow proposal where it is estimated that 1700 jobs would be required to support this development alone and because of this there will be a high number of car

journeys-to-work despite sustainable travel proposals. Developing an employment site to the south of Dunmow would give easier access to the road network with suggestion of a preferred alternative site along the A 120 corridor on the Uttlesford and Braintree District boundary, and to allocate a proportion of the 30 hectares in this highly sustainable location, at the juxtaposition of the A131 and A120 only some 10 minutes from Dunmow town.

4.87. Support is provided for the sustainable transport objective but with the withdrawal of bus services this will be difficult to achieve, this is said to be an unrealistic aim of the South Area Strategy because of shortcomings in road safety, bus services, everyday cycling, and difficult access to the airport by cycle or on foot. New sites should be located close to railway stations, though Stansted Airport railway station is not easy to access particularly on foot or bicycle. The proposed school at Takeley will encourage additional car use from student drop-offs and rat-running through local villages. Relatively poor transport infrastructure in rural areas unable to support increase in traffic.

4.88. Concern raised over increased traffic using Start Hill and going through Great Hallingbury arising from proposed employment uses on top of existing commercial uses such as Meadway Industrial Estate and Thremhall Priory. Combined with the quarry lorries at 400+ aggregate HGV movements through Start Hill, as they are not permitted to use the airport roads to Elsenham. High Roding Parish Council expressed concern over knock-on effect of development on the wider network including the B184 through High Roding which suffers with local speeding.

4.89. In terms of impact on heritage, some comments query why the largest amount of development is located close to the Grade I Listed building of Warish Hall and the Scheduled Monument where it will destroy the countryside setting of the heritage assets and of the Essex Protected Lane (one of the highest rated in Essex) as well as a detrimental effect on the character of the countryside around the Conservation Area of Smith's Green. Respondents believe there is a conflict with the Council's Corporate Plan that advocates a custodian approach to the district's rural environment.

How did the consultation comments inform the Regulation 19 version?

4.90. It is clear the Reg 18 consultation identified a high level of opposition for development, particularly at Takeley. However, the Reg 19 Plan does set out a number of significant changes which address the majority of the concerns raised. These include:

- excluding development from the western parcel of land, thus providing more effective protection for the heritage asset and enabling expansion of the Ancient Woodland, and reinstating this area within the Countryside Protection Zone (CPZ)

- the CPZ is greatly expanded from the Reg 18 version and there are even proposed increases from the 2005 version. It has been found that appeal decision have not always been supportive of the CPZ and that it has been eroded significantly by speculative development. The new policy and proposed area will greatly improve its effectiveness
- the proposed school is re-located away from the A120
- the policy is improved, including the need for development to support Garden Village principles on this site to ensure it is planned for comprehensively, achieves high quality and environmental standards and delivers appropriate infrastructure, and
- the masterplan is greatly improved, with increased areas of open space and more detail added to improve its effectiveness.

4.91. There was also opposition to development at Great Dunmow, but again the Reg 19 proposes a series of significant changes and improvements. These include:

- removing development from the whole of the southern extent of the site
- this greatly increases the level of open space that can be provided, including a Country Park, with improved consideration for landscaping and for the environment
- a small additional site is included to the west of the originally proposed allocation, but this also includes extensive areas of open space, which can connect with the adjoining site and thus provide improved access to open space and enhance wildlife protection, and
- the additional site also provides for specialist accommodation needs, elderly living, care home, some self-build plots, this providing for a specific identified need in Uttlesford.

4.92. Other key changes including safeguarding land to provide opportunities for accessing the A120 directly from employment development proposed at Takeley Street and enhancing detail and policy detail in the Plan to improve the effectiveness of the proposals.

4.93.

Core Policy 16: Thaxted Area Strategy

4.94. There are a significant number of comments which state that Thaxted is not a sustainable location for development. An increase of 489 dwellings is considered excessive due to the extent of previous development which has occurred and the nature of the existing settlement.

4.95. Numerous comments claim that the draft Local Plan has not taken account of the made Thaxted Neighbourhood Plan, particularly in relation to its consideration of landscape evidence that was used to support the Neighborhood Plan.

4.96. There are a significant number of comments which relate to development beyond site allocations. They claim that the countryside beyond the existing settlement and the draft allocations are not sufficiently protected from further development by the Local Plan. Some comments referred to the likelihood of infill development between the allocations and the solar farm to the north east.

- 4.97. Concern has been raised about the prospect of flooding in Thaxted. It is stated that the recent increase in development has seen an increase in flooding, with the water and sewerage capacity described as being at capacity. One comment states that the Council should have applied the sequential test in relation to surface water flooding when allocating sites.
- 4.98. Several comments state that the proposed allocations at Thaxted would harm the historic environment. Specific reference is made to the preference of retaining unrestricted views of the Grade I listed Church of St John the Baptist and John Webb's Windmill as well as the setting of the Conservation Area. Some comments state that the priority for Thaxted should be to preserve its heritage, rather than accommodating development.
- 4.99. In relation to the allocation at 'Land North East of Barnards Field', several comments mentioned the need to stipulate that only vehicular access should be taken from Bardfield Road and that Copthall Lane should not be used for this purpose. One comment suggests that, of the two vehicular access to this allocation, one requires third party land and the other appears too narrow.
- 4.100. Several comments were also received in relation to the allocation at 'Land North of Holst Lane'. These state that a singular point of access off Holst Lane is insufficient to serve 339 dwellings and a school, whilst an access off the B1051 has previously received objections from Essex County Council. Some comments state the allocation is too far from the centre to walk. One comment questions why this allocation is not accessible from Moscotts / Burns Way and requests details on the impact of traffic flows onto Sampford Road and its Junction with Walden Road. Lastly, there is a query related to how the proposed primary school would be serviced.
- 4.101. Many respondents stated that Thaxted Primary School is oversubscribed, and the financial resources do not exist to develop a new school. A 1-form entry school would not be sufficient to accommodate the new dwellings proposed.
- 4.102. Core Policy 16 does not make provision for a new healthcare facility and the current doctor surgery is also at capacity.
- 4.103. The existing highways infrastructure within and surrounding Thaxted is said to be unsafe, at capacity, and unable to accommodate additional traffic. Comments commonly reference the B184 in this context, with some citing the tension between its retail offering and its role as a throughfare. Moreover, a lack of parking availability within Thaxted is mentioned several times.

How did the consultation comments inform the Regulation 19 version?

4.104. As described above, the proposed strategic sites at Thaxted are removed from the Reg 19 Plan. These sites were the only proposal to receive an objection from ECC. This means there will be no development proposed at Thaxted in the Local Plan.

Core Policy 19: Rural Area Housing Requirement

4.105. In general, there is support in principle for the approach in Core Policy 19 including the broad areas for development and process for making allocations through the Regulation 19 Plan or Neighbourhood Plan process. There are a couple of comments which offer support in principle but raise also concern regarding the scale of development and whether there is support from Parish Councils to make the allocations.

4.106. A number of comments relate to the commitments and completions data for Henham and Elsenham. They state there is inconsistency with the way that completions and commitments data has been prepared for the larger villages, which has carried through into the Core Policy 19 Rural Area Housing Requirement Figures. This is most apparent at Henham Parish, which contains a significant number of completions and commitments adjacent to Elsenham built up area. Furthermore, the decision in Core Policy 3 for Elsenham to have no further strategic development should mean that Henham also receives no further development. A few other general comments point out that the commitments and completions data in the plan, upon which the Core Policy 19 Housing Requirement Figures are based, are out of date.

4.107. Some comments refer to the inconsistency in with the way that the settlement hierarchy and service scoring data has been prepared for Elder Street and Wimbish which has carried through into the Core Policy 19 figures. At Elder Street and Wimbish Parish the data is presented for the Parish when Elder Street and Wimbish are smaller settlements with a significant MOD presence where many facilities are not accessible to the public.

4.108. One comments states that the impact of developing infrastructure on strategic sites has not been taken into account and another comment claims there has been no consideration of the impact on local infrastructure in calculating the figures in Core Policy 19.

4.109. There are a number of comments relating to Neighbourhoods plans, firstly that Core Policy 19 does not support Neighbourhood Plans in making allocations and ignores existing Neighbourhood Plans. There is also thought to be a lack of clarity over the timeline for Neighbourhood Plans to be prepared which allocates housing sites to meet the housing requirement set out in Core Policy 19. Some Parish Councils have confirmed their positions with Clavering Parish Council stating they

will prepare a Neighbourhood Plan and allocate sites as well as Stebbing Parish Council. Hatfield Broad Oak have objected to Core Policy 19's approach and intend to identify their own housing need and site allocations in a new Neighbourhood Plan. While Ashdon Parish Council wishes to be involved in discussions about non-strategic allocations, they have not committed to delivering a Neighbourhood Plan. Debden Parish, High Easter and Great Easton and Tilty will also not be preparing Neighbourhood Plans therefore non-strategic allocations will need to be made by the Council.

4.110. There are a number of comments which question how the village housing requirement figures were calculated. Several comments object to the housing requirement figure for High Easter, Clavering, Debden, Ashdon, Hatfield Broad Oak, Ashdon and Stebbing. While other comments state that the housing requirement at Henham, Felsted and Manuden should be higher. There is a specific objection to developing a site on All Saints Playing Field in Ashdon.

4.111. There are queries as to why the green belt around Hatfield Heath has not been re-assessed to provide a larger village housing requirement figure and concerns that the requirement does not take account of Green Belt at Great Easton.

How did the consultation comments inform the Regulation 19 version?

4.112. This matter is largely covered earlier in this report. The Settlement Hierarchy has been updated so that five villages move into the Smaller Village category and will no longer require any non-strategic allocations. The housing requirement for Larger Villages comes down from 1,000 to 600, this the remaining Larger Villages do not have to plan for significantly more housing. And, its worth noting that the level of housing planned in the Larger Villages for the remainder of the Plan period is a substantial reduction to what has come forward in next 2 to 3 years (since April 2021) in the absence of a Plan, and that would undoubtedly continue without a new Plan.

Key Planning topics

Core Policy 1: Addressing Climate Change

4.113. In general, there is strong support for the principle of CP1 and the overall climate change objectives.

4.114. Clarification is needed in the Climate Change and Sustainability Statement (CCSS) to make its requirements proportionate to the scale of development beyond the two categories identified for below and above ten units; this needs to be explained that it refers to 'minor' and major' development. There are suggestions that additional categories are added so the requirement for the small and medium developers are not unnecessarily onerous. A few comments agree that the requirement for the CCSS is an efficient way for the Council to determine whether a development is policy compliant, but queries how this would work in practice. As a requirement for validation, a template or guidance note would be

useful and clarify the level of information that is proportionate to each type of development with assurance over who would be assessing it.

- 4.115. A number of comments oppose the use of the best and most versatile agricultural land for development, and the implications this may have on food security and domestic food production.
- 4.116. Several comments welcome the focus on protection of the natural environment and role in carbon capture but urge the inclusion of another policy that focuses on Nature Recovery. Policy wording should be strengthened to include 'enhancement' as well as 'protection' to capture the biodiversity duty under the Environment Act 2021. The Local Plan should recognise the role of green infrastructure in aiding climate change adaptation such as natural flood management, reducing air pollution, tree planting. Policies should set out appropriate nature-based solutions for climate mitigation and adaptation such as woodland/wetland creation.
- 4.117. There is general support for the policy and encouragement of wildlife corridors and connectivity including the Big Green Internet project for hedging between Epping Forest and Maldon linking Hatfield Forest and Easton Park. There is further commentary that eco homes and the adoption of SUDs should be compulsory to avoid private maintenance charges.
- 4.118. Several comments note that the policy wording needs to be reviewed. Respondent asserts that there is no mention of solar panels, nor heat pumps as an expectation for new builds, nor disabled access and a contradiction between two paragraphs 4.10 and 4.15 regarding net zero requirements for re-using existing buildings.

How did the consultation comments inform the Regulation 19 version?

- 4.119. Several consultation comments noted that the policy wording needs to be reviewed to express a greater commitment to tackling climate change. This has been reflected in the Regulation 19 version, with an overall strengthening of policy wording in a number of cases that reflects a greater show of support for policies that address climate change. This is reflected in, for example, the added measure of electric charge points in domestic and public spaces rather than just the electrification of small vehicles. The start of the policy has also been reworded to reflect this renewed vigour, now saying that development proposals must demonstrate how they will support "radical" reductions in greenhouse gas emissions and contribute to achieving local and national climate targets.
- 4.120. Another important change of note in the policy is the additional focus on climate adaptation and resilience, rather than just mitigation alone, which a number of

consultation comments stressed the importance of that although this is addressed elsewhere in the Local Plan (v – implementing the cooling hierarchy and the overheating policy CP24; viii in CP1 covers promoting the efficient use of natural resources and CP 35 addresses Water Supply; the required Climate Change Sustainability Statement (Table 4.1 and para 4.15) which sets out topics to be included in development proposals requires overall consideration ‘adaptation’), this has now been added to the policy.

- 4.121. The revised policy also puts greater emphasis on active travel, adding “it is acknowledged that with the existing rural settlement pattern across the district, use of the car will continue but the plan aims to increase and to provide for a greater element of travel choice.”
- 4.122. Likewise, with biodiversity, although also discussed in CP40: Biodiversity, the revised plan explicitly mentions the requirement for biodiversity net gain to go over what is statutorily required at 20%” for development proposals. This goes beyond national requirements, demonstrating the commitment Uttlesford is making to matters relating to biodiversity in response to a number of comments that suggested biodiversity is being eroded by building into countryside so any policy must be strong.
- 4.123. Health and wellbeing is another area which has benefited from a strengthening in policy wording. The new plan now states that “proposals should have regard to integrating the Sport England ten Principles of Physical Activity”.

Core Policy 40: Biodiversity

- 4.124. A number of general comments were received concerning BNG provision. In relation to the Plan seeking 20% BNG rather than 10% as set out in national policy, some comments supported this, including the EA and Natural England and others objected. One representation referred to the Government’s opinion that 10% strikes the right balance between the ambition for development and reversing environmental decline. MAG London Stansted Airport stated that the percentage increase would need to be evidenced including the local need and opportunities for a higher percentage; viability for development; and policy implementation. As with others above, most additional comments contest the delivery of BNG at 20%, as it’s over the minimum requirement of 10%, and is not evidenced or justified. One comment suggested the evidence base is out of date and another noted that it did not account for the Metric 4 that BNG calculations are now required to be assessed against.
- 4.125. Anglian Water supports the policy requirements for Biodiversity Net Gain (BNG), and the links to the Green and Blue Infrastructure Strategy and emerging LNRS to guide any offsite requirements to ensure opportunities for priority areas for nature recovery can be summariz.

4.126. A number of comments raised issues relating to viability and deliverability of the BNG proposed policy. These included the lack of justification for going above national policy requirements. The lack of consideration in viability proposals for non-residential development including for employment proposals. Some comments suggest the Council has underestimated the cost of delivering 20 % BNG. The assumption that 20 % BNG relates to 2.86 % of the build cost is questioned. It is also suggested that the BNG policy could threaten the Councils affordable housing policy.

How did the consultation comments inform the Regulation 19 version?

4.127. The Regulation 19 version again reinforces the importance of biodiversity as a central tenet of Uttlesford's strategy, something that was well received by many respondents to the Regulation 18 version. This is reflected by the policy that now more clearly sets out how development will be required to demonstrate a minimum of 20% Biodiversity Net Gain calculated using the most recent Statutory Metric, rather than 10% as set out in national policy. In response to those who have queried this approach, the Council considers 10% BNG the point at which biodiversity enhancements become meaningful at a landscape scale. Local authorities are encouraged to require more than 10% where strong evidence of need through past habitat and species losses and of feasibility is provided. UDC is currently collating evidence to support the requirement of 20% Biodiversity Net Gain and has considered the issues raised by Natural England. Biodiversity Net Gain will again be required for watercourses, hedgerows and other terrestrial habitats. These measures, in addition to the emerging Essex Local Nature Recovery Strategy, will ensure that biodiversity enhancements bring meaningful enhancement. The revised plan also demonstrates explicit support for the creation of BNG units in locations of strategic importance according to the Statutory BNG metric.

4.128. Wording of the new policy provides greater protection to "Irreplaceable Habitats" (such as ancient woodlands, ancient & veteran trees, lowland fens etc.) by stating that development that impacts these areas will not be approved unless in exceptional circumstances and where significant, bespoke mitigation is deemed appropriate as determined by UDC.

4.129. A number of comments commented on the need for a requirement for developers to maintain and manage natural areas and newly created habitats, where these are integral to development. The policy now includes wording requiring a stewardship arrangement, and the potential need for off-site BNG units, to be discussed with the local planning authority at the earliest opportunity.

4.130. Following comments regarding aviation safety, the Regulation 19 version now makes explicit mention of the need to safeguard aviation activity within the

Stansted Airport Protection Zone by stating that “consideration must be given to airport safeguarding (e.g. bird airstrike avoidance) when creating new habitat within the Stansted Airport Protection Zone including consultation with stakeholders representing Stansted Airport, as any proposals that may attract water fowl and other birds could present problems.

4.131. The revised plan also now makes reference to the Essex Local Nature Partnership commitments, ensuring that the plan is integrated with the goals at the county level. Likewise, there is reference to national schemes also, such as the National Recovery Network (NRN).

Core Policy 56: Affordable Dwellings

4.132. A large proportion of comments relate to the proposed affordable housing ratio of 35%, claiming it is insufficient and should be increased. Comments note a number of reasons to increase the ratio, namely the increasing housing affordability pressures in the district, particularly for young people; to be in line with certain adopted Neighbourhood Plans; to guard against negotiations which seek to reduce affordable housing contributions at application stage; allocations will not come forward quickly enough to cool local house prices through increased supply; and other Councils have adopted a 40% affordability requirement. A few comments suggest that the requirement for 35% affordable housing should be viability tested, taking account of the higher energy efficiency standards held within the plan, the proposed tenure split, and the M4(3) requirement.

4.133. It is not guaranteed that the proposed housing will be genuinely affordable, particularly for first time buyers. Particular emphasis is placed on the need for more smaller homes.

4.134. One comment suggests that social housing has not been accounted for within the Local Plan whilst being supported within the evidence base. Several comments raise that the proposed affordable housing mix in Core Policy 56 results in an undersupply of affordable/social rent when compared to affordable home ownership. A higher percentage of affordable/social rented properties should apply to residential developments, to then be retained in perpetuity. Several comments suggest this is necessary as other types of affordable home products are not always genuinely affordable. One comment provides a suggestion as to how the policy could be reworded to increase affordable rented housing in light of the viability evidence gathered. Lastly, a comment suggests that the ‘shared equity’ schemes should be ruled out of any potential affordable housing mix within the policy.

4.135. Some comments have outlined that the policy should be worded such that applicants should only need to ‘have regard’ to the Local Housing Needs Assessment (LHNA), not definitively ‘accord’ with it. Other comments have outlined

that the policy wording should be made sufficiently stringent to avoid deviation from the LHNA within future planning applications.

How did the consultation comments inform the Regulation 19 version?

4.136. The main change between this policy as it appears in the Regulation 18 Local Plan compared to the Regulation 19 version is an alteration to the specific tenure mix of affordable homes. Several comments suggested that the 70:30 split (for the remaining qualifying development following the 25% First Homes allocation) of affordable / social rented to other forms of affordable homes would lead to an undersupply of affordable/social rent housing stock. Several comments also suggested that this is particularly important as other types of affordable home products are not always genuinely affordable. Therefore, following a review of the consultation comments, this has been changed to a 90:10 split to ensure there is a strong pipeline of affordable/social rent homes coming through, especially when compared to affordable ownership homes.

4.137. There was a mix of responses regarding wording of policy surrounding the Local Housing Needs Assessment (LHNA) proposals on dwelling mix, with some suggesting that applicants should only need to 'have regard' to it whilst other argued the policy wording should be made sufficiently stringent to avoid deviation from the LHNA within future planning applications. The sentence "the dwelling mix should be in accordance with the most up-to-date LHNA (Table 11.1) unless an alternative approach can be demonstrated to be more appropriate where proven to be necessary due to viability constraints" was removed, however the sentence following this was maintained, stating that that "the exact tenure split on each site will be a matter for negotiation, taking account of up-to-date need assessments and the characteristics of the area". Overall this wording provides more clarity to the policy and strikes a balance between the two viewpoints by ensuring developments take account of up-to-date LHNAs, whilst still providing flexibility within the approach.

Conclusion

- 4.1. In conclusion, this statement has demonstrated how Uttlesford District Council has effectively engaged with stakeholders for the Regulation 18 Consultation (Town and Country Planning Act 2012). It summarises the key issues raised in the consultation from consultees and looked at some of the key policies and how they have been amended based on these comments.
- 4.2. As well as summarizing some of the key issues, the appendices to this report also shows how individual responses to all the issues raised in the consultation have been considered. This follows the council's commitment to respond to every issue raised.

Appendix 1: Link to Local Plan Press Releases and Social Media Posts

Press Releases

19 September – Uttlesford prepares to take back control as consultation approaches for new draft Local Plan: <https://www.uttlesford.gov.uk/article/8827/Uttlesford-prepares-to-take-back-control-as-consultation-approaches-for-new-draft-local-plan>

26 September – New draft Uttlesford Local Plan presented to councillors ahead of consultation: <https://www.uttlesford.gov.uk/article/8847/New-draft-Uttlesford-Local-Plan-presented-to-councillors-ahead-of-consultation>

31 October – Draft Uttlesford Local Plan approved for public consultation: <https://www.uttlesford.gov.uk/article/8926/Draft-Uttlesford-Local-Plan-approved-for-public-consultation>

6 November – Draft Uttlesford Local Plan drop-in exhibitions: <https://www.uttlesford.gov.uk/article/8949/Draft-Uttlesford-Local-Plan-drop-in-exhibitions>

28 November – Uttlesford Draft Local Plan drop-in exhibitions: <https://www.uttlesford.gov.uk/article/8976/Uttlesford-Draft-Local-Plan-drop-in-exhibitions>

19 December – Uttlesford Draft Local Plan consultation closed: <https://www.uttlesford.gov.uk/article/9013/Uttlesford-Draft-Local-Plan-consultation-closed>

Social Media Post Examples

19 December – Facebook Uttlesford Draft Local Plan consultation closed: <https://www.facebook.com/share/p/XgvfnqFYXbNFzivT/>

19 December – Instagram Uttlesford Draft Local Plan consultation closed: <https://www.instagram.com/p/C1B2B2ErGJa/?igsh=Mjk3aWFjcDB3aDFnn>

Appendix 2: Full-page advert to promote the local plan consultation exhibitions

The Uttlesford Draft Local Plan Consultation

The consultation on the first draft of our new Local Plan for Uttlesford (Regulation 18) is now open.

A Local Plan is a district-wide plan which identifies the vision and aspirations for the future of the area, planning policies, and identifying the sites or areas which can be developed and those which should be protected.

Further details, including The Draft Plan, evidence base and background studies, and the different ways in which people can have their say, are available at:

www.uttlesford.gov.uk/2023-Draft-Plan-Consultation

Exhibitions

A number of drop-in exhibitions have been organised so that residents and businesses can find out more about the proposals within the new Uttlesford Draft Local Plan.

The events are on:

- **Monday 13 November, 5pm to 8pm** - Priors Green Community Hall, Bennet Canfield, Little Canfield, Dunmow CM6 1YE
- **Tuesday 14 November, 5pm to 8pm** - Saffron Walden Town Hall, Market Street CB10 1HR
- **Wednesday 15 November, 5pm to 8pm** - Manuden Village Community Centre, David Collins Drive CM23 1EH
- **Thursday 16 November, 5pm to 8pm** - The Dourdan Pavilion, The Causeway, Great Dunmow CM6 2AA

The consultation period runs until 5pm on 18 December 2023

Appendix 3: Consultation Summary Booklet Content



Welcome to the Uttlesford draft local plan consultation.

We are getting closer to taking back control and being able to stem the tide of speculative development - each step taken towards adopting a new local plan is a step in the right direction for the district.

Our draft plan sets out a vision for how Uttlesford should develop and grow until 2041, taking into account the unique nature of the district and also climate change.

Uttlesford is a wonderful place with a rich rural and historic heritage, but it's also home to cutting-edge science and technology. It's a great place to live, work and visit.

There are some tough decisions that need to be made, but getting the public's constructive feedback on this draft will be a key part of the process as we continue to refine and shape the plan.

This is not the final version of the plan - it is a set of draft recommendations that look to realise the long-term aspirations for Uttlesford.

This consultation is the next stage of the process for producing our plan. We would like to involve everyone who has an interest in the future of our district and give them the chance to comment.

I encourage everyone to have a say on the proposals and let us know their views.



John Evans
Cllr John Evans
Portfolio Holder for Planning

What is a local plan and why do we need one?

The new Uttlesford Local Plan gives us an opportunity to plan positively for the future of the district.

It is important we plan for sustainable development that helps to address the climate change emergency, enhances biodiversity and protects the environment, but also ensures everyone can afford somewhere to live and have a job.

Alongside these things, we must also plan for appropriate infrastructure (services and facilities), such as for schools, healthcare and leisure.

The current local plan was adopted in 2005 and is now out of date. This has meant the council has had less control over planning for the district and it is more difficult to deliver infrastructure.

This is why there has been more speculative development across Uttlesford in recent years. The new local plan will help us to overcome these challenges.

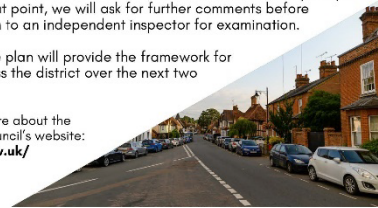
We must prepare a plan that plans for an appropriate number of jobs and homes, alongside supporting infrastructure.

The draft plan is accompanied by a wide range of technical and other evidence including infrastructure and transport assessments. The evidence will continue to be refined and updated as the plan progresses.

Once this consultation is finished, we will use the feedback to help shape a final draft. At that point, we will ask for further comments before submitting the plan to an independent inspector for examination.

Once adopted, the plan will provide the framework for development across the district over the next two decades.

You can find out more about the local plan on the council's website: www.uttlesford.gov.uk/local-plan-faqs



Our emerging strategy

The council needs to prepare for 13,680 homes over the next 20 years - a figure calculated in accordance with the government's standard method - although about 8,000 of these have already been built or have planning permission.

Therefore, with a built-in buffer (which is common practice in local plan-making and provides flexibility), this draft plan proposes allocations for 6,076 additional homes over the plan period 2021 to 2041.

We need to make sure that we plan for this development in the most sustainable way, minimising the need for travel and maximising opportunities for walking, cycling and public transport.

Homes need to be sustainable, near to jobs, shops, services and other facilities.

We need to support existing town and village centres and ensure any new infrastructure benefits as many people as possible.

We also need to ensure the plan meets all the government's requirements and we must have a range of sites of different sizes, type and location.

For these reasons, our draft plan has a focus on development in the most sustainable existing locations, with strategic development proposed at Great Dunmow, Newport, Saffron Walden, Stansted Mountfitchet, Takeley and Thaxted.

Some non-strategic development is also proposed in our larger villages.

The plan does not propose any development in the smaller villages, other than very modest infill, nor in open countryside.



As well as delivering the quality of homes that people expect, we must make sure the homes being provided meet the needs of our residents - in terms of affordability, size and type.

Affordability is a key issue and the plan seeks to ensure that 35% of the housing allocation is affordable for local people.



Supporting a sustainable economy

The plan seeks to provide a positive policy framework which supports jobs, business and investment to build a strong and competitive economy.

The aim is to encourage large and small-scale opportunities in appropriate locations.

Taking into account existing employment floorspace commitments (which have planning permissions), the plan proposes 5ha of office floorspace and up to 30ha of industrial floorspace in the district.

A number of sites have been allocated for this - in Elsenham, Great Dunmow, Little Canfield, Saffron Walden and Takeley - with enough flexibility built-in to cope with any changes in economic circumstances and market conditions.

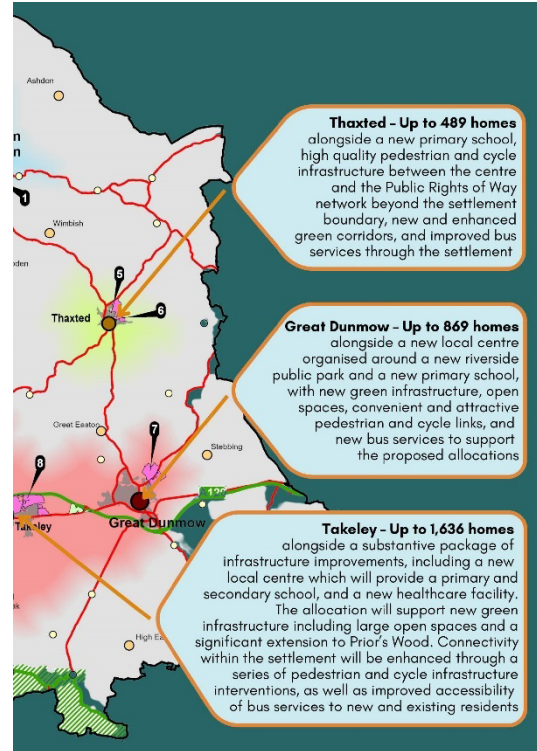


Housing allocations + infrastructure at key sites

Saffron Walden - Up to 1,280 homes alongside new school provision, high quality walking and cycling links and other transport improvements including improved bus frequencies, comprehensive packages of infrastructure enhancements towards new healthcare, open space and leisure facilities, in addition to new and enhanced green infrastructure

Newport - Up to 412 homes alongside expanded primary and secondary school provision, improved footway and crossing infrastructure at Wicken Road, new green infrastructure and open spaces, and enhanced pedestrian connectivity between the settlement and the wider Public Rights of Way Network

Stansted Mountfitchet - Up to 390 homes alongside an additional community use such as a health or leisure facility, a new two-form entry primary school and contributions toward the expansion of local secondary school provision, substantive green open spaces and new pedestrian connections to the existing Public Rights of Way network, as well as enhanced pedestrian and cycle connectivity between the allocations and the town centre along Cambridge Road



Other proposed allocations

Non-strategic development within the larger villages (as shown in the table) will make a meaningful contribution towards the overall housing requirement.

It is important that the scale of development remains modest and reflective of these areas.

Parish	Number of homes*
Elder Street (Wimbish)	115
Henham	112
Clavering	111
Hatfield Broad Oak	111
Great Easton	110
Stebbing	109
High Easter	104
Felsted	95
Debden	92
Ashdon	41

*figures correct at the point of printing, for the latest information visit [www.Uttlesford.gov.uk/new-local-plan](http://www Uttlesford.gov.uk/new-local-plan)

We will continue to support communities that wish to engage in neighbourhood planning.

The larger villages in the district will have the opportunity to plan, if they wish to, for the development identified in the table above.

In areas where no neighbourhood plan is proposed to come forward we will plan for the development identified in the table above, in consultation with the parish.



Addressing the climate emergency and protecting the environment



Uttlesford District Council declared a climate emergency in 2019 and pledged to take local action with the aim of achieving net-zero carbon status by 2030 and protecting and enhancing biodiversity in the district.

The local plan is seeking to contribute to this ambition by:

- Reducing the need to travel for local services and facilities, particularly by private car, by ensuring that new developments are in the most sustainable and better served locations.
- Ensuring new developments are required to minimise the use of energy and achieve a high standard of energy and water efficiency which will make homes warmer and the cost of living in the new home cheaper.
- Applying an approach that prioritises green and blue infrastructure from the outset of new developments, achieving biodiversity net gain and the protection and enhancement of environments, including through new planting, connecting natural areas and creating natural sustainable urban drainage systems, where possible.



Building healthy and sustainable communities

The new draft local plan strives to achieve healthy and sustainable communities.

In practice, this means ensuring existing and future residents are served by the homes and facilities which promote healthy choices and social cohesion.

The design of new places can substantially contribute to this goal by delivering the necessary services and facilities.

There are several policies in the plan which ensure the foundations for healthy and successful communities are required of all new developments.

This will set the standard for the appropriate mix of housing – such as addressing affordability issues, specialist needs, number of bedrooms, and custom or self-build housing.

The plan also sets out design criteria against which the appearance and functionality of new development is assessed. This includes policies which protect and support the conservation of the district's landscape and historic environment, which are key to providing a sense of place.

At the same time, the plan seeks to ensure that future development preserves and enhances the experience of existing communities.



How to view the consultation documents

Copies of the Draft Uttlesford Local Plan, the evidence base and background studies used in preparing the plan can be found on the council's website:

www.uttlesford.gov.uk/new-local-plan

Paper copies of the draft local plan document are available to view at local libraries and at Uttlesford District Council's offices in Saffron Walden.

Information point

An information point will be in place until 18 December. This will provide an overview of the proposals and details of how to respond to the consultation.

The information point is available during normal opening hours at:

Uttlesford District Council Offices
London Road
Saffron Walden
CB11 4ER



How to submit your views

There are a number of different ways to send in your comments:

• Online

Visit www.uttlesford.gov.uk/new-local-plan

This is the most convenient way of submitting comments and ensures you will be kept informed of future stages of plan preparation.

• Via email

Responses should be sent to localplaneuttlesford.gov.uk

A comments form is available to download from the website.

• Via post

A paper copy of the comments form can be used, which is available on the website, at the District Council offices and local libraries.

Written responses should be posted to: *Local Plan Team, Uttlesford District Council, London Road, Saffron Walden, CB11 4ER*

All consultation responses must be received by
5pm on 18 December

It is a requirement of the local plan process that comments can only be accepted if they are received in writing (online, email or post). Comments made verbally or anonymously cannot be accepted.

The council is obliged to make all representations available for public inspection on its website.





Uttlesford District Council Local Plan

Duty to Co-Operate Topic Paper

June 2024

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Great Dunmow	
Saffron Walden	
Stansted Mountfitchet	
Takeley	

1.0 Introduction

1.1 This topic paper is prepared to support the ‘Publication’ version (Regulation 19) Local Plan (here after referred to as the Local Plan) to help demonstrate how the Council has met its responsibility in accordance with the Duty-to-Cooperate (DtC) process as set out by the Localism Act 2011 and the National Planning Policy Framework.

1.2 The evidence and processes set out in this paper have helped to inform the preparation of the Local Plan ready for consultation. The Local Plan sets out the spatial strategy for Uttlesford, its key priorities and objectives for how it will deliver sustainable development up until 2041. It identifies the number of homes and jobs the area needs, and the associated infrastructure required to support this growth, including provision for retail, leisure and green and blue infrastructure, through the allocation of sites and development management policies.

1.3 A significant amount of work has taken place since the previous plan was withdrawn in 2020, including the initial issues and options consultation in 2021, the Draft Plan (Regulation 18) consultation in 2023, and an extensive collection and analysis of evidence base to inform the development and refinement of the Local Plan 2021 - 2041. The main steps undertaken include:

- Issues and options – 2021
- Call for sites – Early 2021
- Call for Sites Technical Consultation – December 2021
- Evidence base gathering and review, and plan preparation – 2021 – 2023
- Regulation 18 Draft Plan Consultation - Winter 2023
- Preparation of the ‘Publication’ version (Regulation 19) Local Plan and supporting evidence – First half of 2024

1.4 The next steps will be the publication of the Local Plan for consultation in Summer 2024 followed by submission of the Local Plan to the Secretary of State in December 2024. After submission, the Local Plan will be subject to Examination in Public by an independent Planning Inspector (or Inspectors) appointed by the Planning Inspectorate. This will determine if the Plan can be found sound and if the Council can move on to adopt it as part of the Statutory Development Plan for Uttlesford.

2.0 What is the Duty to Co-operate?

2.1 The Localism Act 2011 sets out the Duty to Co-operate (DtC) which applies to all local planning authorities, National Park authorities and County Councils in England and to a number of other public bodies (Section 110). The duty requires that councils set out planning policies to address strategic issues¹ and that councils and public bodies “engage constructively, actively and on an ongoing basis” to develop strategic policies. This should include considering joint working to determine where additional infrastructure is necessary,

¹ The Localism Act 2011 defines strategic matters as: (a) Sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas, and (b) Sustainable development or use of land in a two-tier area if the development or use - (i) is a county matter, or (ii) has or would have a significant impact on a county matter.

and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere. (Para.26, NPPF)

2.2 The Council is required to co-operate with certain organisations and neighbouring authorities on strategic planning matters. Collaboration will provide a strong basis to develop effective working arrangements to help prepare a sound plan and to assist in aspects of its delivery. We are required to demonstrate co-operation to the Local Plan Inspector both on the spatial strategy and plan policies. Early engagement and demonstrating co-operation with neighbours and the prescribed bodies are key to meeting the legal tests of the DtC.

2.3 The DtC does not necessarily require agreement. However, we will endeavour to co-operate on cross-boundary and strategic planning matters and will aim to seek agreement or areas of agreement through Statements of Common Ground (SoCG), as far as this is possible. We aim therefore to ensure we:

- are proactive and constructive in our co-operation on cross-boundary planning matters;
- achieve a legally 'sound' Local Plan in this respect; and
- help to facilitate effective strategic planning in the region¹.

2.4 Strategic planning refers to policies that address issues which cannot be dealt with by one local planning authority working alone but which will need to be addressed and delivered working together with neighbouring authorities and other bodies through other plans and strategies. Strategic issues can include:

- the provision of homes and jobs
- retail, leisure and economic development across a travel to work area
- the provision of infrastructure for transport, waste and minerals, water, energy generation, and telecommunications
- the provision of health, security, and local community infrastructure facilities, and
- climate change mitigation and adaptation, conservation protection and enhancement of the natural and historic environment, including our landscape and townscape.

2.5 While the duty does not apply to residents, developers, parish councils, our engagement with these organisations and others is essential to the development of the Local Plan. Details of this will be set out in the Statement of Community Involvement (SCI), except for developers, as this relates to the delivery of proposed allocated sites. Here it is proposed that Memoranda of Understanding (MoUs) will be used to assist in demonstrating to the Plan's Inspector that proposed sites can deliver the necessary infrastructure requirements, having worked constructively and on an on-going basis with the developer and landowner throughout the process of allocating the site and master-planning the design features of most importance, similarly to the DtC process.

2.6 It is important for the Examination in Public (EiP) stage of the Local Plan that Uttlesford District Council (UDC) can demonstrate the approach and process it followed to working with its prescribed bodies on strategic issues of a cross boundary nature, and that these are identified early in the process. This assists with showing the required co-operation between authorities on an on-going basis and what outcomes and actions have resulted that may have influenced the Plan. This goes towards demonstrating the Plan is sound. That is, positively prepared and effective.

2.7 Positively prepared – as set out in paragraph 35 of the NPPF means:

“...providing a strategy which, as a minimum, seeks to meet the areas objectively assessment needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development”.

2.8 Effective – as set out in paragraph 35 of the NPPF means:

“...deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the Statement of Common Ground”.

3.0 Statements of Common Ground

3.1 To demonstrate effective and on-going joint working, our Local Plan work includes Statements of Common Ground (SoCG) and Memorandums of Understanding (MoUs). These documents address strategic matters or issues of a common nature between UDC and a statutory body or organisation that are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, working towards areas of agreement.

3.2 Individual SoCG have been agreed to assist in the collaboration between the Council and the prescribed body to demonstrate that the Duty to Cooperate has taken place and clearly set out where we agree, where this is possible.

3.3 MoUs are being worked up with landowners and developers rather than SoCG, as they are not strictly DtC bodies in the delivery of proposed strategic allocated sites, the Council feel it important to demonstrate that cooperation has been continual throughout the plan making process to show delivery of its proposed allocated sites. This will ensure that the necessary development requirements, time scales and other build factors have been considered up front to assist in demonstrating deliverability of proposed development at the Examination in Public.

3.4 The signed SoCG are set out in Appendix 2, and MoUs are in Appendix 3 to help inform the Reg 19 Submission Plan.

4.0 Duty to Co-Operate Bodies

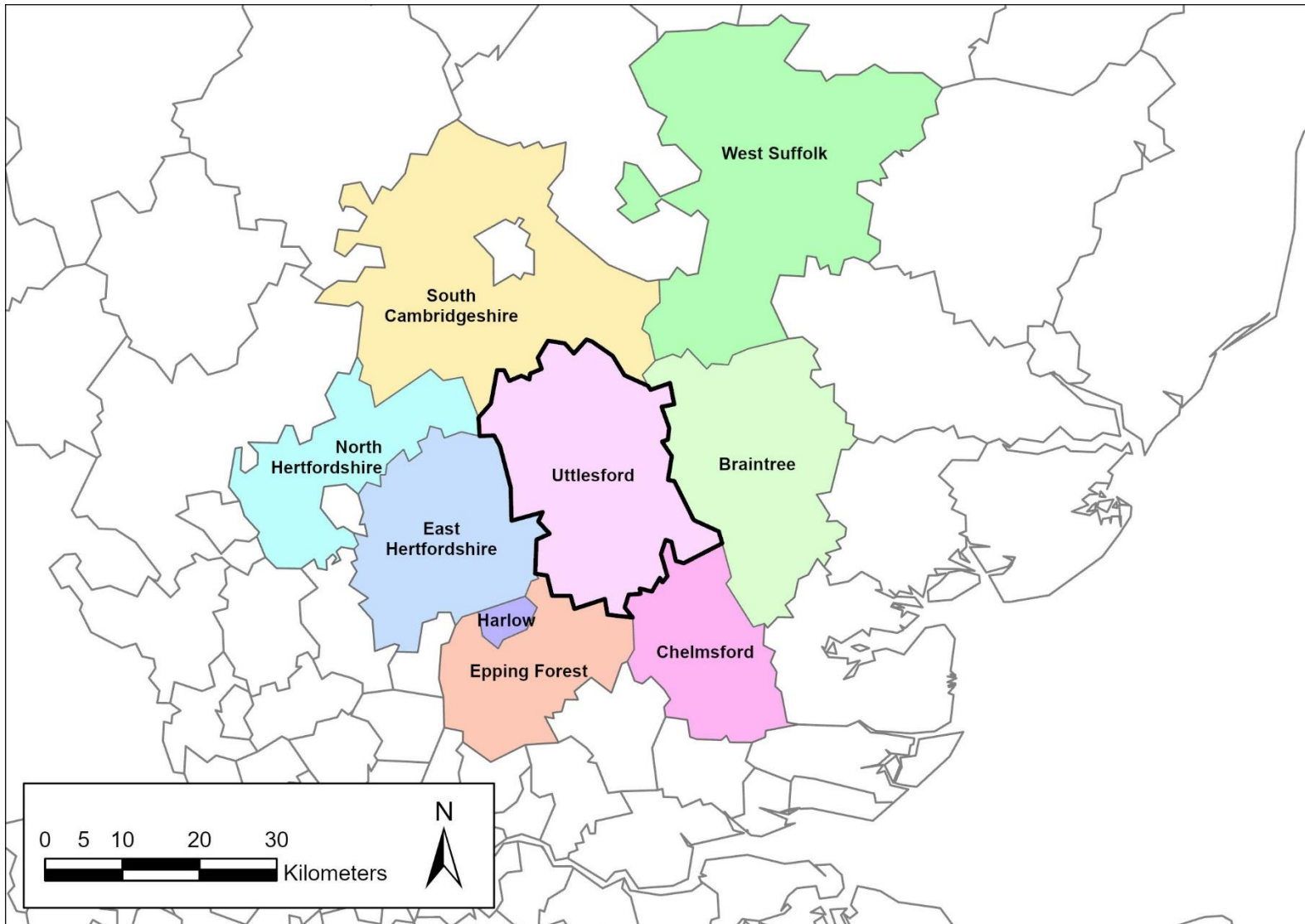
4.1 Uttlesford is adjoined by six local planning authorities. There are seven planning authorities that the duty most directly applies, and these are shown in context in Map 1 below, and are:

- Braintree District Council
- Chelmsford City Council
- East Hertfordshire District Council
- Epping Forest District Council
- Harlow District Council – although does not adjoin the boundary of Uttlesford
- North Hertfordshire District Council
- South Cambridgeshire District Council

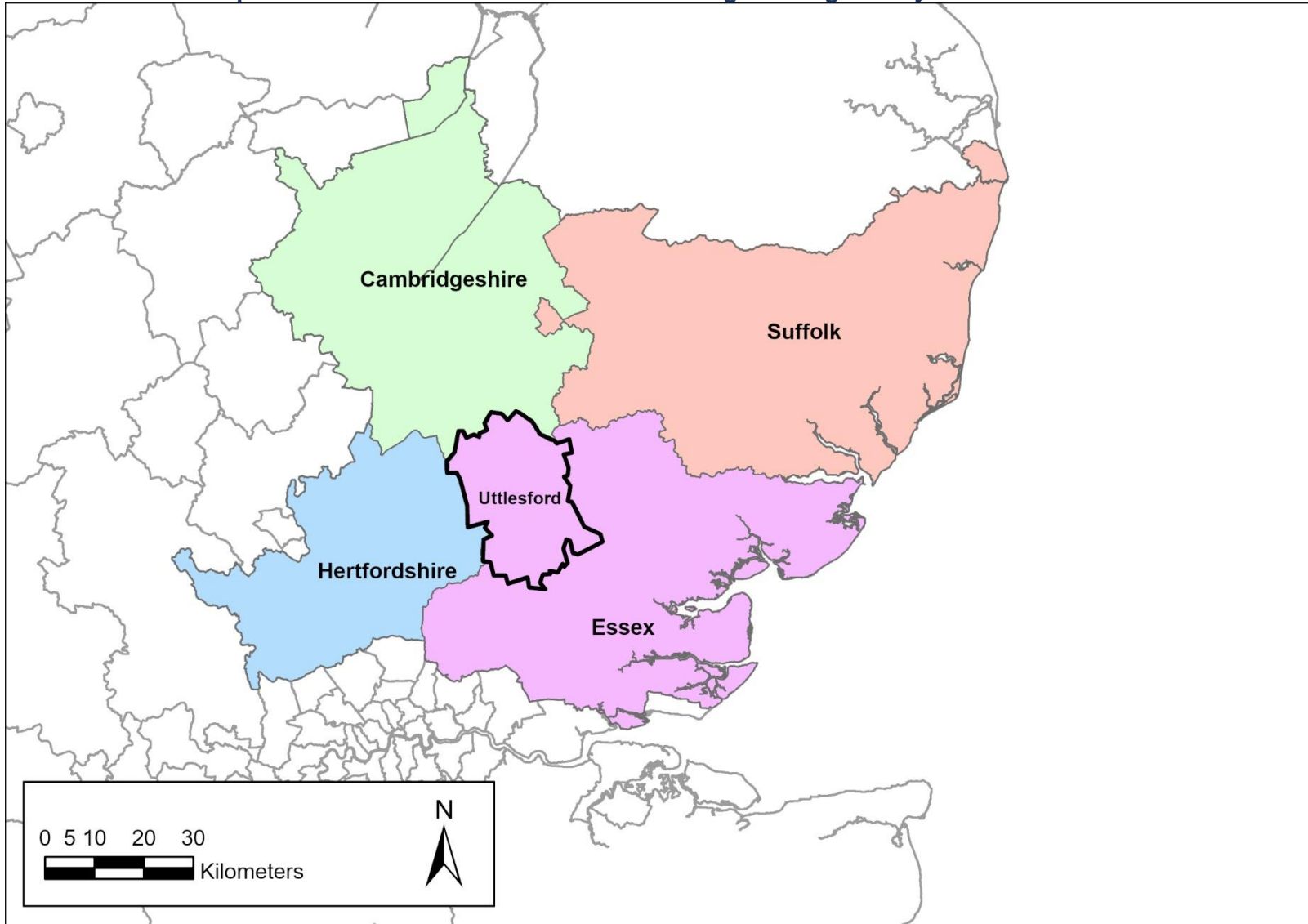
4.2 The County Councils of relevance include the following (and are shown in Map 2):

- Cambridgeshire County Council
- Essex County Council
- Hertfordshire County Council

Map 1: Uttlesford District in context with its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



4.3 Other prescribed bodies are identified in Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012². The list of prescribed bodies has been amended to include the Local Enterprise Partnership and the Local Nature Partnership³. However, the Council works with the North East Economic Board (NEEB) on economic strategies and the Essex Local Nature Partnership (LNP) on nature recovery and therefore these organisations have explained there is no need for a separate agreement with them. The other prescribed bodies of relevance to Uttlesford are:

- Environment Agency
- Historic England - Historic Buildings and Monuments Commission for England
- Natural England
- Civil Aviation Authority
- National Health Service/Integrated Care Board (HWEICB) that covers West Essex and Hertfordshire
- Office of Rail Regulation
- Integrated Transport Authority (Transport East)
- Highway Authority (Essex County Council)
- National Highways

4.4 Although not subject to the requirements of DtC, in addition to the above, we have and will continue to liaise with the following, as necessary:

- Active Travel England
- Essex Climate Action Commission. Advisory group of informed practitioners and decision makers directing on county-wide action to tackle climate change
- Essex Coast Recreation Disturbance Avoidance Mitigation Strategy (RAMS) Steering Group (partnership of Essex local authorities, County, Essex Wildlife Trust, Natural England, and RSPB)
- Essex Planning Officers Association (EPOA)
- Health and Wellbeing Board, Uttlesford Local Strategic Partnership
- National Trust
- North Essex Economic Board, on co-operation on strategic growth issues
- Manchester Airports Group (London Stansted Airport)
- Other North Essex authorities - Colchester, Maldon, Tendring
- Sewage Undertakers and Water supply providers (Affinity, Anglian and Thames Water)
- Sport England

5.0 Sustainability Appraisal

5.1 It is important in plan making that the options developed are tested through a Sustainability Appraisal (SA). This is a legal requirement of the plan process as set out in the Planning and Compulsory Purchase Act 2004 (as amended)³. This has taken place in accordance with planning practice guidance⁴ and alongside the preparation of the Plan. The

² <https://www.legislation.gov.uk/ukxi/2012/767/contents/made>

The Town and Country Planning (Local Planning) (England) (Amendments) Regulations 2012 are available at <http://www.legislation.gov.uk/ukxi/2012/2613/made>

[Planning and Compulsory Purchase Act 2004 \(legislation.gov.uk\)](https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal)
<https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

SA has helped to identify reasonable alternatives and refined the preferred options and informed the development of the Plan, as a whole. To ensure credibility and robustness of the process, the SA was carried out by independent consultants.

6.0 Strategic Issues, challenges and opportunities

6.1 We have identified several cross-boundary challenges and opportunities through the review of relevant plans and strategies, previous consultations, and ongoing engagement with our neighbouring authorities and prescribed bodies. These are summarised below:

Climate Change

6.2 The Council seeks to ensure that developments contribute to meeting local and national Climate Change targets including those set in the Council's Climate Crisis Strategy which has been agreed.⁵, recognising the characteristics of the District, with its dispersed settlement patterns, agrarian (cultivated land) uses and rural diversification, ecologically sensitive habitats and wildlife corridors, whose connectivity is important to complete and extend beyond the District's boundary. The Council has allocated £1m to support climate projects over the next 3 years focusing on key themes and priorities including:

- resources
- energy use
- planning and development
- transport
- council assets and operations
- natural environment
- adapting to the climate crisis

6.3 Adaptation and mitigation to Climate Change is essential to ensure we safeguard existing communities and new developments and seek opportunities to create new connections for wildlife and people. This can include, but is not limited to:

- flood risk mitigation measures, including working at the river catchment scale across district boundaries. This should incorporate protection from water pollution measures from all sources, such as the airport and major highways, protected areas and landscapes;
- providing strategic green and blue infrastructure (ecological networks) connecting people and wildlife to place and creating biodiversity net gain and environmental net gains;
- supporting proposals for renewable energy installations, subject to local safety and amenity considerations; and
- responding to the water scarcity issues locally, particularly in the protected Chalk Stream areas.

Housing

6.4 We need to follow a robust approach to meet the local housing needs of Uttlesford now and in the future, including a diverse range of affordable housing needs. The Council has

⁵ <https://www.uttlesford.gov.uk/climate-crisis-strategy>

engaged with its neighbouring authorities and as a result of those discussions, there is currently no requirement to meet any needs arising from neighbouring authorities in this plan period or vice versa. Uttlesford can meet its needs within its own administrative boundary.

6.5 This includes ensuring that the housing and employment development and accompanying infrastructure we plan for recognises the importance of achieving sustainable development, including, for example, ensuring that we maximise opportunities for sustainable travel choices.

6.6 It includes ensuring that the accommodation needs of the gypsy, traveller and travelling show people communities are planned for appropriately across the District, based on local identified need.

Transport

6.7 Uttlesford will require a transport network that addresses not only the needs of the residential and working population but will also need to address the impact that transport has on emissions and climate change. By promoting and facilitating the sustainable movement of people between their home, work, shops and services across Uttlesford, it will help to facilitate economic growth opportunities, inward investment, regeneration and contribute towards the delivery of sustainable development.

6.8 Proposing and supporting development which reduces the need to travel or promote the use of sustainable transport will support the district wide carbon reduction targets. This will be done by ensuring the local transport opportunities in the towns and villages are considered when locating new development to encourage a shift in behaviour to sustainable transport modes, including the prioritisation of sustainable transport choices in the strategic allocations.

6.9 It is important to recognise the strategic role that transport routes and infrastructure play regionally and nationally, including the M11, West Anglia Mainline rail and London Stansted Airport. The Council will ensure that planned growth across Uttlesford assesses the impact on the capacity and the performance of the Strategic Road Network (SRN) and the local road network, e.g., the A120, including an assessment of the impact on journey times and junction delays, and consider mitigation measures. (See Appendix 1 for Uttlesford's Strategic Connections).

6.10 London Stansted Airport is wholly located within Uttlesford and is owned and operated by Manchester Airports Group (MAG), who manage the airport infrastructure and are also the highway authority in relation to the roads within its boundary. Stansted Airport is Uttlesford's largest employer and makes a substantial contribution to the economy of the district and the East of England region.

In summary the strategic matters considered are:

- the continued operations at Stansted Airport as an international transport gateway
- accommodating future growth
- wider road and public transport links
- the proximity of new development to the airport (safeguarding) and the availability of an appropriately skilled workforce.

6.11 Although not directly a transport issue but associated with transport infrastructure, is the condition of Stansted Brook to the North of the Airport, which is reported to be in bad ecological status and is being monitored for pollutants. Other watercourses that transverse the Airport include Pincey Brook and The Bourne to the North of the Airport's boundary, which also need to be considered for water quality issues associated with runoff from hardstanding areas such as the Airport runways. It is therefore recognised that care needs to be taken to ensure that runoff from the runways and the highway network does not adversely affect water and ecological quality of the local environment.

Economy

6.12 The Local Plan will help to deliver the economic objectives of the North Essex Economic Board⁹, which works with authorities and organisations across mid and north Essex to make the area more prosperous for all. The board helps to improve skills; support business and develop economic strategies and increase inward investment.

6.13 We will ensure sufficient employment growth is allocated at strategic growth areas to complement proposed housing allocations in accordance with the identified need.

6.14 The Council will consider the impact of travel to work patterns, given Uttlesford's strategic geographical location in relation to the Cambridge and the London Innovation Corridor. Rail links, the road network to the Midlands and east coast ports, and the expanding and international airport mean that goods, services and people can contribute to the local economy. Working collaboratively with organisations responsible for interconnectivity will be vital to long term prosperity and growth.

6.15 The Local Plan will seek to expand existing employment areas; create new employment areas and policies supporting rural businesses.

Social Infrastructure

6.16 A central aspect of sustainable development is ensuring that sufficient community infrastructure, including education, health, sports, and cultural infrastructure is in place for the proposed growth across the District for the Plan period. This includes, for example, sports facilities with wider patronage, new primary and secondary schools, sixth form, early years, SEND provision, specialist health, green infrastructure and emergency services provision.

Physical Infrastructure

6.17 Through the Local Plan we will ensure that sufficient essential utilities are in place for the proposed growth across the District for the Plan period. For example, water supply and waste disposal provision, flood management schemes, broadband, telecommunications, and new transport infrastructure.

Hatfield Forest

6.18 A key aim of the Local Plan is to mitigate any potential impacts on Hatfield Forest from the proposed growth in the District. There are currently relatively limited opportunities to access areas of publicly accessible open space elsewhere in the Uttlesford, away from Hatfield Forest.

Essex Coast RAMS

6.19 We will continue to collect development levy fees for the Essex Coast RAMS, which offset impacts from developments in Uttlesford that may increase pressure on the coastline and its habitats on the east coast.

Minerals and waste planning

6.20 Minerals and waste planning is an Essex County Council function; however, Uttlesford District Council needs to ensure that proposed development does not impede the Essex Waste and Minerals Plans⁶ and ensure sufficient supply of natural resources and facilities are available to accommodate the proposed level of growth.

Statement of Compliance

6.21 Any important areas of co-operation and engagement activities during the preparation of this Local Plan 2021 – 2041 e.g., issues arising, decisions undertaken and justification for actions, are shown by Table 1: Significant cross-boundary issues relevant to the 'Publication' version (Regulation 19) Local Plan and how the Duty to Co-operate has been met.

6.22 Table 1 collates the evidence to demonstrate our Statement of Compliance for the Duty to Co-operate. It demonstrates how the issues covered in this report have been addressed, and how preferred strategic approaches and policies have been influenced by effective co-operation and joint working.

6.23 Each SoCG is accompanied by a detailed appendix of issues which sets out the individual comments stakeholders raised at the Regulation 18 Consultation or subsequently and provides a Council response to the issue to resolve the matter, where this has been possible. However, not all matters raised were cross boundary issues and therefore not reflected in this main DtC topic paper. No new strategic cross boundary matters were raised between Regulation 18 and the 'Publication' version (Regulation 19) Local Plan and therefore Table 1 below remains substantively the same as at Regulation 18 but has been updated to reflect the 'Publication' version (Regulation 19) Local Plan given updated evidence base and considering comments received.

⁶ <https://www.essex.gov.uk/planning-land-and-recycling/planning-and-development/minerals-and-waste-planning-policy/waste-local>

Table 1: Significant cross-boundary issues relevant to Reg 19 Publication Version and how the Duty to Co-operate has been met

Key cross-boundary issues	Evidence that has informed these issues	How the DtC has been met and how it has informed the 'Publication' version (Regulation 19) Local Plan 2041
Housing		
<p>We need to follow a robust approach to meet the local housing needs of Uttlesford now and in the future, including a diverse range of affordable housing needs. The Council has engaged with its neighbouring authorities and as a result of those discussions, there is currently no requirement to meet any needs arising from neighbouring authorities in this plan period or vice versa. Uttlesford can meet its needs within its own administrative boundary.</p>	<p>The Plan makes provision for at least 14,741 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.2%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.</p>	<p>We have liaised with our neighbouring authorities on the position of their local plans and their own objectively assessed needs.</p> <p>However, given the variety of stages that each local authority is at in bringing forward their Local Plans and the necessity for Uttlesford to have an up-to-date local plan, it is important the Plan is progressed quickly.</p> <p>There is no identified unmet housing need for Uttlesford to consider in this Plan, but this will be reviewed again in the future. It is anticipated that the Plan will be reviewed quickly, within five years from adoption.</p> <p>The quantum of development required in Uttlesford includes a sufficient buffer to ensure the Council can meet its 5-</p>

Key cross-boundary issues	Evidence that has informed these issues	How the DtC has been met and how it has informed the 'Publication' version (Regulation 19) Local Plan 2041
		<p>year housing land supply and meet the necessary affordable housing requirement in the District.</p> <p>The Publication Version of the Plan includes Strategic Policies setting out the quantum and distribution of housing development across the District. Other development management style policies and pick up on affordable housing requirements, including policies for Proposed Strategic Allocations.</p>

<p>This includes ensuring that the housing and employment development and accompanying infrastructure we plan for recognises the importance of achieving sustainable development, including, for example, ensuring that we maximise opportunities for sustainable travel choices.</p>	<p>Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 29th May 2024, ICENI). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.</p> <p>The transport modelling evidence and updated Local Housing Need Assessment (JG Consulting, May 2024) have been factored into ensuring proposed development locations are the most sustainable.</p>	<p>DtC has been undertaken with ECC on employment and transport matters. The districts have adopted the North Essex Economic Board new strategy, 2023.</p> <p>The quantum of employment proposed has been assessed against the housing need. Considering the locational requirements of strategically important locations for new development, new employment sites have been proposed for allocation that seek to meet the local need, although it is recognised that Stansted Airport, has a larger than local role, which is also addressed in the updated evidence.</p> <p>The Local Plan includes Strategic Policies setting out the quantum and distribution development across the District, including employment. Other development management policies and allocation policies include specific site requirements for Proposed Strategic Allocations.</p>
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<p>It includes ensuring that the accommodation needs of the gypsy, traveller and travelling show people communities are planned for appropriately across the District, based on local identified need.</p>	<p>A joint Gypsy, Traveller and Travelling Show People Accommodation Needs Assessment is being prepared with ECC. The Council is committed to working with ECC and its neighbouring authorities to ensure the needs of the Gypsy and Traveller community is met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities.</p>	<p>We will continue to work with ECC and our neighbouring local authorities in the preparation of evidence.</p> <p>The evidence is anticipated to show that Uttlesford's requirements for the community are reasonably low and can be addressed through good community engagement and planning.</p> <p>A policy will be included in the Reg 19 Plan that deals with the needs of the Gypsies, Travellers and Travelling Show People.</p> <p>SOCG have been sought and some signed with our neighbouring local authorities and county councils and ECC to assist in working towards this objective.</p>
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Transport		
<p>Uttlesford will require a transport network that addresses not only the needs of the residential and working population but will also need to address the impact that transport has on emissions and climate change. By promoting and facilitating the sustainable movement of people between their home, work, shops and services across Uttlesford, it will help to facilitate economic growth opportunities, inward investment, regeneration and contribute towards the delivery of sustainable development.</p>	<p>A comprehensive transport evidence base was commissioned by Uttlesford District Council to support and inform the Local Plan policies and proposals contained in the 'Publication' version Regulation 19 Local Plan. The evidence examines how sustainable transport can be delivered to support the growth in Uttlesford together with the technical assessments of impacts of growth proposals on the highway network.</p>	<p>A number of separate DtC meetings have been held with Essex Highways, National Highways, Network Rail and Manchester Airport Group in relation to transport considerations in Uttlesford.</p> <p>These partners have been involved in the production of the evidence base and have seen the merging draft Local Plan and, where possible, given the opportunity to comment on draft policies/proposals.</p> <p>We will continue to work with ECC, our neighbouring local authorities and other transport authorities such as National Highways and Stansted Airport in the preparation of evidence.</p>
<p>Proposing and supporting development which reduces the need to travel or promote the use of sustainable transport will support the district wide carbon reduction targets. This will be done by ensuring the local transport opportunities in the towns and villages are considered when locating new development to</p>	<p>The Local Plan transport evidence considers how best to address the transport challenges in Uttlesford and particularly how policies can reduce the need to travel or promote the use of sustainable transport, which in turn, support the district-wide carbon reduction targets. The evidence led policy approach intends to ensure the sustainable transport opportunities in the towns and villages have been prioritised when locating new development to encourage a shift in behaviour to sustainable transport modes, including the prioritisation of sustainable transport choices in the strategic allocations.</p> <p>This approach is supported by the following evidence documents:</p> <ul style="list-style-type: none"> Local Plan Sustainable Transport. ITP. July 2024 	<p>A number of separate DtC meetings have been held with Essex Highways, National Highways, Network Rail and Manchester Airport Group in relation to transport considerations in Uttlesford.</p> <p>These partners have been involved in the production of the evidence base and have seen the merging draft Local Plan and, where possible, given the</p>

<p>encourage a shift in behaviour to sustainable transport modes, including the prioritisation of sustainable transport choices in the strategic allocations.</p>	<ul style="list-style-type: none"> • Local Cycling and Walking Infrastructure Plan. PJA. July 2024 • A120 Corridor Study. Essex Highways. May 2024 • Shared Transport in New Developments. CoMoUK. April 2024 <p>The LCWIP was produced in collaboration with ECC and ECC will be supporting UDC with future planned consultation.</p> <p>The A120 Corridor Study was jointly commissioned between UDC and ECC with Essex Highways producing the outputs and report.</p> <p>Integrated Transport Planning Ltd (ITP) was appointed by Uttlesford District Council (UDC) in April 2024 to provide support with preparing sustainable transport and accessibility evidence to inform the Local Plan.</p> <p>The ITP report provides a detailed and robust sustainable transport evidence base and strategy which substantially informs policies and approach to transport in the Local Plan. This work also concluded the sustainable transport policies in the Local Plan align with both local and national policy.</p> <p>The current 2011 Essex Local Transport Plan emphasises the prioritisation of sustainable travel options. A new Local Transport Plan is currently being produced and will focus on sustainable transport and the enhancement of Essex's strategic transport connectivity.</p>	<p>opportunity to comment on draft policies/proposals.</p> <p>We will continue to work with ECC, our neighbouring local authorities and other transport authorities such as National Highways and MAG in the preparation of evidence.</p>
<p>It is important to recognise the strategic role that transport routes and infrastructure play regionally and nationally, including the M11, West Anglia Mainline rail and</p>	<p>A comprehensive transport evidence base was commissioned by Uttlesford District Council to support and inform the Local Plan policies and proposals contained in the 'Publication' version Regulation 19 Local Plan. The evidence examines how sustainable transport can be delivered to support the growth in Uttlesford together with the technical assessments of impacts of growth proposals on the highway network.</p>	<p>A number of DtC meetings have been held with National Highways in connection with the Strategic Road Network (SRN) and J8 and J9 of the M11; ECC, as the Highways</p>

<p>London Stansted Airport. The Council will ensure that planned growth across Uttlesford assesses the impact on the capacity and the performance of the Strategic Road Network (SRN) and the local road network, e.g., the A120, including an assessment of the impact on journey times and junction delays, and consider mitigation measures. (See Appendix 1 for Uttlesford's Strategic Connections).</p>	<p>The current 2011 Essex Local Transport of sustainable travel options. A new Local Transport Plan is currently being produced and will focus on sustainable transport and the enhancement of Essex's strategic transport connectivity.</p> <p>Previous consultation responses raised concerns about congestion (i.e., queueing traffic) and issues on the road network, particularly around the junctions of the M11 and the A120.</p> <p>These issues are historical over a 20-year period or more from cumulative growth over that time. Development that has occurred in other areas outside of Uttlesford feeds onto the same Strategic Road Network exasperating the issues. Similar issues affect the rail network. These challenges will not be able to be overcome quickly or through one Local Plan period or indeed at one district council level.</p> <p>The transport modelling that Uttlesford has undertaken as part of its evidence base will consider and assess these cumulative factors.</p> <p>Transport East have developed a Transport Strategy to 2050¹². It seeks to improve connections and new infrastructure and make life better for everyone. They have 4 key priorities: To decarbonise transport; connect growing places; energise coastal and rural communities; and better connect ports and airports to provide a Global Gateway.</p>	<p>Authority in connection with the local road network and Network Rail, since the withdrawal of the last Local Plan in 2020.</p> <p>National Highways have been involved in the production of the evidence base since inception and have seen numerous draft evidence reports and outputs prior to production/publication. The transport evidence provides the proportionate and appropriate technical assessment of impacts of growth proposals on the highway network. Strategic policies and Proposed Strategic Allocations will incorporate mitigation requirements to ensure that as many opportunities are provided for sustainable and active modes of travel for existing and new residents and businesses as possible. This modal shift away from the car to alternative modes of travel will have multiple benefits for people, the environment and the places in which people live and work and is vital to the success of the reduction and easement on the SRN.</p>
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		<p>SOCG are in preparation with National Highways and Network Rail, as the time of writing, to assist in working towards these objectives and MoU with any relevant landowners and developers of Proposed Strategic Allocations will follow in due course.</p>
<p>London Stansted Airport is wholly located within Uttlesford and is owned and operated by Manchester Airports Group (MAG), who manage the airport infrastructure and are also the highway authority in relation to the roads within its boundary.</p> <p>Stansted Airport is Uttlesford's largest employer and makes a substantial contribution to the economy of the district and the East of England region.</p> <p>In summary the strategic matters considered are:</p> <ul style="list-style-type: none"> the continued operations at Stansted Airport as an international 	<p>A comprehensive transport evidence base was commissioned by Uttlesford District Council to support and inform the Local Plan policies and proposals contained in the 'Publication' version Regulation 19 Local Plan. The evidence examines how sustainable transport can be delivered to support the growth in Uttlesford together with the technical assessments of impacts of growth proposals on the highway network.</p> <p>The Local Plan transport evidence includes consideration of how London Stansted Airport can be enhanced to become a multi-modal transport interchange and how active travel links can be improved between communities and the transport infrastructure and employment opportunities at the airport.</p>	<p>A number of sperate DtC meetings have been held with Manchester Airport Group in relation to all of the transport considerations at the airport and beyond.</p> <p>MAG have seen draft Local Plan work and, where possible, given the opportunity to comment on draft policies/proposals.</p> <p>We will continue to work with MAG in the preparation of evidence.</p> <p>A SOCG are in preparation with MAG, as the time of writing, to assist in working towards agreement on the strategic matters.</p>

<p>transport gateway</p> <ul style="list-style-type: none"> • accommodating future growth • wider road and public transport links • the proximity of new development to the airport (safeguarding) and <p>the availability of an appropriately skilled workforce.</p>		
<p>Although not directly a transport issue but associated with transport infrastructure, is the condition of Stansted Brook to the North of the Airport, which is reported to be in bad ecological status and is being monitored for pollutants. Other watercourses that transverse the Airport include Pincey Brook and The Bourne to the North of the Airport's boundary, which also need to be considered for water quality issues associated with runoff from hardstanding</p>	<p>Stansted Airport is London's third largest airport and the UK's fourth largest and is in the south of Uttlesford. It is a major employer for the area and generates a lot of economic value locally and to the wider region. There is existing planning consent on site for various planning permissions to be undertaken and the Local Plan needs to enable these to continue whilst ensuring the safety and well-being of residents and the natural environment.</p> <p>The primary strategies of relevance at the airport is the sustainable development plan and surface access strategy¹⁶, which is due to be updated in late 2023. This sets out aspects that planning proposals in the Local Plan will be required to adhere to.</p>	<p>DtC meetings have been held regularly with Manchester Airport Group (MAG) (owners of London Stansted Airport). The policy approach to the airport in the Local Plan reflects comments made by MAG and ECC and aims to address environmental issues at the airport.</p> <p>since the withdrawal of the previous Local Plan in 2020. Engagement with the Environment Agency (EA) on pollution matters is also being enacted.</p> <p>The Regulation 19 Publication Local Plan includes a policy</p>

<p>areas such as the Airport runways. It is therefore recognised that care needs to be taken to ensure that runoff from the runways and the highway network does not adversely affect water and ecological quality of the local environment.</p>		<p>regarding Noise (Core Policy 44) and Stansted Airport Countryside Protection Zone (Core Policy 12). Proposed strategic allocations are not allocated in areas that are sensitive to issues regarding the airport.</p> <p>Where possible, local plan policies and proposed strategic allocations are seeking to include sustainable and active modes of travel linkages to and from the airport to improve routes for those that work at the airport and may travel from there from the local area.</p> <p>Improvements in air and water quality from surface water runoff is hoped to be achieved through joint working to improve the quality of local watercourses and the general local environment. SOCG are in preparation with MAG and the EA, and MoU with landowners and developers of relevant proposed strategic allocations will follow in due course to assist in meeting these objectives.</p>
<p>Economy</p>		
<p>The Local Plan will help to deliver</p>	<p>The employment evidence sets out the demographics for the area and</p>	<p>DtC meetings have been held</p>

<p>the economic objectives of the North Essex Economic Board⁹, which works with authorities and organisations across mid and north Essex to make the area more prosperous for all. The board helps to improve skills; support business and develop economic strategies and increase inward investment.</p>	<p>the various sectors. It identifies Uttlesford’s research and development need to be 27.7ha and industrial development need as 52.2ha for the plan period up until 2041.</p> <p>The Local Plan seeks to allocate five Strategic Employment Sites. These are in the most suitable locations in accordance with the updated Economic Needs Assessment for Uttlesford and should contribute to the North Essex Economic Board objective to increase prosperity, skills, support business and increase inward investment.</p>	<p>with ECC, North Essex Economic Board (NEEB) and relevant landowners and developers since the withdrawal of the previous local plan in 2020.</p> <p>The Local Plan includes Strategic Employment Allocations in sustainable locations to meet the needs of the local area whilst also recognising the wider regional connections.</p> <p>A combination of proposed strategic allocations seeks to provide a total of 54.3ha of strategic employment land.</p> <p>Other employment policies that promote development at existing employment sites include:</p> <p>Core Policy 45: Protection of Existing Employment Space</p> <p>Core Policy 46: Development at Allocated Employment Sites</p> <p>Core Policy 47: Ancillary Uses on Existing or Allocated Employment Sites</p> <p>Core Policy 49 Employment</p>
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		<p>and Training</p> <p>SOCG have been sought with ECC and NEEB, and MoU with relevant landowners and developers will follow in due course, to assist in meeting this objective.</p>
<p>We will ensure sufficient employment growth is allocated at strategic growth areas to complement proposed housing allocations in accordance with the identified need.</p>	<p>The employment evidence identifies the quantum of development that is required across the district (52.1ha of employment land) up until 2041 and that has been informed by the Local Housing Needs Assessment for Uttlesford (March 2023). This ensures that the level of strategic employment growth is proportionate to local need. In addition, regard has been given to the regional context given Uttlesford’s context with Cambridge and London, as set out by the North Essex Economic Board and therefore the economic growth potential and housing demand likely to result from it.</p>	<p>DtC meetings have been held with our neighbouring local authorities, county councils, ECC and North Essex Economic Board (NEEB), and relevant landowners and developers since the withdrawal of the previous local plan in 2020.</p> <p>The Local Plan includes Strategic Employment Allocations in suitable locations to meet the needs of the local area. These include:</p> <p>Strategic Employment Allocations at the following locations:</p> <ul style="list-style-type: none"> • Chesterford Research Park • Saffron Walden • Between Takeley and Great Dunmow • West Takeley • Gaunts End <p>These are consistent with the spatial strategy and proposed</p>

		<p>location of Strategic Housing Allocations and other infrastructure requirements to ensure the sustainable location and effective use of land.</p> <p>SOCG have been signed with some of our neighbouring local authorities, others are in preparation, including with ECC and NEEB. MoU with relevant landowners and developers will follow in due course. These will all assist in meeting these objectives.</p>
<p>The Council will consider the impact of travel to work patterns, given Uttlesford's strategic geographical location in relation to the Cambridge and the London Innovation Corridor. Rail links, the road network to the Midlands and east coast ports, and the expanding and international airport mean that goods, services and people can contribute to the local economy. Working collaboratively with organisations responsible for interconnectivity will be vital to long term prosperity and growth.</p>	<p>Travel to work patterns are considered in the employment evidence.</p> <p>The UK Innovation Corridor includes Harlow Town and Essex County. It includes high- tech innovation centres and is a place for health innovation, academics, researchers, consultants and clinicians for prototyping, clinical trials and testing. It includes Stansted Airport and its new terminal and Great Chesterford Research Park which is an integral part of the south Cambridgeshire Biotech Cluster, an investment ready opportunity Research and Development Centre, which hosts Astra Zeneca.</p> <p>200 international destinations are covered from London Stansted and £8 billion of cargo per year. It has planning consent to serve up to 43 million passengers a year and can support new and innovative services.</p> <p>A growing range of transport links and close proximity to the M11 and A120 as well as direct trains to Cambridge and London. (Sources: https://innovationcorridor.uk/about https://innovationcorridor.uk/assets/pdf/Innovation%20Core%20FINAL.pdf)</p>	<p>DtC meetings have been held with MAG as a key landowner at Stansted Airport and as an important transport hub in the south of the district. DtC meetings with National Highways and ECC as the Highways Authority and Network Rail have taken place too.</p> <p>The Local Plan includes Strategic Transport Policies that seek to ensure delivery of the necessary infrastructure to support the proposed development in the Plan. Such as Core Policy 26 Providing for Sustainable Transport and Connectivity</p>

		<p>and Core Policy 27 Assessing the Impact of Development on Transport Infrastructure.</p> <p>SOCG are in preparation with MAG, National Highways, ECC, and Network Rail to assist in meeting these objectives.</p>
<p>The Local Plan will seek to expand existing employment areas; create new employment areas and policies supporting rural businesses.</p>	<p>The employment evidence sets out the demographics for the area and the various sectors. The Local Plan seeks to allocate five Strategic Employment Sites. These are in the most appropriate locations in accordance with updated evidence and should contribute to the North Essex Economic Board objective to increase prosperity, skills, support business and increase inward investment, including the objectives of the Sustainable Development Plan and Surface Access Strategy¹⁸, for Stansted Airport, which is being updated in late 2023. This sets out aspects that planning proposals in the Local Plan will be required to adhere to.</p> <p>The needs of the rural economy are also made clear in the employment evidence and criteria-based policy is proposed to support proposals in the plan period. The Proposed Employment and Housing Strategic Allocations are located such to support their rural hinterlands.</p>	<p>DtC meetings have been held with MAG in connection with employment opportunities at Stansted Airport. Discussions with relevant landowners and developers have taken place for rural development opportunities.</p> <p>Strategic Employment Sites have been allocated at:</p> <ul style="list-style-type: none"> • Chesterford Research Park • Gaunts End • Between Takeley and Great Dunmow • Saffron Walden • Takeley <p>SOCG are in preparation with MAG and MoU with landowners and developers with follow in due course, to assist in meeting these objectives.</p>

Climate Change		
<p>The Council seeks to ensure that developments contribute to meeting local and national Climate Change targets including those set in the Council's Climate Crisis Strategy which has been agreed.⁷, recognising the characteristics of the District, with its dispersed settlement patterns, agrarian (cultivated land) uses and rural diversification, ecologically sensitive habitats and wildlife corridors, whose connectivity is important to complete and extend beyond the District's boundary. The Council has allocated £1m to support climate projects over the next 3 years focusing on key themes and priorities including:</p> <ul style="list-style-type: none"> • resources • energy use • planning and development • transport • council assets and 	<p>The Climate Crisis Strategy 2021 – 2030⁸ lays out the key themes and priorities. Those relevant to the Local Plan include, energy use, planning and development, transport, natural environment and adapting to the climate crisis. Our priorities are to reduce energy use and limit carbon emissions; make new and existing homes and buildings energy efficient; work with others to organise transport solutions; protect the natural environment; and adapt to the climate crisis.</p> <p>The Strategic Flood Risk Assessment (November 2021) highlights the issues around the District from all sources of flooding. Pollution records from the Environment Agency show where there are issues on some of the District rivers. The sources of contamination may derive in part from the runways of Stansted Airport and the main transport routes such as the M11 and A120. Other land uses such as agricultural land practices are also likely.</p> <p>The Uttlesford Green Infrastructure Strategy provides a framework for the Local Plan and its spatial strategy and proposed strategic allocations for site requirement specifications. It is in line with the Essex GI Strategy and both meet the requirements of Natural England guidance and national policy, including on requirements around Biodiversity Net Gain. The Council is seeking to achieve a higher 20% target than the statutory 10% minimum and the evidence for this is provided by Bio-regional.</p> <p>Renewable energy when appropriately located and installed will contribute to a sustainable supply of electricity to aid the reduction in carbon emissions and provide greater energy security. This will be set out in the proposed Uttlesford Renewable Energy Strategy.</p> <p>The Uttlesford Chalk Stream evidence 2024 states that the north-eastern part of the District is drained by two chalk streams, the River Stort and River Cam, and their tributaries. Broadly defined as a river that derives most of its flow from chalk-fed groundwater, chalk streams flow from</p>	<p>DtC meetings have been held with ECC Environment and Drainage Teams, Natural England, the Environment Agency and Essex LNP. Discussions with landowners and developers have been held to incorporate these in Proposed Strategic Allocations.</p> <p>The Local Plan includes ambitious, but achievable policies to ensure new development meets very high standards of carbon reduction and sustainable energy use, in accordance with emerging ECC policies and guidance and the Council's own evidence.</p> <p>The Local Plan contains policies on flood mitigation and adaptation such as incorporating SuDS into developments.</p> <p>A Strategic GI Policy will ensure that developments consider strategic infrastructure upfront in all development. The proposed</p>

⁷ <https://www.uttlesford.gov.uk/climate-crisis-strategy>

⁸ <https://www.uttlesford.gov.uk/climate-crisis-strategy>

<ul style="list-style-type: none"> • operations • natural environment • adapting to the climate crisis <p>Adaptation and mitigation to Climate Change is essential to ensure we safeguard existing communities and new developments and seek opportunities to create new connections for wildlife and people. This can include, but is not limited to:</p> <ul style="list-style-type: none"> ▪ flood risk mitigation measures, including working at the river catchment scale across district boundaries. This should incorporate protection from water pollution measures from all sources, such as the airport and major highways, protected areas and landscapes ▪ providing strategic green and blue infrastructure ▪ (ecological networks) connecting people and wildlife to place and creating biodiversity net gain and environmental net gains ▪ supporting proposals for renewable energy 	<p>chalk aquifers, stores of underground water that are replenished when it rains.</p> <p>Balancing the needs of people and the environment is a challenge and it is getting harder due to climate change. Population growth, particularly in the south and east of England, means that more water is required at a time when climate change is reducing the amount of water that is available.</p> <p>One of the evidence base 9 recommendations was to – Continue to and strengthen existing partnerships with our neighbouring authorities and other stakeholders to define coordinated policies for chalk stream protection.</p>	<p>strategic allocations are required to utilise the GI Strategy to incorporate its principles into their masterplans. Strategic allocation policies also reflect these in site requirements.</p> <p>The Local Plan includes a policy on:</p> <ul style="list-style-type: none"> Net Zero Operational Carbon Development (Core Policy 22) Renewable Energy Infrastructure (Core Policy 25) Water Supply and Protection of Water Resources (Core policy 34) Watercourses Protection and Enhancement (Core Policy 35) Flood Risk (Policy 36) Sustainable Drainage Systems (Core Policy 37) Green and Blue Infrastructure (Core Policy 39) Biodiversity and Nature Recovery (Core Policy 40) <p>SOCG are in preparation with ECC, the EA and Essex LNP, and MoU with landowners and developers will follow in due course. These will assist in meeting these objectives.</p>
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<p>installations subject to local safety and amenity considerations, and</p> <ul style="list-style-type: none">▪ responding to the water scarcity issues locally, particularly in the protected Chalk Stream areas.		
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<p>Ensure that developments contribute to meeting local and national Climate Change targets including those set in the Council's Climate Crisis Strategy which has been agreed¹⁰, recognising the characteristics of the District, with its dispersed settlement patterns, agrarian (cultivated land) uses and rural diversification, ecologically sensitive habitats and wildlife corridors, whose connectivity is important to complete and extend beyond the District's boundary. It allocated £1m to support climate projects over the next years focusing on key themes and priorities including:</p> <ul style="list-style-type: none"> • resources • energy use • planning and development • transport • council assets and operations • natural environment • adapting to the climate crisis 	<p>The Council has commissioned consultancy advice on the ability for local authorities to exceed Building Regulations and the Government's Future Homes Standards in relation to minimising energy required in new homes. There is growing evidence that significant reduction in the use of energy and space heating has minimal impact on the cost and viability of new building but has a significant impact on the operational use of energy. Furthermore, forward thinking councils committed to directly addressing climate change, have begun to address the issue of carbon emissions through policy to reduce the impact of embodied carbon, the material and processes used in construction. Several councils across the country and in Essex are beginning to adopt challenging energy and climate change policies. This is reliably backed by strong evidence by reputable companies to determine the specific standards that can be achieved for different building types. Essex County Council is one such commissioning authority which has links on this topic with other councils in the region such as Suffolk and Cambridgeshire.</p>	<p>Uttlesford District Council has regular exchange on climate change, water and energy usage through the Essex Planning Officer Association and the district council climate change planning policy group as well as regular County-led meetings on water and biodiversity, all useful places for exchange. Regular contact with Essex County Council's Climate and Planning Unit has ensured close alignment between the county's policy stance on climate change and energy matters and their formal DtC support for the relevant policies at Regulation 18. The Regulation 19 Submission Version of the Plan has been influenced by their input and research by the Essex County Council and benefits from commissioned specialist consultants.</p>
<p>Hatfield Forest</p>		

<p>A key aim of the Local Plan is to mitigate any potential impacts on Hatfield Forest from the proposed growth in the District. There are currently relatively limited opportunities to access areas of publicly accessible open space elsewhere in the Uttlesford, away from Hatfield Forest.</p>	<p>Communications from Natural England represent evidence regarding Hatfield Forest. The letter dated 5 April 2019 (in connection with the now withdrawn plan) sets out the aspects local plans should consider regarding recreational pressure on Hatfield Forest.</p> <p>Hatfield Forest is both a SSSI and NNR, supporting an ancient forest mosaic of wood pasture, coppice, old grassland plains and wetlands, that collectively support grassland, woodland, wetland habitat features and notable assemblages of veteran trees, invertebrates, fungi, lichen and breeding birds. (https://www.placeservices.co.uk/projects/hatfield-forestconservation-management-plan/). The site is owned and managed by the National Trust.</p> <p>Footprint Ecology carried out a visitor survey to understand the recreational pressures on Hatfield Forest, to better understand their activities within the Forest, and importantly where visitors originate.</p> <p>A Zone of Influence from the boundary of the SSSI/NNR has been determined at 11.1km within which future developments will be expected to financially contribute towards recreational pressure at the Forest, to ensure that a package of mitigation measures is able to be brought forward.</p>	<p>DtC meetings have been held with NE, National Trust (as landowner) and the neighbouring authorities within the Hatfield Forest Zone of Influence.</p> <p>The Local Plan has a policy ensuring that developments contribute a levy, should they fall within the Zone of Influence.</p> <p>UDC are also ensuring that alternative green space in accordance with NE ANGST guidance are available, including via the proposed allocation of a new Country Park(s) and enhancement of existing ones, such as the Flitch Way. All developments will have to include GI principles in line with the Uttlesford GI Strategy. SoCG are in preparation with NE, the National Trust, and our neighbouring local planning authorities and MoU with developers too. These will assist in meeting these objectives.</p>
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Essex Coast RAMS		
<p>We will continue to collect development levy fees for the Essex Coast RAMS, which offset impacts from developments in Uttlesford that may increase pressure on the coastline and its habitats on the east coast.</p>	<p>UDC adopted the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document (SPD), May 2020 on 9 September 2020.</p> <p>The RAMS SPD focuses on the mitigation that is necessary to protect the wildlife of the Essex Coast from the increased visitor pressure associated with new residential development in-combination with other plans and projects, and how this mitigation will be funded. The RAMS SPD sets out the guidance to be followed in the determination of planning applications and formalises the arrangements for securing the developer contributions for new qualifying residential development.</p> <p>The Local Plan will have an HRA to support its preparation. The existing arrangements in place for the Essex Coast RAMS will remain, and a policy included in the Local Plan continues to ensure future developments meet with the requirements.</p>	<p>DtC meetings have been held with the Essex Coast RAMS Group, which include NE.</p> <p>Core Policy 38 (Sites Designated for Biodiversity or Geology) in the Local Plan ensures that developer contributions are secured for those schemes that may impact on the Essex Coast RAMS.</p> <p>SoCG are being prepared with each of our neighbouring local authorities and county councils, and Natural England that are in partnership with the Essex Coast RAMS Group, to assist in meeting these objectives.</p>

Social Infrastructure		
<p>A central aspect of sustainable development is ensuring that sufficient community infrastructure, including education, health, sports, and cultural infrastructure is in place for the proposed growth across the District for the Plan period. This includes, for example, sports facilities with wider patronage, new primary and secondary schools, sixth form, early years, SEND provision, specialist health, green infrastructure and emergency services provision.</p>	<p>Through continual engagement with ECC the main infrastructure requirements of the Plan have been considered as it has developed over time, particularly for education and health needs in conjunction with the quantum of housing need. Individual Strategic Proposed Allocations have been discussed, as and where necessary with key stakeholders where significant infrastructure requirements such as a new school might be required to deliver the level of growth proposed. This has helped to determine the best position of the facility and who it would serve in the community or wider area, as may be relevant. This is also the case for health provision ensuring the necessary infrastructure is provided in the right place and at the right time to meet the requirements of existing and new residents and communities.</p> <p>In addition, the Council has evidence to support the requirements for open space, indoor and built sports facilities and playing pitches which has informed the requirements for the proposed strategic allocations and potential contributions and inputted into the IDP and viability of the Plan.</p>	<p>DtC meetings have been held with ECC, the health board and Sport England. Discussions with landowners and developers have also taken place and Masterplans drawn up for proposed strategic allocations and site requirement policies developed for each.</p> <p>The Local Plan has a Core Policy 5 Providing Supporting Infrastructure and Services, but also includes specific policies on:</p> <p>Planning for Health – Core Policy 66, and Open Space, Sport and Recreation - Core Policy 67.</p> <p>SOCG are in preparation with each of the key stakeholders including MoU with relevant landowners and developers to demonstrate engagement. These will assist in meeting these objectives.</p>

Physical Infrastructure		
<p>Through the Local Plan we will ensure that sufficient essential utilities are in place for the proposed growth across the District for the Plan period. For example, water supply and waste disposal provision, flood management schemes, broadband, telecommunications, and new transport infrastructure.</p>	<p>Through continual engagement with the EA, utility companies and ECC on transport matters, the main infrastructure requirements of the Plan have been considered as it has developed over time, particularly for water issues, including flooding matters, and transport improvement schemes and have been considered in conjunction with the quantum of housing need.</p> <p>Individual Strategic Proposed Allocations have been discussed, as and where necessary with key stakeholders where significant infrastructure requirements may be needed such as in flood mitigation measures or transport improvement schemes and therefore to deliver the level of growth proposed. This has helped to ensure the physical infrastructure needs of developments are provided in the right place at the right time to meet the requirements of existing and new residents and communities.</p>	<p>DtC meetings have been held with ECC, the EA, and utility companies, including Affinity Water, Thames Water and Anglian Water. Discussions with landowners and developers have also taken place and Masterplans drawn up for proposed strategic allocations and site requirement policies developed for each.</p> <p>The Local Plan has a Core Policy 5 Providing Supporting Infrastructure and Services, but specific policies on:</p> <p>Planning for Health – Core Policy 66, and Open space, Sport and Recreation - Core Policy 67.</p> <p>SoCG are in preparation with each of the key stakeholders including MoU with relevant landowners and developers to demonstrate engagement. These will assist in meeting these objectives.</p>

Minerals and waste planning		
<p>Minerals and waste planning is an Essex County Council function; however, Uttlesford District Council needs to ensure that proposed development does not impede the Essex Waste and Minerals Plans⁹ and ensure sufficient supply of natural resources and facilities are available to accommodate the proposed level of growth.</p>	<p>The Essex Minerals and Waste Plans provide details of where mineral safeguarding sites and recycling facilities etc., are. The spatial strategy and Proposed Strategic Allocations have taken these into consideration.</p> <p>Policies in the Local Plan will address the requirement for construction materials to be recycled and sourced from a local supplier and meet with the necessary environmental standards, as set out in the Essex Minerals and Waste Plans.</p>	<p>DtC meetings have been held with ECC Waste and Minerals Team and Hertfordshire County Council (HCC).</p> <p>Discussions have included sharing the quantum of growth proposed to ensure ECC and HCC where comfortable with the supply and demand of natural resources.</p> <p>SoCG are in preparation with ECC and Herts County Council and will assist in meeting these objectives.</p>

⁹ <https://www.essex.gov.uk/planning-land-and-recycling/planning-and-development/minerals-and-waste-planning-policy/waste-local>

7.0 Conclusion

7.1 This topic paper summarises the steps that UDC have taken in preparing the 'Publication' version (Regulation 19) Local Plan to meet the requirements of the Duty to Co-Operate. The content of the Local Plan has been informed by the plans of neighbouring authorities and other key stakeholders, where relevant, responses to previous consultations, and on-going engagement since the withdrawal of the previous local plan in 2020.

7.2 The topic paper has identified a few areas where the Local Plan content up until 2041 seeks to address cross-boundary issues. It also highlights the challenges and opportunities which the Council will seek to address through joint working with our neighbours and other prescribed bodies.

7.3 Any options we have considered for individual policies discussed in this paper have been covered in more detail in other specific topic papers in greater detail, which also support the Local Plan.

7.4 The key additions or changes to the Local Plan 2021 – 2041 that address the identified cross-boundary matters are set out in Section 6. However, the highlights are listed below:

7.5 A commitment to continue to work cooperatively with:

- ECC and National Highways on important infrastructure needs to meet the development needs of the District.
- ECC on education provision across the District
- ECC and Essex LNP on the Uttlesford Green Infrastructure Strategy
- NE and all relevant neighbouring authorities on Hatfield Forest Site of Special Scientific Interest / National Nature Reserve
- NE and all relevant neighbouring authorities on the Essex Coast RAMS
- The Environment Agency on Flood Risk and other pollution and environmental issues
- MAG regarding Stansted Airport

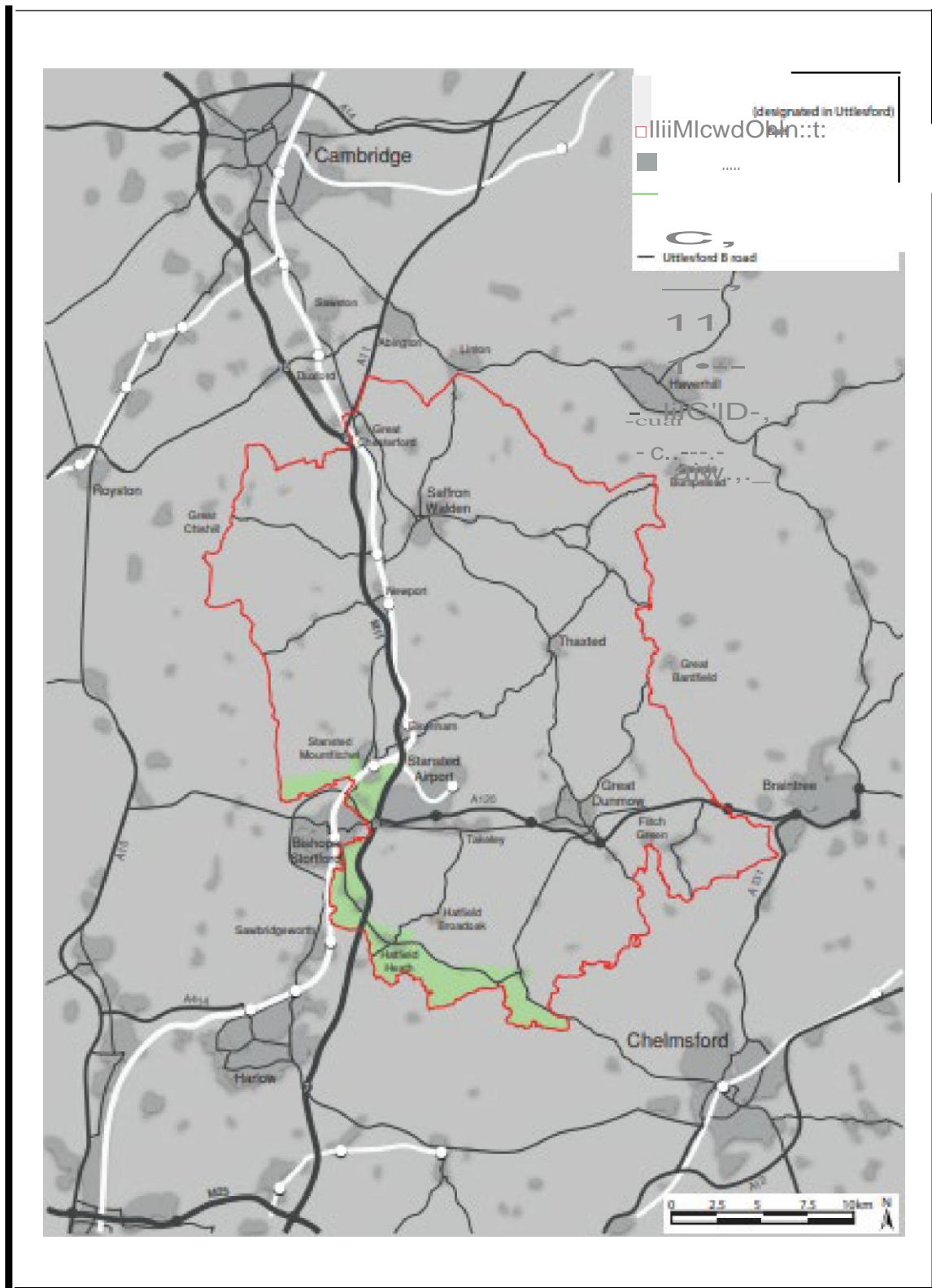
7.6 The Local Plan itself will be an important element of the Council's duty to co-operate and may lead to further cross-boundary issues over the Plan period.

7.7 UDC will continue to engage with its neighbouring authorities and other prescribed bodies, in a constructive and on on-going basis to identify and address cross-boundary issues. This will assist in ensuring that liaison with these bodies will remain fully embedded within the plan-making process.

7.8 The Council will continue to work with its developers and landowners on MOU to help demonstrate proposed strategic allocations are deliverable.

Appendices

Appendix 1: Uttlesford's Strategic Connections



Appendix 2: Statement of Common Ground

The following SoCG have been signed:

Active Travel England SoCG with UDC, June 2024 – Letter to reflect engagement

Braintree District Council SoCG with UDC, June 2024 - Signed

Cambirdgeshire County Council SoCG with UDC, June 2024 - Signed

Chelmsford City Council SoCG with UDC, June 2024 - Signed

Civil Aviation Authority SoCG with UDC, June 2024 – Email to reflect their position

East Hertfordshire District Council SoCG with UDC, June 2024 - Signed

Epping Forest District Council SoCG with UDC, June 2024 - Signed

Historic England SoCG with UDC, June 2024 – Signed

NHS SoCG with UDC, June 2024 - Signed

North Hertfordshire District Council SoCG with UDC, June 2024 - Signed

Office of Rail and Road SoCG with UDC, June 2024 – Email to reflect their position

Sport England SoCG with UDC, June 2024 - Signed

Thames Water SoCG with UDC, June 2024 - Signed

Transport East SoCG with UDC, June 2024 – Email stating their position

The following SoCG will following:

Affinity Water SoCG with UDC, June 2024

Anglian Water SoCG with UDC, June 2024

Cambridge City Council and South Cambridgeshire District Council SoCG with UDC, June 2024 – to follow

Essex County Council SoCG with UDC, June 2024

Environment Agency SoCG with UDC, June 2024
Harlow District Council SoCG with UDC, June 2024

Hertfordshire County Council SoCG with UDC, June 2024

MAG SoCG with UDC, June 2024

National Highways SoCG with UDC, June 2024

National Trust SoCG with UDC, June 2024

Natural England SoCG with UDC, June 2024

Network Rail SoCG with UDC, June 2024



21 June 2024

West Offices (City of York Council) Station
Rise,
York YO1 6GA

To whom it may concern,

This letter sets out how Active Travel England (ATE) has worked with Uttlesford District Council on the development of the Uttlesford local plan.

As context, ATE is a statutory consultee for planning applications above certain thresholds. It is not a prescribed body for local plan making. To inform any future approach, ATE undertook a local plan pilot project running from December 2023 to April 2024. The pilot sought views on how we could assist local planning authorities in the preparation of local plans, to secure the best possible outcomes for active travel and associated planning objectives (e.g. health, wellbeing and the environment). In some cases, ATE provided suggestions on how draft local plans could be improved in terms of active travel considerations, while explaining to local planning authorities that this was to draw matters and other information to their attention, but did not represent ATE's formal position on the local plan.

I can confirm that the planning policy team in ATE has worked with officers from Uttlesford District Council and Essex County Council as part of the pilot project, and I am grateful for their assistance to us in this project.

As part of the project, ATE provided feedback on the Regulation 18 Uttlesford Local Plan policies. Officers from Uttlesford and Essex provided information to ATE through the course of the project and worked with us on completing a survey, discussing their requirements in a meeting with us and attending a workshop with other pilot authorities.

ATE provided suggestions on where policies could be strengthened, and where the links between active travel and other planning objectives could be improved on 20 March 2024. Uttlesford District Council then provided ATE with the draft regulation 19 plan on 11 June 2024.

As the pilot project has now completed, ATE is unable to undertake a detailed review of the draft regulation 19 plan. Given the nature of the pilot project, we are not in a position to sign a Statement of Common Ground. However, I did want to place on record that much of the feedback provided by ATE on the Regulation 18 Local Plan policies have resulted in changes to the policies in Regulation 19 which place a stronger emphasis upon active travel and securing the best outcomes for active travel and associated planning objectives.

To illustrate this, the draft regulation 19 plan:

- Ensures walking and cycling movements are prioritised in the sustainable transport policy

- and makes reference to guidance set out in LTN 1/20;
- Includes stronger wording around walking and cycling being the natural first choice for journeys in the active travel policy;
 - References improved active travel routes to key services, towns and village centres and railway stations in site allocation policies; and
 - Has enhanced wording around the delivery of specific cycling and walking infrastructure secured through the Local Cycling and Walking Infrastructure Plan.

I have therefore provided this letter to demonstrate that Uttlesford District Council has worked closely with ATE on making amendments to the regulation 18 policies, which strengthens the consideration of active travel and its associated benefits.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Graham Grant', written in a cursive style.

Graham Grant
Director of Planning, Development and Strategy



Uttlesford District Council

Statement of Common Ground

With

Braintree District Council

June 2024

Statement of Common Ground

- 1. List of Parties involved**
- 2. Signatories**
- 3. Introduction**
- 4. Strategic matters**
- 5. Governance arrangements**
- 6. Timetable for review and ongoing cooperation**

1. List of Parties involved:

Braintree District Council
Uttlesford District Council

2. Signatories:

Braintree District Council
Julie O'Hara
Senior Planning Policy Officer

Signature:



Date: 19/06/2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager

Signature:



Date: 19 June 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated **evidence base**.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to Braintree District Council are housing; employment; transport and education; Gypsy, Traveller's and Travelling Showpeople; and Essex Coast RAMS.

Working collaboratively over the development of the plan making process these issues are not considered to cause any cross-boundary concerns at this stage. These are discussed further below.

Housing

Housing is covered in the introduction above. The strategic requirements are set out in Core Policy 2: Meeting Our Housing Needs. Braintree District Council have begun reviewing their Local Plan, which will extend its timeframe to 2041. The Council are running a Call for Sites which will run till May 2024. We will continue to engage on housing numbers throughout the preparation of this Local Plan and as their Local Plan Review develops. However, the timing of their Plan's adoption is unlikely to affect Uttlesford's proposed plan preparation.

Employment

The scale of development proposed in the Uttlesford Local Plan is set to meet local employment needs and identified to be provided in the most accessible locations by air, road, rail and by sustainable and active modes of travel, in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is covered under Core Policy 4: Meeting Business and Employment Needs.

Transport and education

Transport and education are largely being addressed by working with National Highways and Essex County Council (ECC) as the Highways and Education Authority, but also Hertfordshire and Cambridgeshire County Council. Where necessary we will engage with Braintree DC. The Uttlesford Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network and ensuring adequate education provision in the district. Core Policy 26: Providing for Sustainable Transport and Connectivity and Core Policy 68: Community Uses, seek to achieve this. In addition, Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area, Core Policy 13: Delivery of Transport Schemes within the South Uttlesford Area and Core Policy X: Delivery of Transport Infrastructure within the Stansted and Elsenham Area will support the delivery of transport schemes.

Junction improvements, sustainable transport, promoting active modes of travel and providing proposed schooling in the Local Plan will help to meet the needs of proposed growth in the appropriate local authority area. However, it is noted that existing shortfalls may exist from previous developments over the years. Wherever possible and where meeting prescribed tests, new infrastructure provision will attempt to close this gap as part of delivery. Core Policy 5: Providing Support for Infrastructure and Services, seek to achieve this.

Gypsy, Traveller's and Travelling Showpeople

The Council is committed to working with ECC and its neighbouring authorities, including Braintree District Council to ensure the needs of the Gypsy and Traveller community is met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities.

Essex Coast RAMS

The Council will continue to work with Natural England and others on the Essex Coast RAMS. Core Policy 38: Sites Designated for Biodiversity or Geology require developments affected by the designation to make a contribution towards mitigation in accordance with the Essex Coast RAMs Habitats Regulations Assessment Strategy Document 2018-2038 and Essex Coast RAMs Supplementary Planning Document 2020. See Appendix B for the Zone of Influence where the levy applies.

No other strategic issues have been identified between Braintree District Council and UDC at this stage. Braintree District Council were given the opportunity to comment on the Regulation 18 Draft Local Plan, and this Regulation 19 Submission Plan Consultation document and at subsequent stages, where their comments will be reconsidered on any future strategic cross boundary matters, as might be necessary.

5. Governance Arrangements

Braintree District Council have been engaged throughout the preparation of this SoCG and the Local Plan up until Regulation 19 Submission Plan at an Officer and Policy Manager level. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

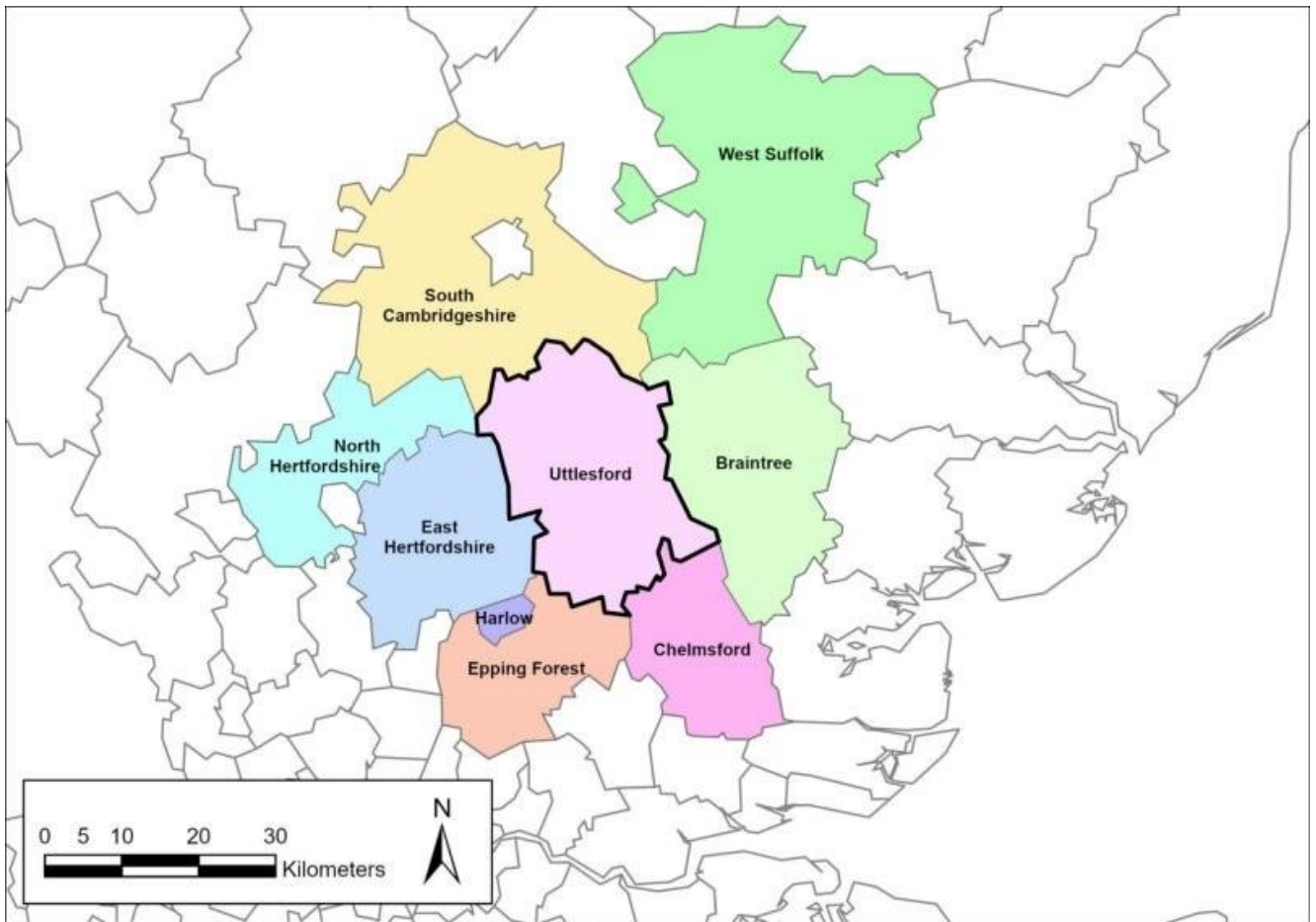
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep Braintree District Council up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

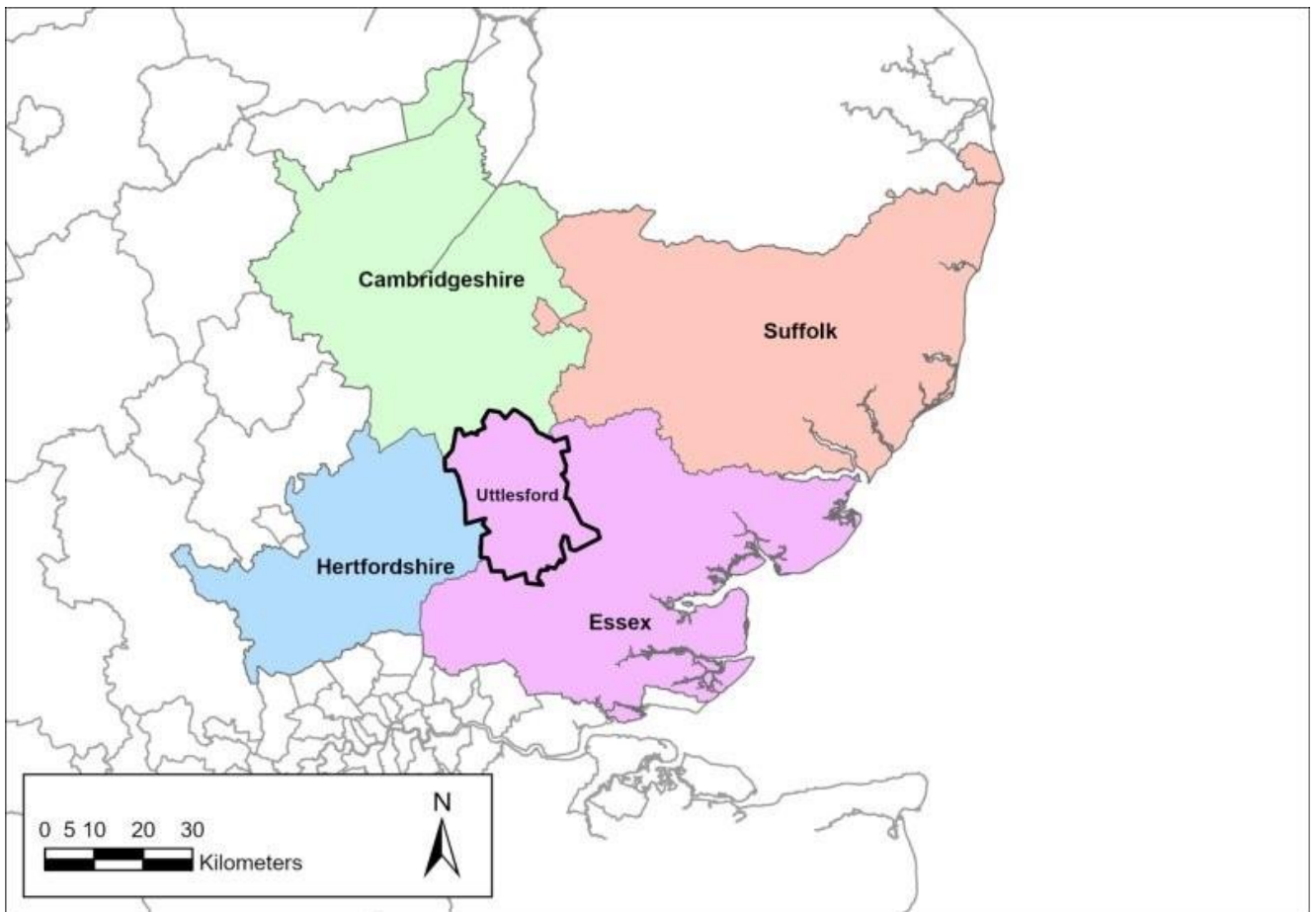
Once the Plan is adopted, we will continue regular on-going engagement with Braintree District Council (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plan's adoption and not wait until 5 years have passed.

Appendix A

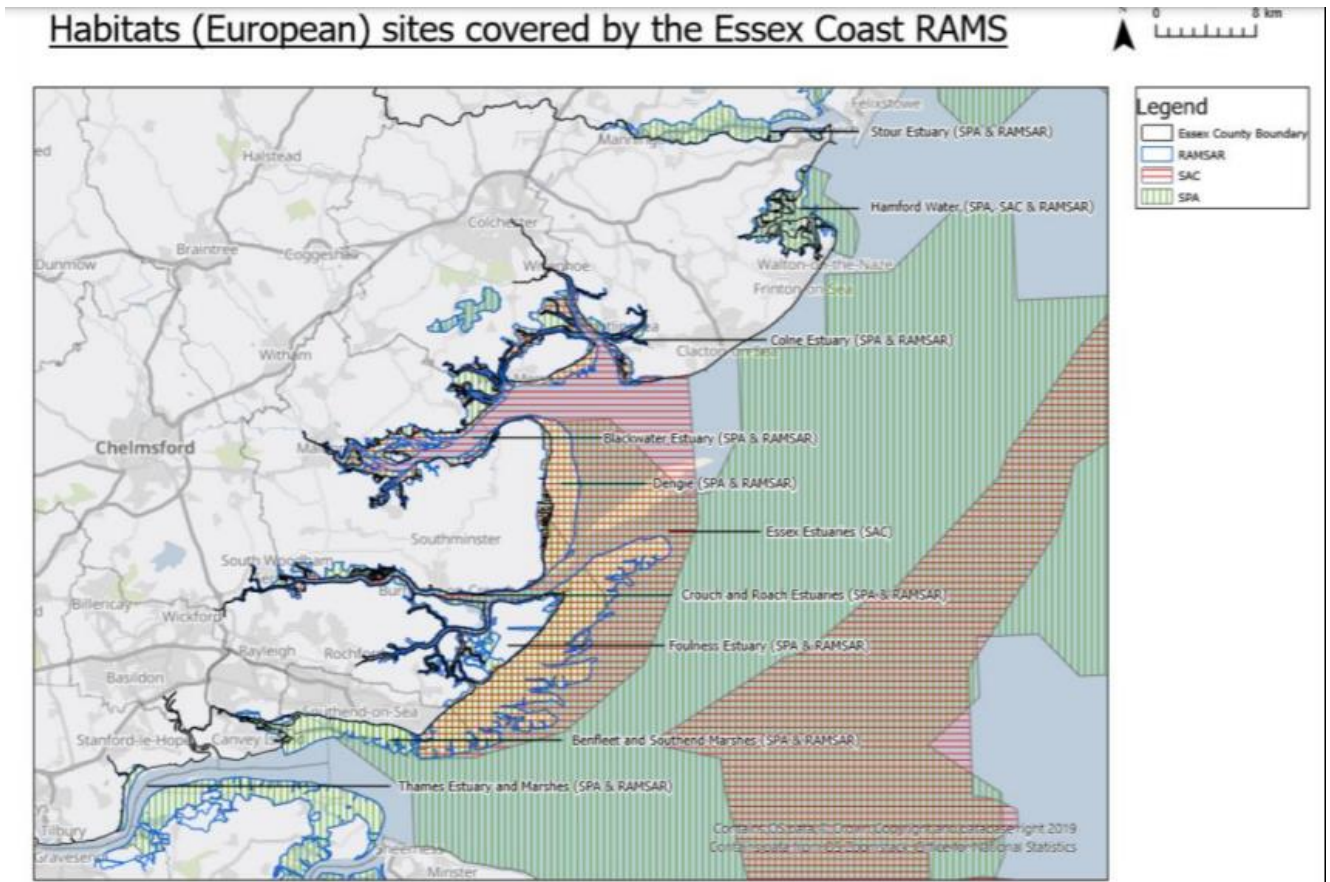
Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix B: Map 3: Habitats sites covered by the Essex Coast RAMS





**Uttlesford District
Council**

Statement of Common Ground

With

**Cambridgeshire
County Council**

June 2024

1. **List of Parties involved**
2. **Signatories**
3. **Introduction**
4. **Strategic matters**
5. **Governance arrangements**
6. **Timetable for review and ongoing cooperation**

1. List of Parties involved:

Cambridgeshire County Council
Uttlesford District Council

2. Signatories:

Cambridgeshire County Council
Tim Watkins
Head of Planning and Sustainable Growth

Signature:



Date: 27/06/2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager



Signature:

Date: 27 June 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of

plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to Cambridgeshire County Council are likely to be transport and the economic considerations.

Transport

Transport matters are largely being addressed working collaboratively with National Highways, and Essex County Council (ECC), however the Council also recognise the need to work with Cambridgeshire and Hertfordshire County Council's as Highway Authority's. The Uttlesford Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network. Core Policy 26: Providing for Sustainable Transport and Connectivity and Core Policy 68: Community Uses, seeks to achieve this. Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area sets out transport enhancements that will be required with North Uttlesford Area and specifically around Chesterford research Park.

Junction improvements, sustainable transport and promoting active modes of travel in the Local Plan will help meet the needs of proposed growth in the appropriate local authority area. However, it is noted that existing shortfalls may exist from previous developments over the years. Wherever possible and where meeting prescribed tests, new infrastructure provision will attempt to close this gap as part of delivery. Core Policy 5: Providing Support for Infrastructure and Services, seeks to achieve this.

There are no Local Plan proposals for housing at Great Chesterford, or in proximity to South Cambridgeshire, apart from supporting the existing plans for continuing to expand Chesterford Research Park for employment purposes. It may be that longer-term opportunities exist for more development in the north of Uttlesford, closer to South Cambridgeshire, but this will be explored more in a future plan.

Employment

The scale of development proposed in the Uttlesford Local Plan is set to meet local employment needs and identified to be provided in the most accessible locations by air, road, rail and by sustainable and active modes of travel, in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is covered under Core Policy 4: Meeting Business and Employment Needs.

No other strategic issues have been identified between Cambridgeshire County Council and UDC at this stage. Cambridgeshire County Council were given the opportunity to comment on the Reg 18 Draft Local Plan, and this Regulation 19 Submission Plan Consultation document and at subsequent stages, where their comments will be reconsidered on any future strategic cross boundary matters, as might be necessary.

5. Governance Arrangements

Cambridgeshire County Council have been invited to meetings throughout the preparation of this SOCG and the Local Plan up until Regulation 19 Submission Plan at an Officer and Policy Manager level and engagement is still open. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

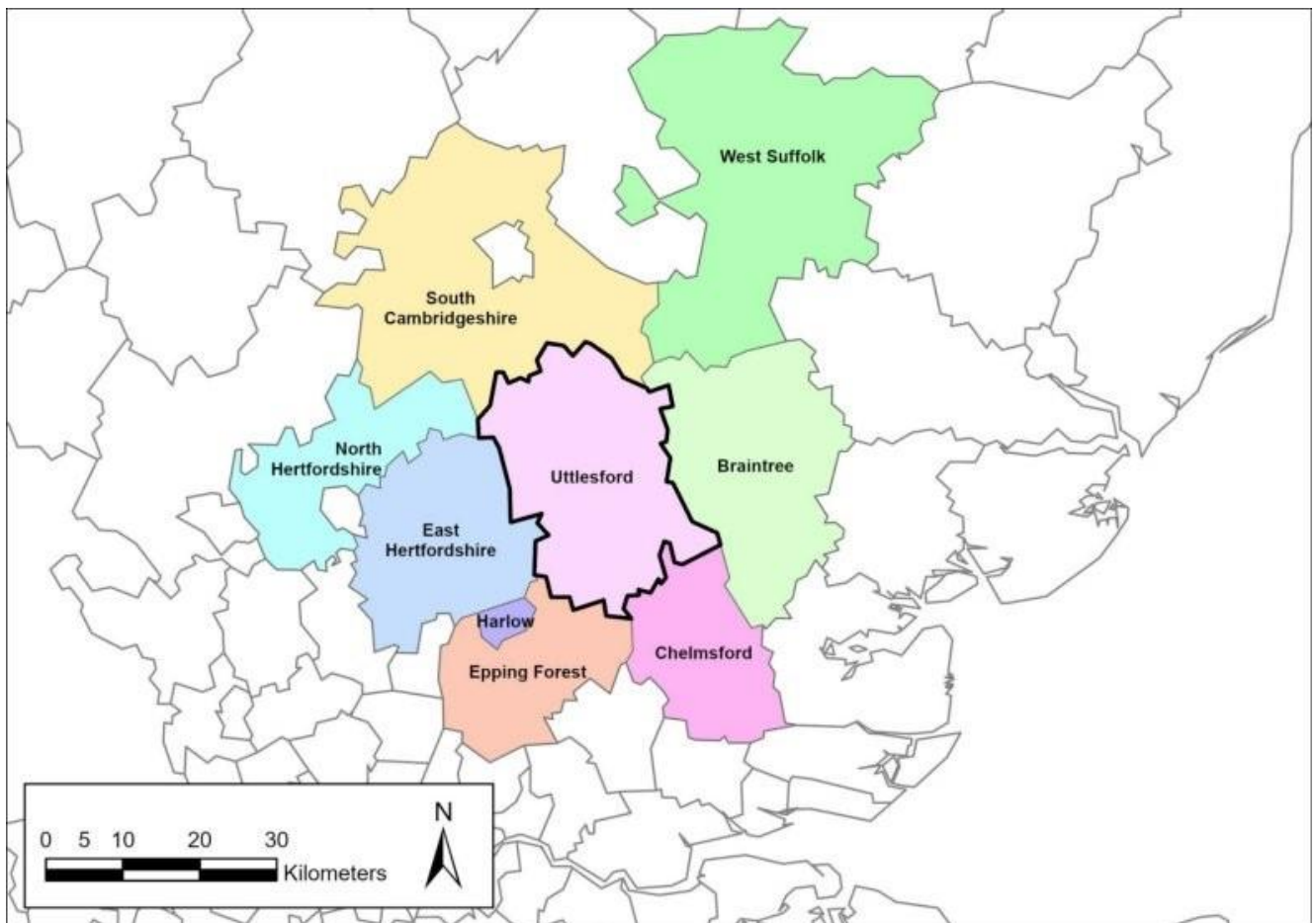
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep Cambridgeshire County Council up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

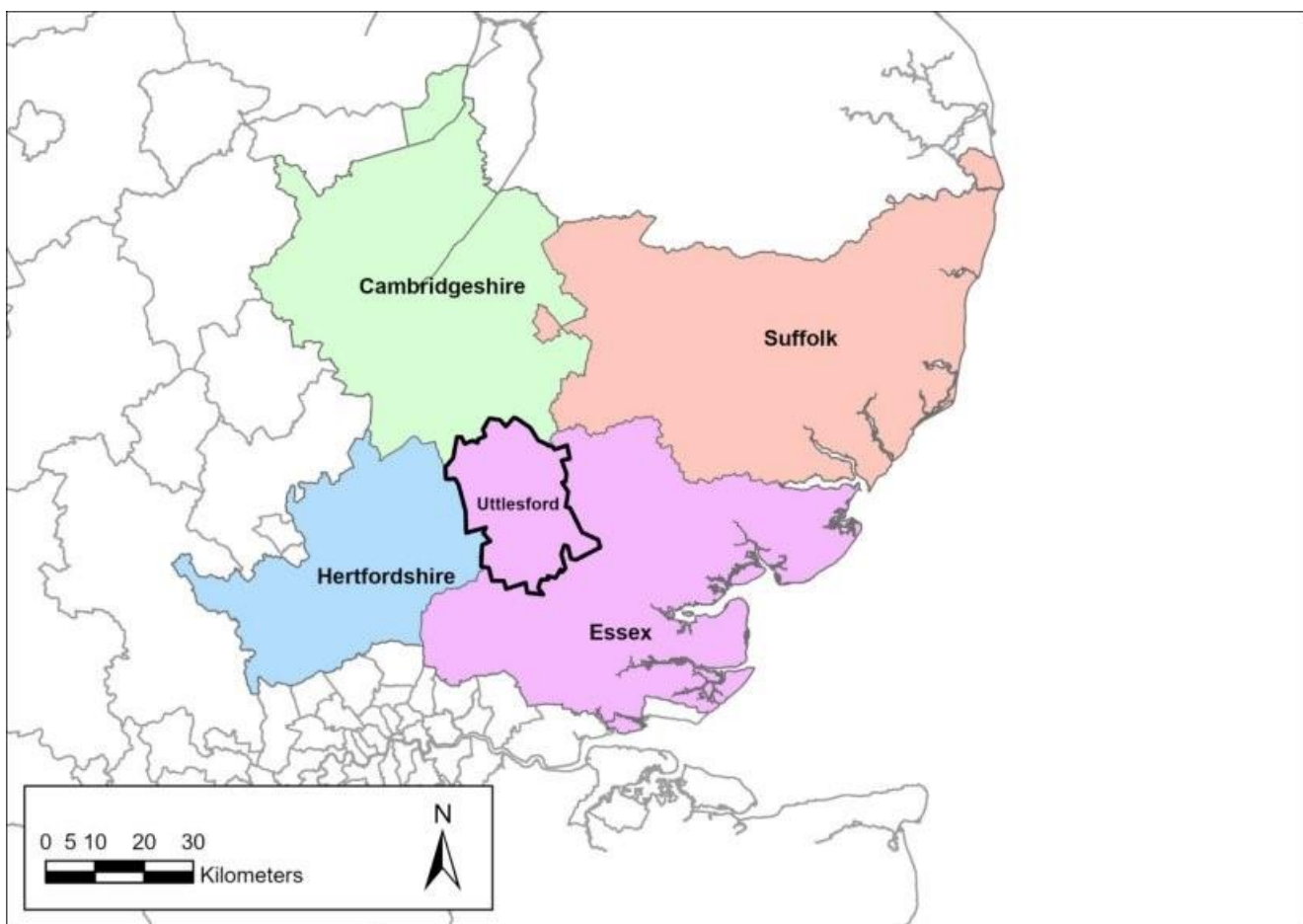
Once the Plan is adopted, we will continue regular on-going engagement with Cambridgeshire County Council (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix B – Cambridgeshire County Council

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
Core Policy 6 - has there been any transport impacts assessed or considered in relation to employment land identified at Chesterford Research Park, noting that the Transport Evidence Topic Paper and IDP make no reference to the impact of additional jobs provision on travel patterns or	Regulation 18 Consultation	Core Policy 7 sets out transport enhancements that will be required around Chesterford Research Park and improve access to the		

<p>infrastructure need.</p>		<p>Research Park. ECC are currently developing a Local Transport and Connectivity Plan which will further refine the transport infrastructure required in North Uttlesford Area.</p>		
<p>Core Policy 36 – reference to NPPF and PPG to be included and discussion on a proactive approach to mitigating and adapting to climate change, with reference to surface water flooding.</p>	<p>Regulation 18 Consultation</p>	<p>Reference to NPPF and PPG has been included in the supporting text to Core Policy 36.</p> <p>Core Policy 1 includes reference to surface water flooding and mitigating and adapting to climate change. Therefore, there is no need to repeat this within Core Policy 36.</p>		
<p>Appendix 10 - the Cambridgeshire County Wildlife Sites / LGSs situated on the land adjoining to/within, proximity, to Uttlesford, which could be adversely impacted</p>	<p>Regulation 18 Consultation</p>	<p>Appendix 10: Local Wildlife Sites have been removed.</p>		

by development should be included in Appendix 10. This should include the following County Wildlife Sites: River Cam, Shelford-Haverhill Disused Railway, River Granta, Woolpack Grove and Roadside Verge, Barnard's Wood and Monkshole Wood.				
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**Uttlesford District
Council**

Statement of Common Ground

With

Chelmsford City Council

June 2024

Statement of Common Ground

1. **List of Parties involved**
2. **Signatories**
3. **Introduction**
4. **Strategic matters**
5. **Governance arrangements**
6. **Timetable for review and ongoing cooperation**

1. List of Parties involved:

Chelmsford City Council
Uttlesford District Council

2. Signatories:

Chelmsford City Council
Jeremy Potter
Spatial Planning Services Manager



Signature:
Date: 25/06/2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager



Signature:

Date: 25 June 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy.

Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the local plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to Chelmsford City Council are housing; employment; transport; education; Gypsy, Travellers and Travelling Showpeople; Hatfield Forest; Essex Coast RAMS

Working collaboratively over the development of the plan making process these issues are not considered at this stage to cause any cross-boundary concerns for plan making purposes. These are discussed below.

Housing

Housing is covered in the introduction above. The strategic requirements are set out in Core Policy 2: Meeting Our Housing Needs. A review of the adopted Chelmsford Local Plan (May 2020) is underway to extend their Local Plan timeframe to 2041. The Council are currently consulting on their Preferred Options Local Plan Consultation Document. We will continue to engage on housing numbers throughout the preparation of this Local Plan and as their Local Plan Review develops. However, the timing of their Plan's adoption is unlikely to affect Uttlesford's proposed plan preparation.

Employment

The scale of development proposed in the Uttlesford Local Plan is set to meet local employment needs and identified to be provided in the most sustainable accessible locations by air, road, rail and sustainable and active modes of travel in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is covered under Core Policy 4: Meeting Business and Employment Needs.

Transport and education

Transport and education are largely being addressed working with National Highways and Essex County Council (ECC) as the Highways and Education Authority. The Uttlesford Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network and ensuring adequate education provision in the district. Core Policy 26: Providing for Sustainable Transport and Connectivity and Core Policy 68: Community Uses, seeks to achieve this. In addition, Core Policy 13: Delivery of

Transport Schemes within the South Uttlesford Area and Core Policy X: Delivery of Transport Infrastructure within the Stansted and Elsenham Area will support the delivery of transport schemes.

Junction improvements, sustainable transport, promoting active modes of travel, and providing proposed schooling in the Uttlesford Local Plan will help meet the needs of proposed growth. However, it is noted that existing shortfalls may exist from under investment from previous developments over the years. Wherever possible, new infrastructure provision will attempt to close this gap. Core Policy 5: Providing Support for Infrastructure and Services, seeks to achieve this.

Gypsy, Traveller's and Travelling Showpeople

The Council is committed to working with ECC and its neighbouring authorities, including Chelmsford City Council to ensure the needs of the Gypsy and Traveller community is met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities.

Hatfield Forest

UDC is likely to be the main contributor of funds as the Council may have the most development impact on Hatfield Forest from visitor numbers primarily due to proximity. However, this may vary between UDC and other districts in the Hatfield Zone of Influence depending on development in their Local Plans. No lead coordinating authority has been set to date, but future governance arrangements are to be confirmed. Each district will manage their own payments.

Essex Coast RAMS

The Council will continue to work with Natural England and others on the Essex Coast RAMS. Core Policy 38: Sites Designated for Biodiversity or Geology require developments affected by the designation to make a contribution towards mitigation in accordance with the Essex Coast RAMs Habitats Regulations Assessment Strategy Document 2018-2038 and Essex Coast RAMs Supplementary Planning Document 2020. See Appendix B for the Zone of Influence where the levy applies.

No other strategic issues have been identified between Chelmsford City Council and UDC at this stage. Chelmsford City Council were given the opportunity to comment on the Reg 18 Draft Local Plan, and this Regulation 19 Submission Plan Consultation document and at subsequent stages, where their comments will be reconsidered on any future strategic cross boundary matters reconsidered, as might be necessary.

5. Governance Arrangements

Appropriate Duty to Co-operate engagement has taken place between Uttlesford District Council and Chelmsford City Council on their respective Local Plan making activities to date. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required and Chelmsford City Council reserve the right to make further representations at the Regulation 19 stage.

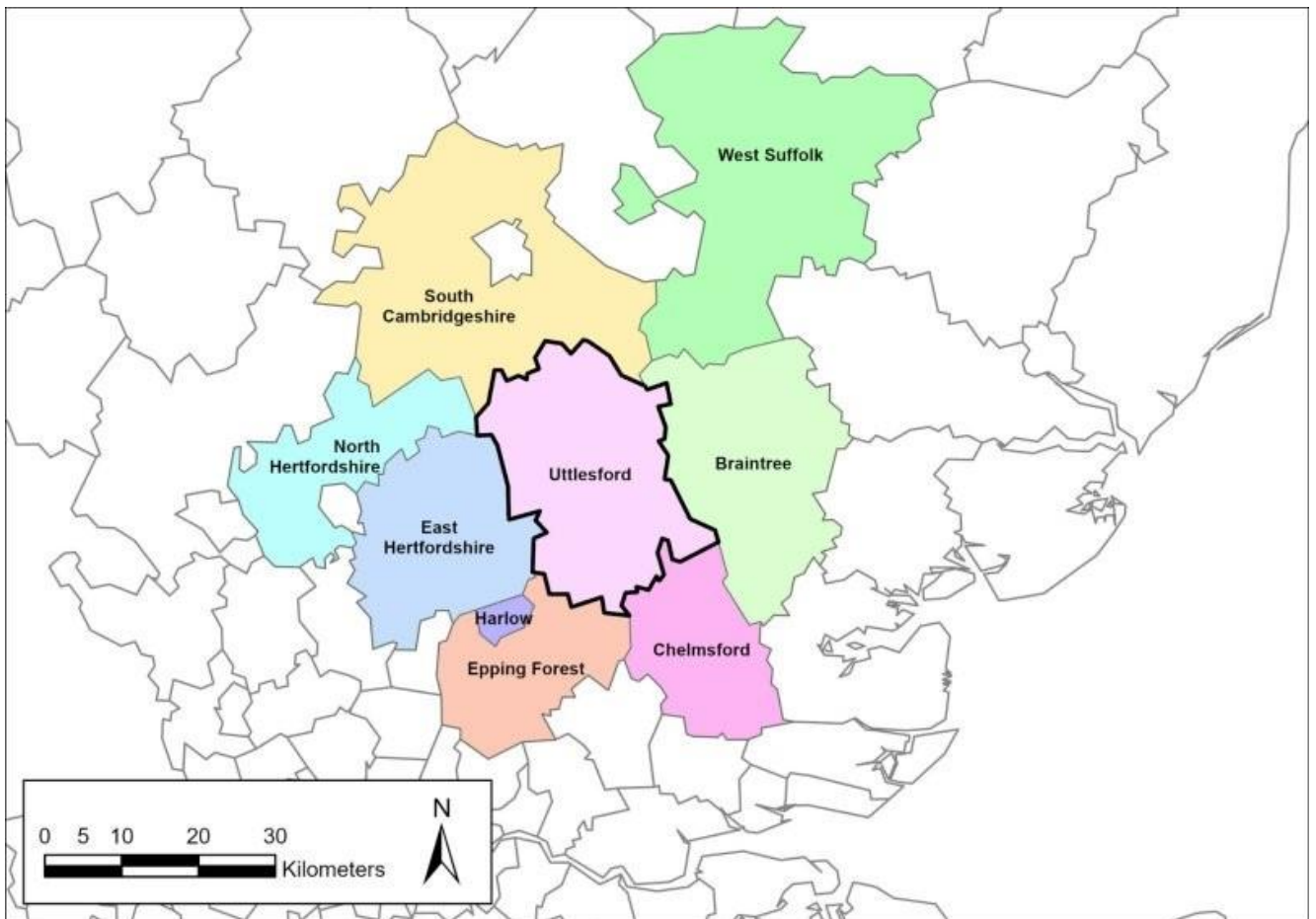
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep Chelmsford City Council up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the plan.

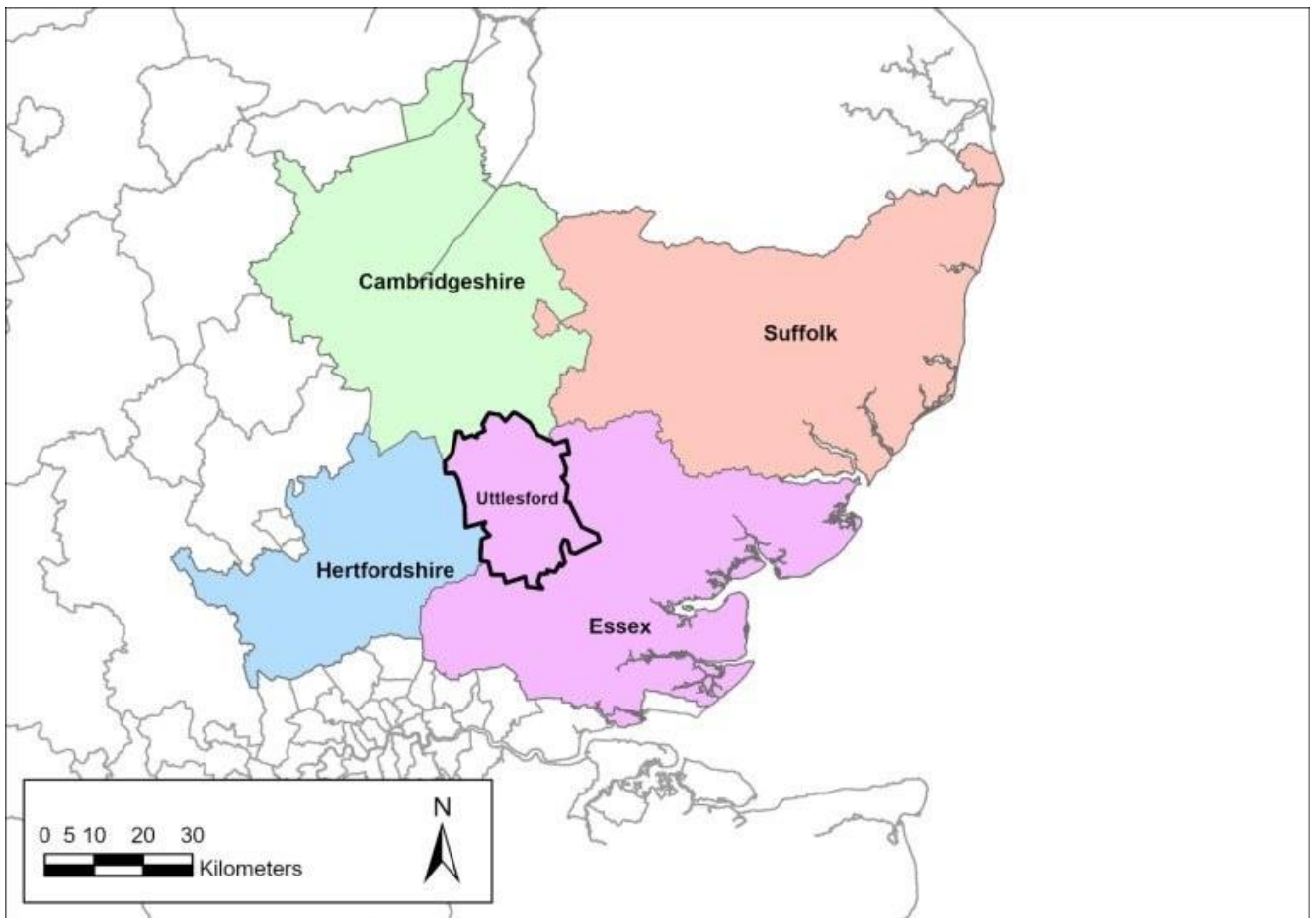
Once the Uttlesford Local Plan is adopted, we will continue regular on-going engagement with Chelmsford City Council (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



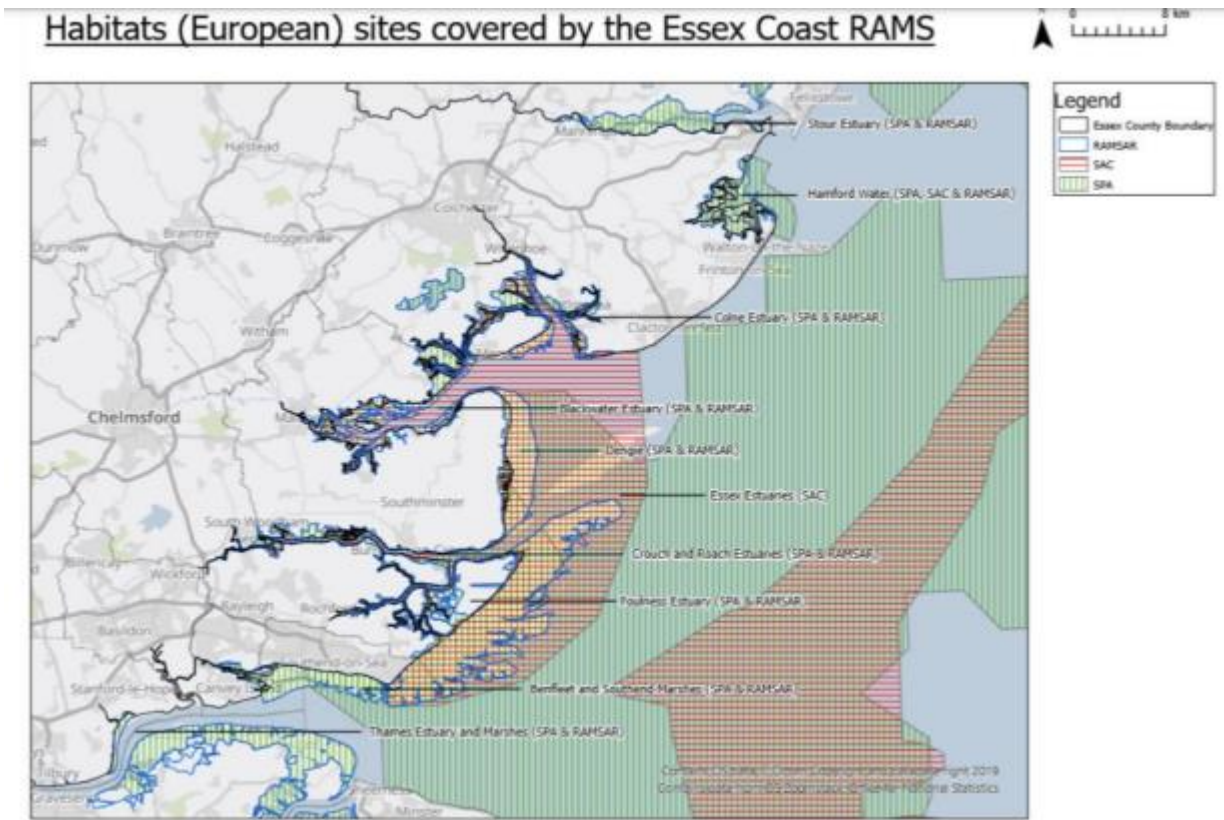
Appendix B:

Map 3: Hatfield Forest Zone of Influence



Appendix C:

Map 4: Habitats sites covered by the Essex Coast RAMS



Appendix D – Chelmsford City Council (CCC)

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
CP60 - The provision of Gypsies and Travellers should be met within the administrative boundary of Uttlesford and take account of the outcomes of the on-going GTAA transit evidence case work.	Regulation 18 Consultation	The Council is finalising its GTAA evidence base and the site allocations will be set out in the Reg 19 submission version of the Local Plan. Uttlesford will be meeting its	Noted, ongoing evidence base is to be finalized and further information is to be included at Reg 19 stage.	Ongoing review.

		local need within the District's boundaries.		
CCC welcomes the commitment to continue joint working over the development of the plan making process to consider any cross-boundary concerns about housing, employment, transport infrastructure, education, Gypsy, Traveler's and Travelling Showpeople, Hatfield Forest and Essex Coast RAMS.	Regulation 18 Consultation	Noted, with thanks.	As part of the Duty to Co-operate, UDC will continue to engage with CCC on strategic matters.	N/A.

Civil Aviation Authority SoCG with UDC, June 2024 – Email to reflect their position

RE: [External] Statement of Common Ground with UDC

Ashley Dawkins XXXX

Mon 17/06/2024 10:57

To:XXXX

Cc:XXXX

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Dear Jane,

Thank you for the consultation on the proposed Local Plan. Although we will provide relevant aviation safety advice upon request, aside from cases that may involve CAA property, we are not routinely a statutory consultee for local plans or planning applications. When not a statutory consultee, the CAA will respond to planning enquiries where there is something definitive to contribute. Unless London Stanstead airport or any other aviation stakeholder within scope of the Local Plan has objected to any part of the proposals, the CAA maintains a neutral position.

Further guidance on the CAA's role in Planning Applications can be found on our website – [Planning Consultations](#)

Kind regards,
Ashley

Ashley Dawkins

Airspace Regulation
(SARG) UK Civil Aviation
Authority Tel: XXXX



www.caa.co.uk

Follow us on

[Twitter](#)



**Uttlesford District
Council**

Statement of Common Ground

With

**East Hertfordshire District
Council**

June 2024

Statement of Common Ground

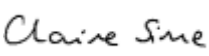
1. **List of Parties involved**
2. **Signatories**
3. **Introduction**
4. **Strategic matters**
5. **Governance arrangements**
6. **Timetable for review and ongoing cooperation**

1. List of Parties involved:

East Hertfordshire District Council
Uttlesford District Council

2. Signatories:

East Hertfordshire District Council
Claire Sime
Service Manager (Planning Policy, Design & Conservation)

Signature: 

Date: 20 June 2024

Uttlesford District Council
Andrew Maxted
Interim Planning Policy Manager



Signature:

Date: 20 June 2024

3. Introduction

Uttlesford District Council is currently developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however, they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own

needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the local plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the District in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to East Herts District Council are housing; employment; Stansted Airport; transport; education; Gypsies and Travellers and Travelling Showpeople; and Hatfield Forest.

Working collaboratively over the development of the plan making process these issues are not considered to cause any cross-boundary concerns for plan making purposes, at this stage. Note however, this excludes issues raised via the Infrastructure Delivery Plan which will be picked up via that process and can be reflected in an updated SoCG at a later stage prior to Adoption of the Local Plan.

The strategic issues are discussed below.

Housing

Housing is covered in the introduction above. The strategic requirements are set out in Core Policy 2: Meeting Our Housing Needs. East Herts District Council have begun work on reviewing their Local Plan and are due to undertake a Call for Sites in July 2024. We will continue to engage on housing numbers throughout the preparation of this Local Plan and as their District Plan Review develops. However, the timing of their Plan's adoption is unlikely to affect Uttlesford's proposed plan preparation.

Employment

The scale of development proposed in the Uttlesford Local Plan is set to meet local employment needs and identified to be provided in the most sustainable accessible locations by air, road, rail, and sustainable and active modes of travel in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is not located in the vicinity of East Herts or expected to have any impact thereon.

Stansted Airport

London Stansted Airport is located within Uttlesford and is owned and operated by Manchester Airport Group (MAG), who manage the airport infrastructure and are also the transport authority in relation to the public highway within its boundary, the London Stansted Rail and Coach Stations.

The airport has consent for a major employment site within its boundary (Northside) and has proposals for significant changes to the passenger terminal.

The strategic matters of interest to MAG are the continued airport operations at Stansted Airport, wider transport links, noise generation, air and water quality improvements, and employment generation.

While the airport is wholly located in Uttlesford, staff and passengers originate from wider areas and East Herts is a key contributor to both. Satellite airport related businesses are also located in East Herts District as well as Uttlesford and the relationship between the two authorities is therefore very important in ensuring that future employment opportunities are available to support Stansted as it grows over coming years.

It is noted that East Herts District Council would support measures such as a second borehole to sustain the expansion of the rail interchange facilities at Stansted Airport.

Core Policy 34: Water Supply and Protection of Water resources addresses water abstraction issues, and the Council is working with MAG and the EA, where applicable, where a second borehole is required, this will be undertaken appropriately.

We will continue to work with MAG and our neighbouring authorities on any matters of a cross-boundary nature as the Plan progresses through to Adoption.

Transport and education

Transport and education are largely being addressed working collaboratively with National Highways and Essex County Council (ECC) and Hertfordshire County Council as the Highways and Education Authority for each county. The Uttlesford Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network and ensuring adequate education provision in the District. Core Policy 26: Providing for Sustainable Transport and Connectivity and Core Policy 68: Community Uses, seeks to achieve this. In addition, Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area, Core Policy 13: Delivery of Transport Schemes within the South Uttlesford Area and Core Policy X: Delivery of Transport Infrastructure within the Stansted and Elsenham Area will support the delivery of transport schemes.

Junction improvements, sustainable transport, including the Hertfordshire and Essex Rapid Transit (HERT), promoting active modes of travel and providing proposed schooling in the Local Plan will help meet the needs of proposed growth in the appropriate local authority area. However, it is noted that existing shortfalls may exist from under investment from previous developments over the years. Wherever possible and where meeting prescribed tests, new infrastructure provision will attempt to close this gap as part of delivery. Core Policy 5: Providing Support for Infrastructure and Services, seeks to achieve this.

While there are no Local Plan proposals for housing that would have a direct impact on East Herts, it is acknowledged that indirect effects may be occasioned by trip generation from planned new development utilising the A120 corridor. Where modelling shows that mitigation is required as a result of such development impacts, Uttlesford will work with Essex and Hertfordshire County Councils, as Highway Authorities, alongside East Herts District Council to identify solutions and delivery thereof. Any impacts necessitating change to the M11, or its interchanges, will also involve Highways England.

Gypsies, Travellers and Travelling Showpeople

The Council is committed to working with ECC and its neighbouring authorities, including East Herts District Council to ensure the needs of the Gypsy and Traveller community is met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these

needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities. Core Policy 60: The Travelling Community seeks to achieve this.

Hatfield Forest

UDC is likely to be the main contributor of funds as the Council may have the most development impact on Hatfield Forest from visitor numbers primarily due to proximity. However, this may vary between UDC and other districts in the Hatfield Zone of Influence depending on development in their Local Plans. No lead coordinating authority has been set to date, but future governance arrangements are to be confirmed. Each district will manage their own payments. Core Policy 38: Sites Designated for Biodiversity or Geology seeks to address this. (See Appendix B for the Zone of Influence map).

No other strategic issues have been identified between East Herts District Council and UDC at this stage. This has been confirmed via consultation, email and meetings and an agreement to draw up this SoCG to that effect. East Herts District Council will be given the opportunity to comment on the Regulation 19 Submission Plan document and at subsequent stages, where their comments will be reconsidered on any future strategic cross boundary matters, as might be necessary.

5. Governance Arrangements

Meetings have been held with East Herts District Council throughout the preparation of the Local Plan up until Regulation 19 Submission Plan at an Officer, Policy Manager and Director level, as necessary. Decisions on this SoCG have been managed by email and no significant strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

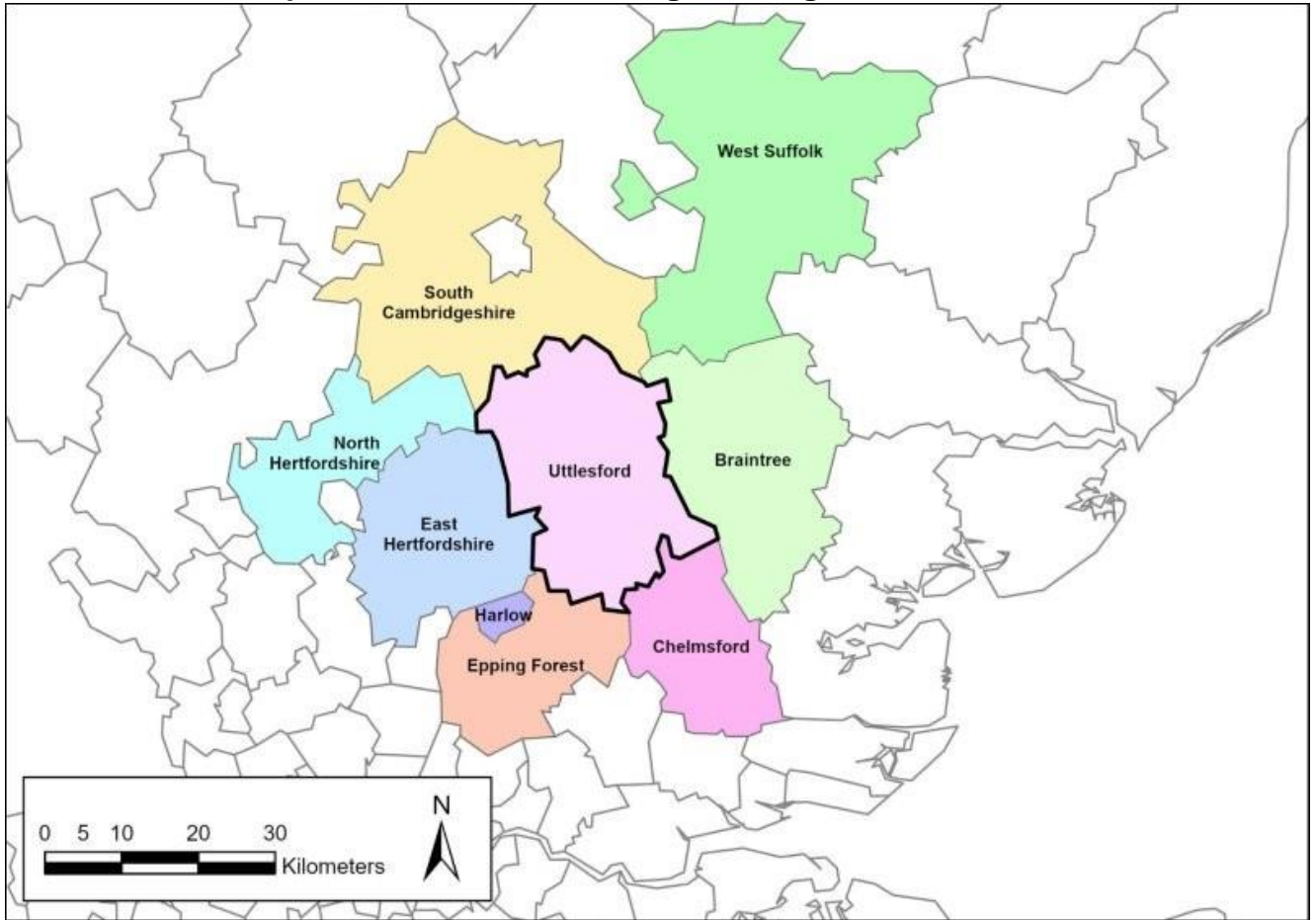
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep East Herts District Council up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

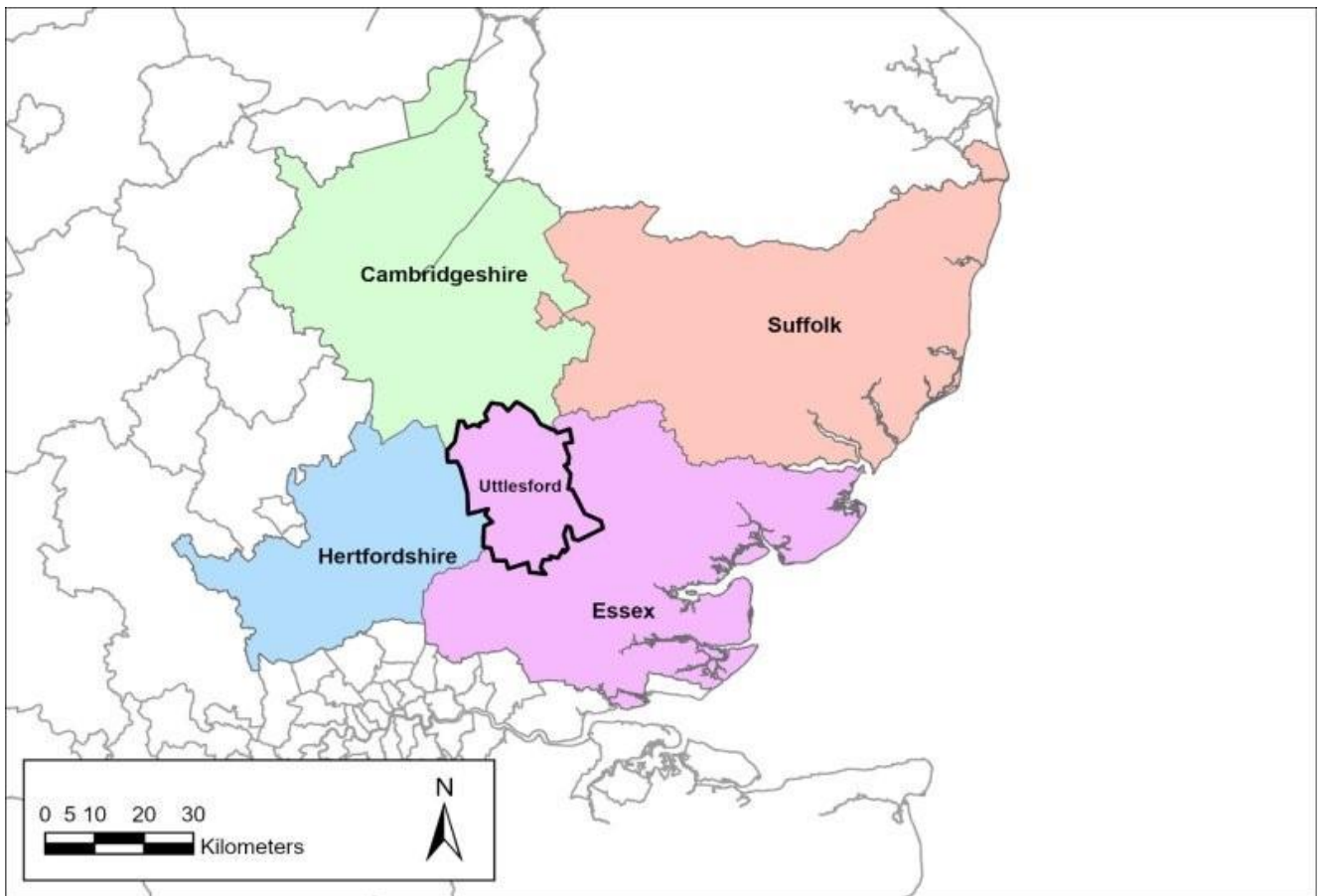
Once the Plan is adopted, we will continue regular on-going engagement with East Herts District Council (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plan's adoption and not wait until 5 years have passed.

Appendix A:

Map 1: Uttlesford and its neighbouring local authorities

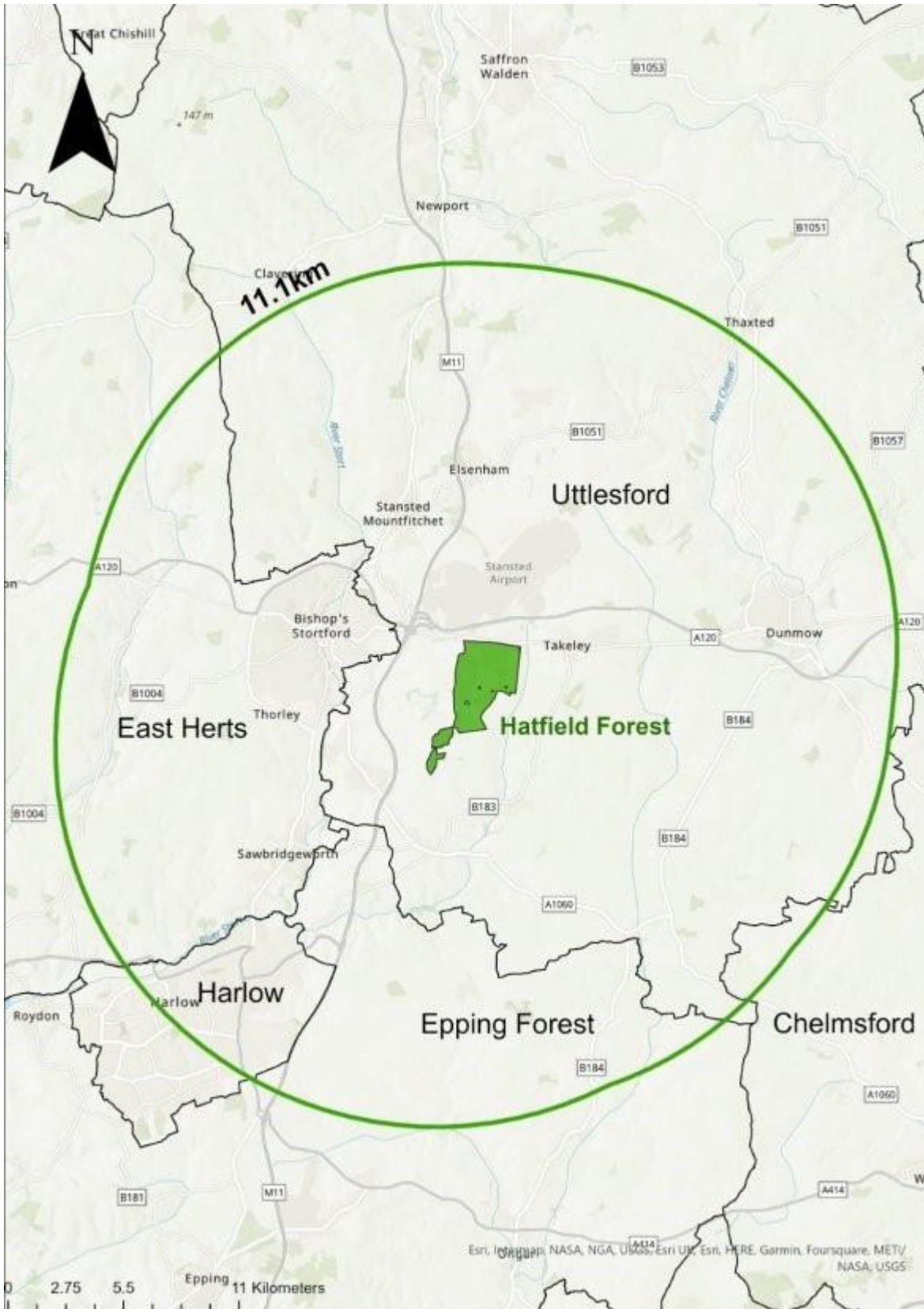


Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix B:

Map 3: Hatfield Forest Zone of Influence



Appendix C – East Hertfordshire Council (East Herts)

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
Para 1.24 refers to the tests of soundness from the 2012 NPPF rather than the 2023 NPPF. Reference to the latest version of NPPF should be updated.	Regulation 18 Consultation	Reference to the 2023 NPPF will be included throughout the Draft Local Plan.		
The absence of updated policies maps is noted. While this isn't a requirement, under Regulation 18, the Local Plan as drafted is likely to present changes to the adopted policies map and it would be useful guide to understand the geographical representation of those changes through the draft policies maps.	Regulation 18 Consultation	The Council wanted to hear the representations from Reg 18 to shape the next iteration to the Plan before taking time to update its policies maps. This will be done for Reg 19.		
Specifically essential for East Herts is that any development around the A120 in Uttlesford can mitigate the impacts of growth on Bishop's Stortford and Junction 8 of the M11. Bishop's Stortford already has a constrained highways network and given the level of development already committed in the town which is currently being built-out it has limited opportunities to address any increases and additional impacts arising from growth in Uttlesford.	Regulation 18 Consultation	This is noted and proposed development in Uttlesford has been modelled and mitigation measures proposed to limit the impacts of growth as far as possible. Sustainable and active modes are being promoted.		

<p>There should be specific reference to the Hertfordshire and Essex Rapid Transit (HERT).</p>	<p>Regulation 18 Consultation</p>	<p>Where this is applicable, this can be picked up. It has been added to the SoCG Section 4.</p>		
<p>East Herts would support measures such as a second borehole to sustain the expansion of the rail interchange facilities at Stansted Airport.</p>	<p>Regulation 18 Consultation</p>	<p>Noted. Policy 34 addresses water abstraction issues and working with MAG and the EA, where applicable, where a second borehole is required, this will be undertaken appropriately.</p>		



**Uttlesford District
Council**

Statement of Common Ground

With

Epping Forest District Council

June 2024

Statement of Common Ground

1. List of Parties involved
2. Signatories
3. Introduction
4. Strategic matters
5. Governance arrangements
6. Timetable for review and ongoing cooperation

1. List of Parties involved

Epping Forest District Council
Uttlesford District Council

2. Signatories

Epping Forest District Council
Nigel Richardson
Service Director, Planning Services

Signature:



Date: 25-06-2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager



Signature:

Date: 25 June 2024

3. Introduction

Uttlesford District Council is currently developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024),

which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the local plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the District and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to Epping Forest District Council are housing; employment; transport; education; Gypsy, Traveller's and Travelling Showpeople; Hatfield Forest; and Essex Coast RAMS

Working collaboratively over the development of the plan making process, these issues are not considered to cause any cross-boundary concerns for plan making purposes, at this stage. These are discussed below.

Housing

Housing is covered in the introduction above. The strategic requirements are set out in Core Policy 2: Meeting Our Housing Needs. Epping Forest District Council adopted their Local Plan on the 6 March 2023 which covers up to 2033. We will continue to engage on housing numbers throughout the preparation of this Local Plan and as they begin work on their Local Plan Review.

Employment

The scale of development proposed in the Local Plan is set to meet local employment needs and identified to be provided in the most sustainable accessible locations by air, road, rail and sustainable and active modes of travel in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is covered under Core Policy 4: Meeting Business and Employment Needs.

Transport and education

Transport and education are largely matters being addressed working with National Highways and Essex County Council as the Highways and Education Authority. The Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network and ensuring adequate education provision in the District. Core Policy 26: Providing for Sustainable Transport and Connectivity and

Core Policy 68: Community Uses seeks to achieve this. In addition, Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area, Core Policy 13: Delivery of Transport Schemes within the South Uttlesford Area and Core Policy X: Delivery of Transport Infrastructure within the Stansted and Elsenham Area will support the delivery of transport schemes.

Junction improvements, sustainable transport and the promotion of active modes of travel and the provision of proposed schooling in the Local Plan, will assist in meeting the needs of proposed growth. However, it is noted that existing shortfalls may exist from under investment from previous developments over the years. Wherever possible, new infrastructure provision will attempt to close this gap. Core Policy 5: Providing Support for Infrastructure and Services, seeks to achieve this.

Gypsy, Traveller's and Travelling Showpeople

The Council is committed to working with ECC and its neighbouring authorities, including Epping Forest District Council to ensure the needs of the Gypsy and Traveller community are met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities. Core Policy 60: The Travelling Community seeks to achieve this.

Hatfield Forest

UDC is likely to be the main contributor of funds as the Council may have the most development impact on Hatfield Forest from visitor numbers primarily due to proximity. However, this may vary between UDC and other districts in the Hatfield Zone of Influence depending on development in their Local Plans. No lead coordinating authority has been set to date, but future governance arrangements are to be confirmed. Each district will manage their own payments. Core Policy 38: Sites Designated for Biodiversity or Geology see to address this. (See Appendix B for the Zone of Influence map).

Essex Coast RAMS

The Council will continue to work with ECC and others on the Essex Coast RAMS. Core Policy 38: Sites Designated for Biodiversity or Geology require developments affected by the designation to contribute via a levy and a process is already in place for receiving payments and making transfers to Chelmsford City Council. This will continue. (See Appendix C for the Zone of Influence where the levy applies.)

No other strategic issues have been identified between Epping Forest District Council and UDC, at this stage. This has been confirmed via email and an agreement to draw up this SoCG to that effect. Epping Forest District Council will be given the opportunity to comment on the Regulation 19 Submission Plan document and at subsequent stages, where their comments on any future strategic cross boundary matters will be reconsidered, as might be necessary.

5. Governance Arrangements

Opportunities to meet with Epping Forest District Council throughout the preparation of the Local Plan up until Regulation 19 Submission Plan at an Officer, Policy Manager and Director level have been provided, as necessary. Decisions on this SoCG have been managed by email and no strategic matters have been identified, at this stage, requiring further Duty to Cooperate meetings. But on-going co-operation would be required.

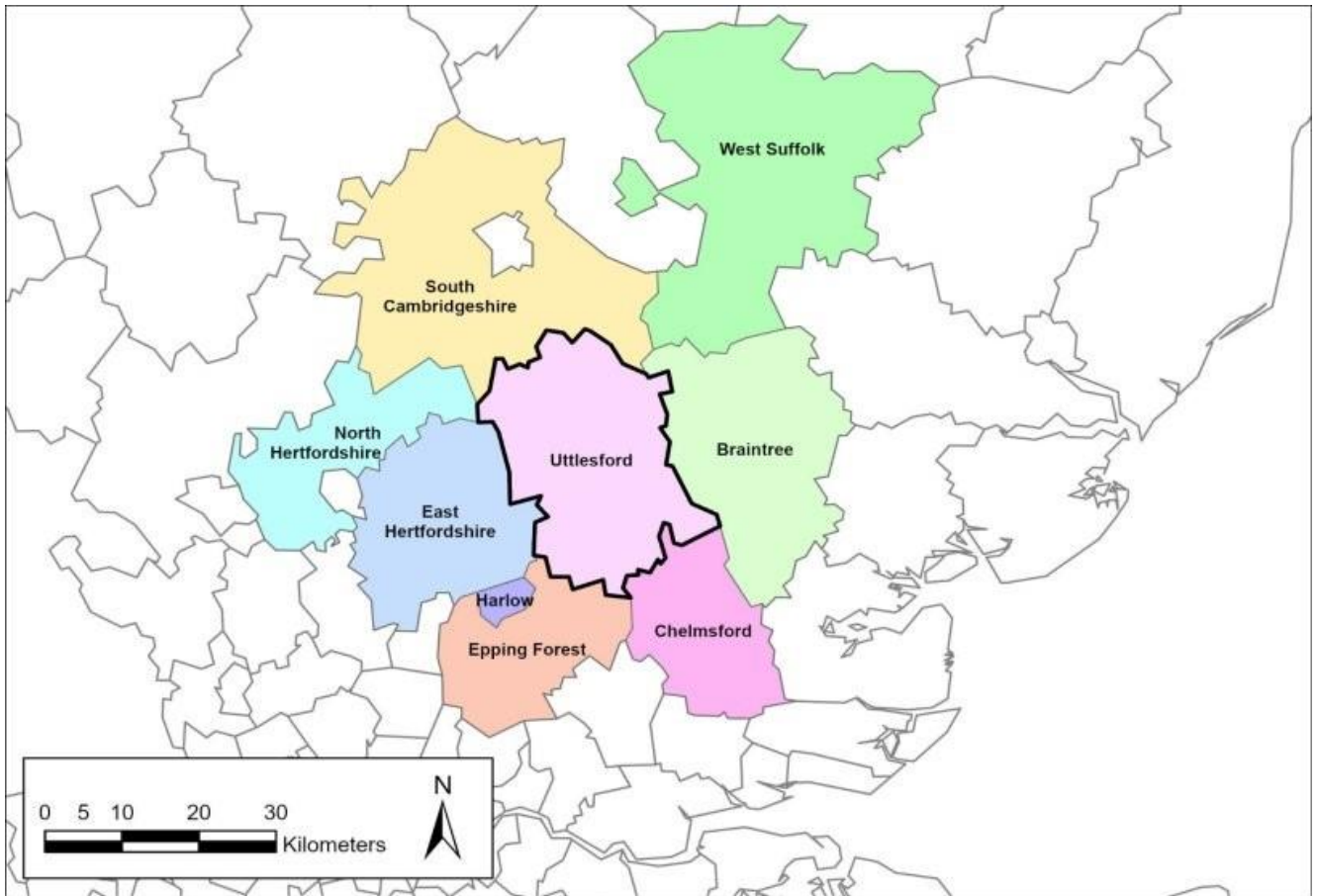
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep Epping Forest District Council up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

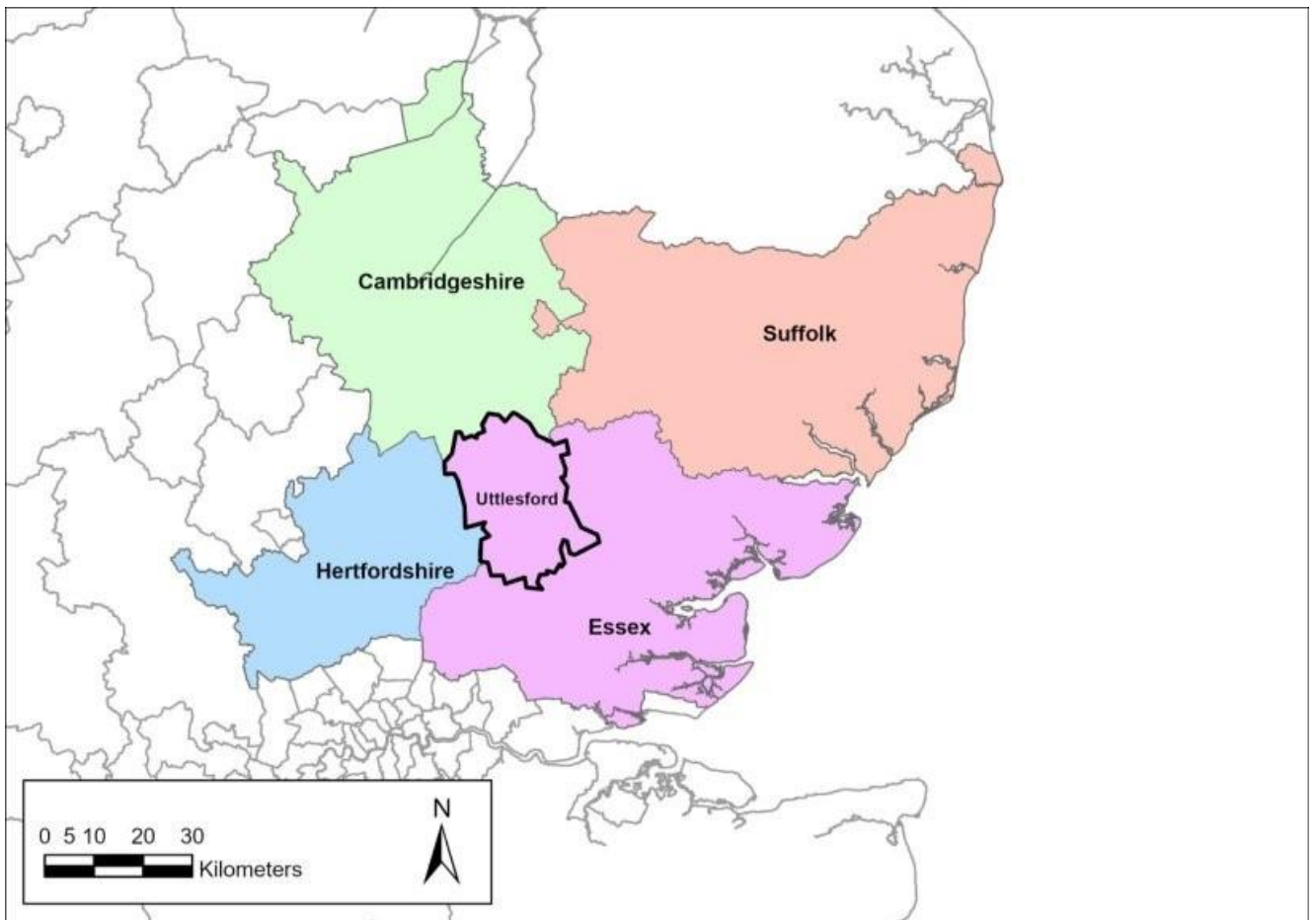
Once the Plan is adopted, we will continue regular on-going engagement with Epping Forest District Council (at least annually) in connection with the Plans 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A:

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



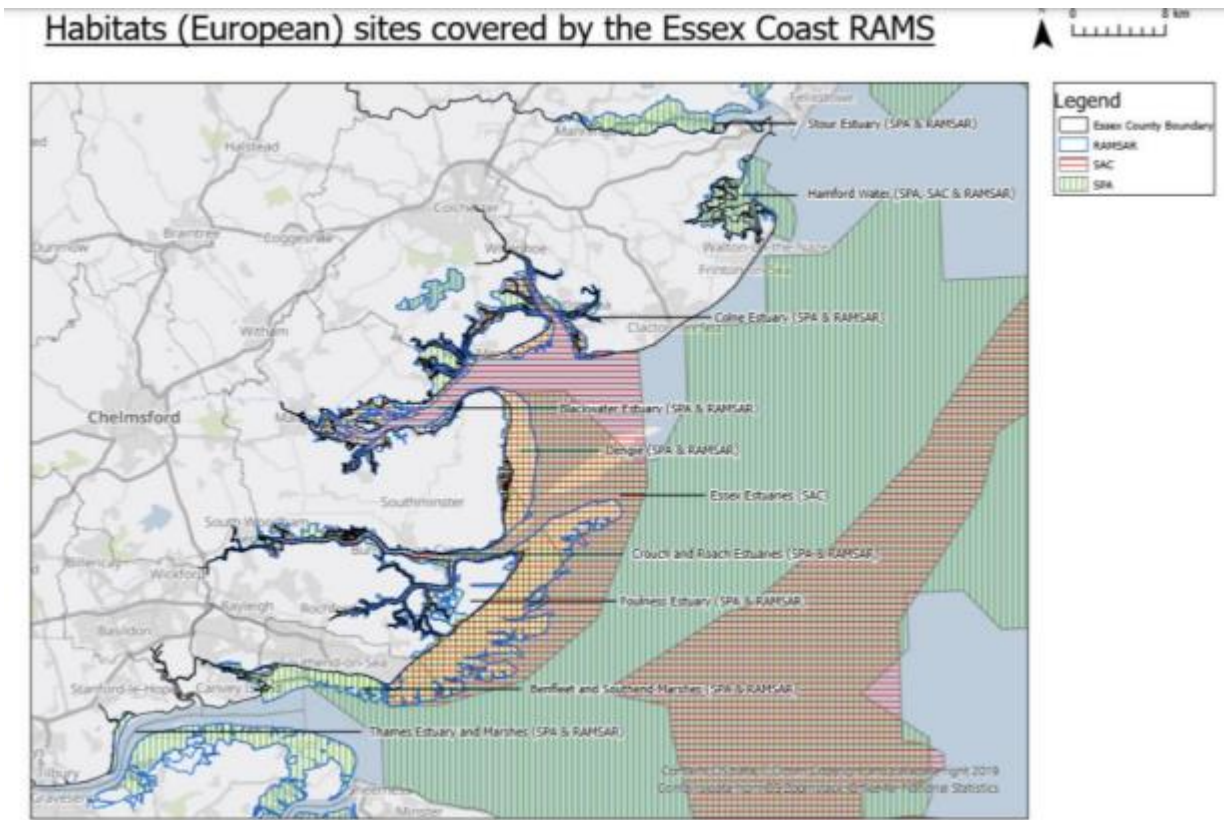
Appendix B:

Map 3: Hatfield Forest Zone of Influence



Appendix C:

Map 4: Habitats sites covered by the Essex Coast RAMS





**Uttlesford District
Council**

Statement of Common Ground

With

Historic England

June 2024

Statement of Common Ground

1. **List of Parties involved**
2. **Signatories**
3. **Introduction**
4. **Strategic matters**
5. **Governance arrangements**
6. **Timetable for review and ongoing cooperation**

1. List of Parties involved:

Historic England
Uttlesford District Council

2. Signatories:

Historic England
Andrew Marsh
Historic Environment Planning Adviser – Essex, Hertfordshire, and Suffolk

Signature: *Andrew Marsh*

Date: 17th June 2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager

Signature:

Andrew Maxted

Date: 12/06/24

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matter of interest to Historic England is the protection and enhancement of the historic environment, taking account of the location and scale of proposed growth across the plan period and the potential impacts upon designated and non-designated heritage assets. No other strategic issues have been identified between Historic England and UDC to date. This has been confirmed via email (June 2024) and an agreement to draw up this SoCG to that effect.

Impact upon the Historic Environment

The Council will look to collaborate with Historic England to consider the level of harm, if any, the proposed allocations would engender upon any surrounding heritage assets. In addition, the Council will work with Historic England to consider design solutions to the proposed allocations which seek to avoid harm in the first instance and then mitigate harm as far as practically possible. Historic England's feedback relating to the scale, layout, landscaping, retained key views etc. (as they relate to the historic environment) of the currently proposed allocations is welcomed. High level comments received from Historic England during Summer 2023 for the Council to consider contributed to the identification of the proposed allocations.

Moreover, since the publication of the Regulation 18 version of the Local Plan, a further virtual meeting took place (November 2023) between the parties. This enabled Historic England to inform the Council of their early thoughts on the content of the Local Plan whilst also allowing the Council to answer questions to support Historic England in the preparation of their formal representations to the consultation.

It was agreed by both parties that further work was needed with regards to the design of the draft allocations and the content of the site-specific requirements to ensure that opportunities for the mitigation of heritage impact had been maximised. It was confirmed that Historic England's comments will form a key consideration in the production of the Regulation 19 version of the Local Plan, both in relation to the design of the proposed allocations and the wording of the district wide heritage policies. Historic England's comments have helped to inform updates to the policies that relate to the Historic Environment. This includes; Core Policy 61: The Historic Environment, Core Policy 62: Listed Buildings, Core Policy 63: Conservation Areas, Core Policy 64: Archaeological Assets and Core Policy 65: Non-Designated Heritage Assets of Local Importance.

Lastly, both parties agreed that further virtual meetings would be undertaken prior to the publication of the Regulation 19 version of the Local Plan, to ensure that any amendments to the Local Plan have addressed heritage issues as far as practically possible. The Regulation 19 consultation will then allow further engagement with Historic England.

5. Governance Arrangements

Regular meetings have been held with Historic England throughout the preparation of the Local Plan up until Regulation 19 Submission Plan at an Officer, Policy Manager and Director level, as necessary. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

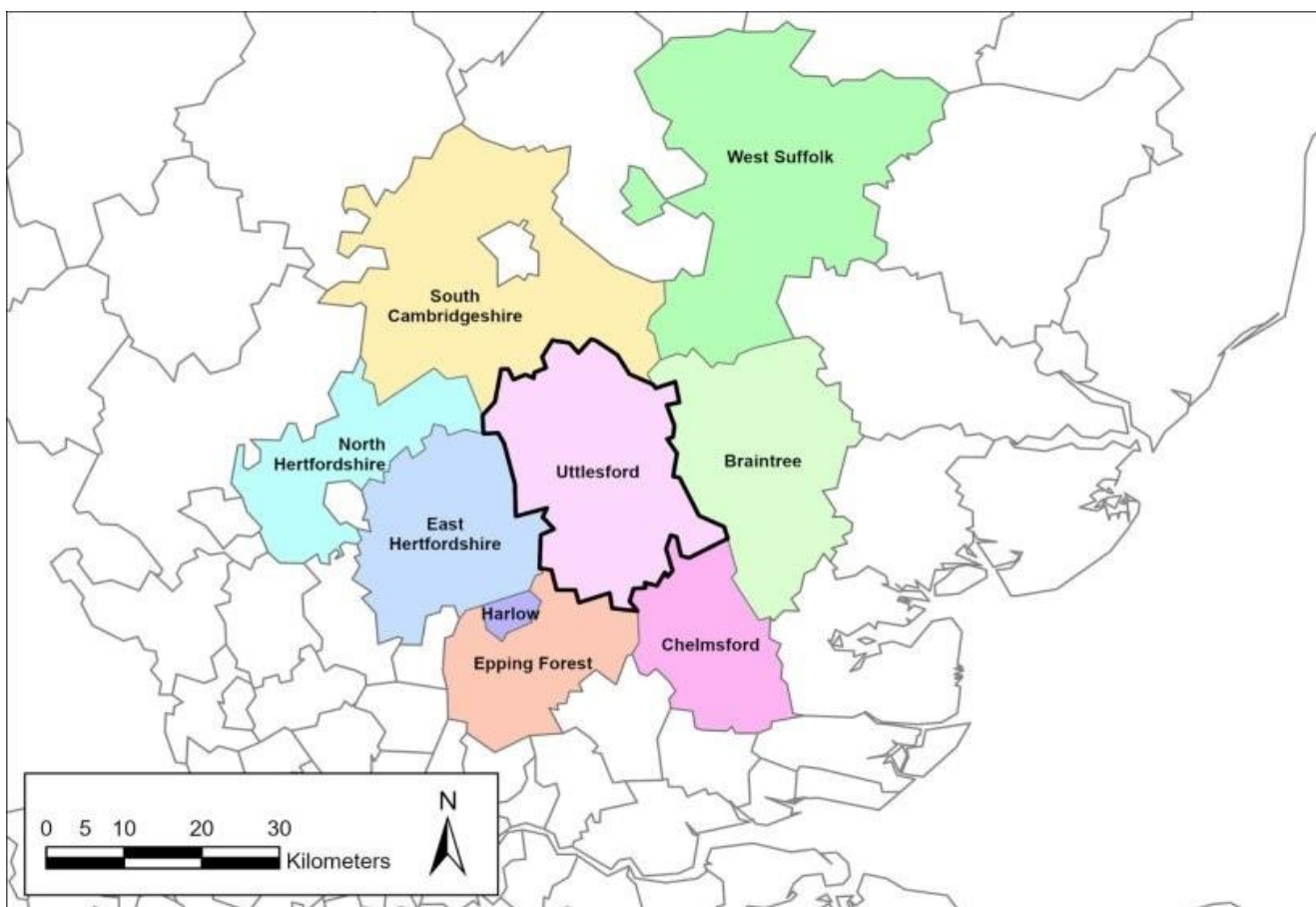
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate to take into account any updated evidence base, consultation responses to the Reg 18 Local Plan and any further engagement between the Council and HE. The Council will also keep Historic England up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

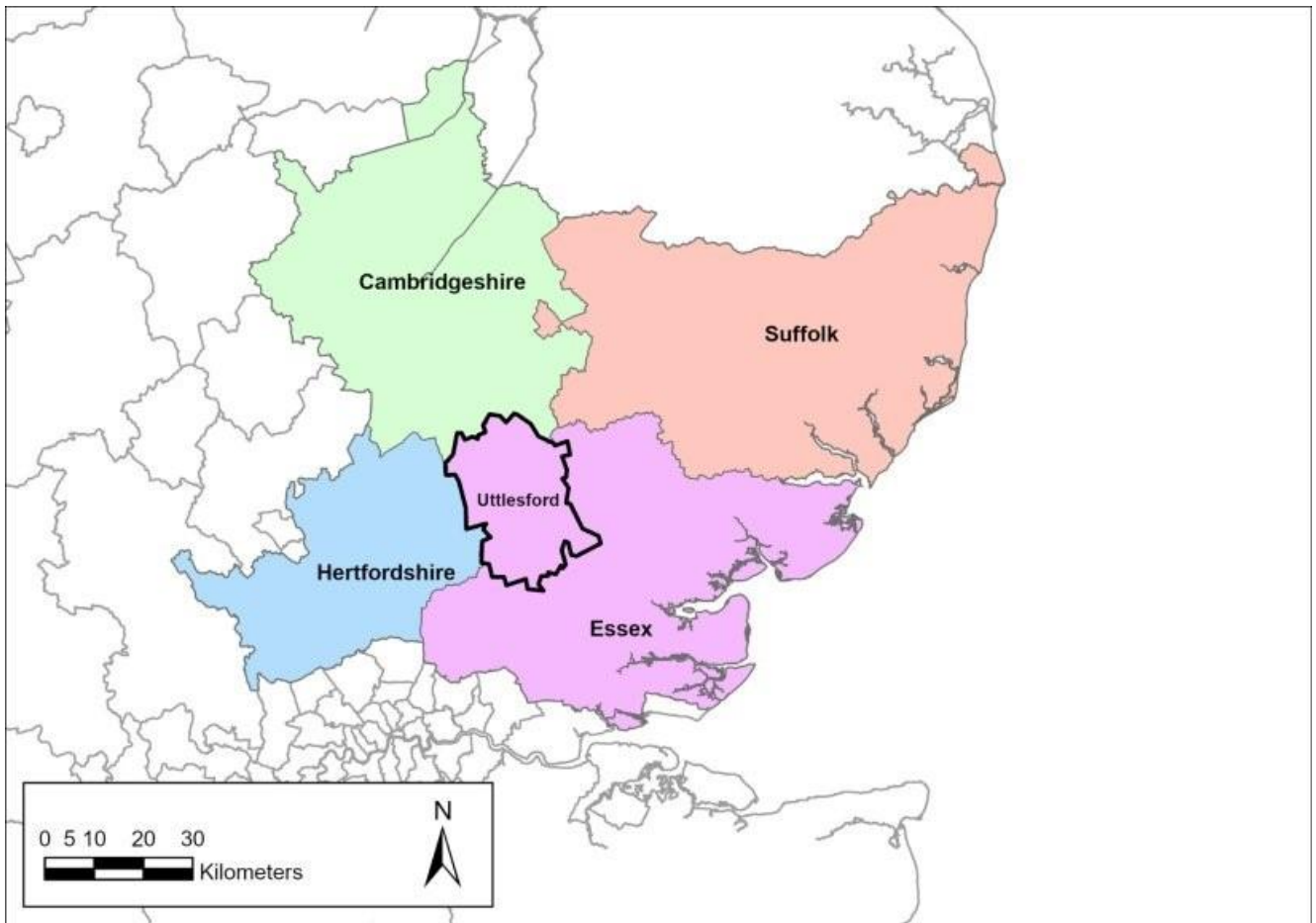
Once the Plan is adopted, we will continue regular on-going engagement with Historic England (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix B – Historic England

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
<p>The Heritage Assessment has understated the potential harm for a couple of proposed allocations. The most effective way to explore options for mitigation is through the preparation of detailed site specific Heritage Impact Assessments. The Council should ensure that any recommendations for mitigation and enhancement identified in its HA/HIAs are clearly reflected in the site specific</p>	<p>Regulation 18 Consultation</p>	<p>UDC feels it has included and referred to the appropriate evidence base for the development of this Local Plan. As part of the Regulation 19 stage a more detailed HIA has been undertaken where recommended by Historic England. The proposed allocations will detail</p>		

<p>policy. A HIA should identify any heritage assets that could be affected by the development of a given site.</p>		<p>required mitigation for the developer to provide in order to limit any harm to the historic environment.</p>		
<p>Any proposed sites should be consistently referenced.</p>	<p>Regulation 18 Consultation</p>	<p>Agreed. A consistent approach will be ensured to reference any proposed sites.</p>		
<p>Core Policy 6 – Land south of Radwinter road, north of Thaxted road:</p> <ul style="list-style-type: none"> • suggested mitigation measures outlined in the HA/HIA should be incorporated into a site-specific policy. <p>Land south of Thaxted road:</p> <ul style="list-style-type: none"> • Effects uncertain. The Council should discuss the allocation with its Conservation Officers to ensure that any necessary mitigation measures can be incorporated into the site & specific policy. <p>South of Wicken Road/West of Frambury Lane:</p> <ul style="list-style-type: none"> • suggested mitigation measures outlined in the HA/HIA should be incorporated into a site-specific policy. 	<p>Regulation 18 Consultation</p>	<p>Agreed. Any mitigation measures will be included within site-specific policies. A HIA relating to the 'Land South of Thaxted Road' parcel has been produced for the Reg 19 plan.</p>		

<p>Core Policy 16 – the proposed allocation should be clearer in defining land within the allocations which would be inappropriate for development owing to the church's views.</p> <p>Land to the North-East of Barnards Field and Land to the North of Holst Lane:</p> <ul style="list-style-type: none"> The Council should clearly designate areas where development is deemed acceptable and unacceptable, and these designations should be visually represented on an accompanying site plan 	<p>Regulation 18 Consultation</p>	<p>UDC has removed both Thaxted allocations from the Reg 19 Local Plan.</p>		
<p>Core Policy 10 – Church End East</p> <ul style="list-style-type: none"> Significant concerns regarding this site (situated adjacent to several designated heritage assets) Effects are uncertain. A detailed HIA should be conducted to determine whether the site is suitable for allocation, assess its capacity, and identify any necessary mitigation and enhancement measures. <p>Land between A120 and Stortford Road</p> <ul style="list-style-type: none"> Effects uncertain. A 	<p>Regulation 18 Consultation</p>	<p>As part of Regulation 19 stage, the UDC's heritage consultants have been provided HE's comments and have undertaken a more detailed review of identified assets at Great Dunmow and Takeley. The residential allocations at Great Dunmow and Takeley have seen a reduction in the quantum of development and enhancement to the amount of open/green spaces.</p> <p>HIA's have been prepared for the employment allocations located</p>		

<p>HIA should be undertaken to confirm the suitability of the site for allocation, inform its capacity, and identify any necessary mitigation and enhancement measures.</p> <p>North-East Takeley</p> <ul style="list-style-type: none"> • Significant concerns regarding the potential allocation of this site which includes part of the Warish Hall moated site and remains of Takeley Priory Scheduled Monument and adjacent to numerous listed buildings. • Effects are uncertain. A detailed HIA should be conducted to determine whether the site is suitable for allocation, assess its capacity, and Identify any necessary mitigation and enhancement measures. <p>North Takeley Street</p> <ul style="list-style-type: none"> • Effects uncertain. A HIA should be undertaken to confirm the suitability of the site for allocation, inform its capacity, and identify any 		<p>at Takeley and Great Dunmow, including recommendations for mitigation.</p> <p>Any recommendations, mitigation and/or enhancement measures in relation to proposed allocations will be included in policy within the Local Plan and/or site guidance.</p>		
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<p>necessary mitigation and enhancement measures</p> <p>Land east of High Lane</p> <ul style="list-style-type: none"> The suggested mitigation measures outlined in the HA should be incorporated into a site-specific policy. 				
<p>Core Policy 39 - the policy should be amended to refer to the function that GI can have in enhancing and conserving the historic environment. The policy only refers to the enhancement of landscape character, it is suggested that the historic environment is considered.</p>	<p>Regulation 18 Consultation</p>	<p>Reference to the historic environment and the positive impact that GI can have on enhancing and conserving this environment has been included within the policy.</p>		
<p>Core Policy 41 - the policy should be expanded to refer to the historic environment's role in understanding the landscape. Many tracks, green lanes, field boundaries and settlement patterns are remnants of past use and provide evidence of how the landscape has evolved over time. The objective of protecting and enhancing the landscape and recognition of its links to cultural heritage can help improve how the historic environment is experienced and enjoyed.</p>	<p>Regulation 18 Consultation</p>	<p>The landscape evidence base that sits alongside the Local plan considers the historical value of Landscape. UDC have included a provision within the policy (vi) which resists the loss of the historic significance of landscapes.</p>		
<p>Core Policy 51 - the policy should make greater reference to the contribution that the historic</p>	<p>Regulation 18 Consultation</p>	<p>Additional text regarding the contribution that historic environment</p>		

<p>environment can make to the wider visitor economy. We recommend referring to the potential that developments of tourist and leisure facilities may have in enhancing, better revealing and providing access to the historic environment. The policy should outline how the Council plans to support the stewardship of existing visitor attractions. For example, by highlighting the significance of Audley End.</p>		<p>can make to the visitor economy would be more contextual, therefore likely better placed in the supporting text rather than the policy itself.</p> <p>Additional text has been included that highlights the significance of Audley End has been included within the policy.</p>		
<p>Core Policy 62, 63 and 64 - some revision will be required to ensure consistency with NPPF. Where these cover substantial harm to designated and non-designated heritage assets it should be noted that the thresholds in para 201, 202 and 203 of NPPF are different. Core Policy 62 suggest that all archaeological assets whether Scheduled or not, would be treated in the same way, which is not the case. However if you're intending to apply this paragraph to non-designated archaeology of equivalent significance to scheduled monuments only (para 200 footnote 68), this should be made clear.</p> <p>The Council should review all its Historic Environment policies to ensure consistency with NPPF.</p>	<p>Regulation 18 Consultation</p>	<p>As part of the Regulation 19 stage, the historic environment policies have been updated where necessary to ensure they comply with NPPF.</p> <p>Non-designated heritage assets of archaeological interest will be considered subject to Core Policy 64: Archaeological Assets.</p>		
<p>Core Policy 65 - Historic</p>	<p>Regulation</p>	<p>UDC has prepared a</p>		

<p>England has published guidance pertaining to Local Listing. We recommend that a local authority has an established criteria for identifying non designated heritage assets, and ideally has a local list of assets linked to policies in their Local Plan. A local list or other mechanism for recording archaeology, landscapes, buildings and areas of local importance could be prepared to support Policies 62 and 65.</p>	<p>on 18 Consultation</p>	<p>local list of non-designated heritage assets which can be found here: www.uttlesford.gov.uk/local-heritage-list. Reference to this list has been included within the policy. UDC welcome continued engagement with Historic England.</p>		
<p>Core Policy 71 - the plan should include indicators to measure how successful historic environment policies are. These can include preparation of a local list, completion of conservation area action plans and management plans, reduction in the number of assets classified as heritage at risk.</p>	<p>Regulation 18 Consultation</p>	<p>The Monitoring Framework is being updated to include more historic environment-related monitoring indicators.</p>		
<p>Policy Maps - we are aware of two errors on the adopted policy map concerning Audley End. Firstly, the designation ENV8 Other Landscape Elements of Importance for Nature Conservation was incorrectly applied to a modern commercial orchard, defining it as important woodland..! Secondly the ENV9 Historic Parks and Gardens' designation does not align with the designated Grade I Registered Park and Garden boundary.</p>	<p>Regulation 18 Consultation</p>	<p>The policy maps will be updated as part of Regulation 19 stage.</p>		



**Uttlesford District
Council**

Statement of Common Ground

With

**NHS Hertfordshire and West Essex
Integrated Care Board**

June 2024

Statement of Common Ground

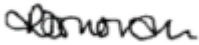
1. **List of Parties involved**
2. **Signatories**
3. **Introduction**
4. **Strategic matters**
5. **Governance arrangements**
6. **Timetable for review and ongoing cooperation**

1. List of Parties involved:

NHS Hertfordshire and West Essex Integrated Care Board (HWE ICB)
Uttlesford District Council

2. Signatories:

NHS HWE ICB
Rachael Donovan
Town Planning Policy Manager

Signature:  _____

Date: 26 June 2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager

Signature: 

Date: 26 June 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024),

which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 30th May 2024). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the District and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matter of interest to the HWE ICB is the impact on existing healthcare services and possible impacts on NHS land and buildings, arising from the level of residential growth proposed over the Local Plan period. The HWE ICB is also interested in ensuring the Local Plan not only includes policies to facilitate improvements to health infrastructure arising from planned growth, but also provides a mechanism to improve people's health by promoting active, healthy and sustainable new communities, including relating to mental health. This is covered through Core Policy 66: Planning for Health.

The Council will collaborate with the HWE ICB to ensure there is a clear understanding of the health infrastructure impacts of planned growth on primary, community and mental healthcare and acute healthcare, including the ambulance service. The HWE ICB will seek financial contributions to mitigate health impacts, which could include a Section 106 contribution and/or the provision of additional new premises or space and the Council will work with developers, landowners and HWE ICB to ensure the correct needs are provided. This is covered through the relevant proposed strategic allocation policies and where relevant contributions set out to meet these needs.

The HWE ICB will collaborate with the Council on the above-mentioned strategic matter of interest covering the location and quantum of new healthcare facilities to meet new residents' needs over the Local Plan period. The Council will work closely with HWE ICB to establish viability and deliverability issues and constraints, where known.

No other strategic issues have been identified by the Council and the HWE ICB, at this stage. The HWE ICB, as a statutory planning consultee were given the opportunity to comment on the Regulation 18 Draft Local Plan, and will be given the opportunity to comment on the Submission Version at Regulation 19 and subsequent stages.

5. Governance Arrangements

Meetings have been held with the HWE ICB throughout the preparation of the Local Plan up until Regulation 19 Submission Plan at an Officer, Policy Manager and Director level, as necessary. Decisions on this SoCG have been managed by email and no strategic matters have been

identified, at this stage, that require further Duty to Cooperate meetings. But on-going co-operation is recommended.

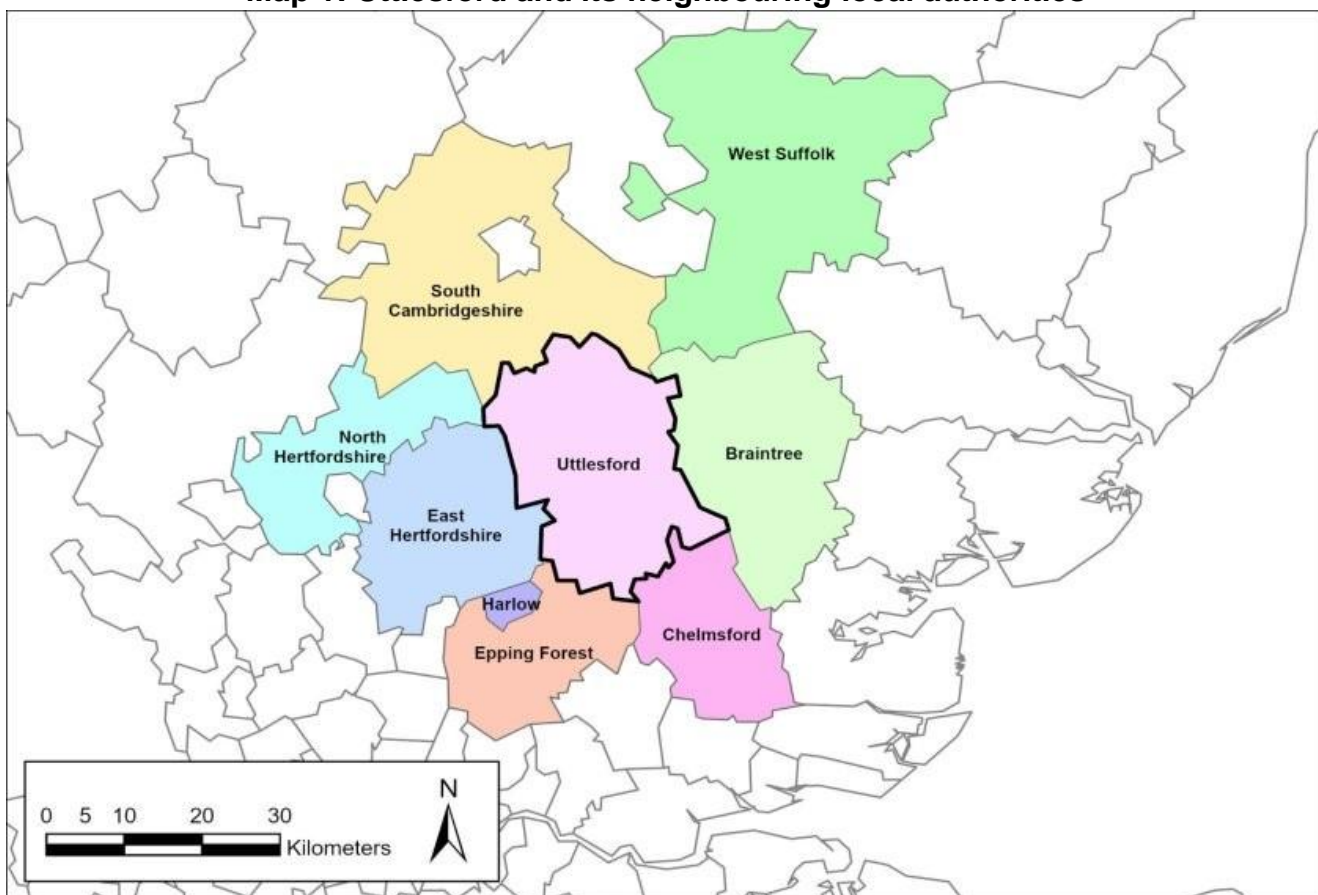
6. Timetable for review and ongoing cooperation

The SOCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep HWE ICB up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

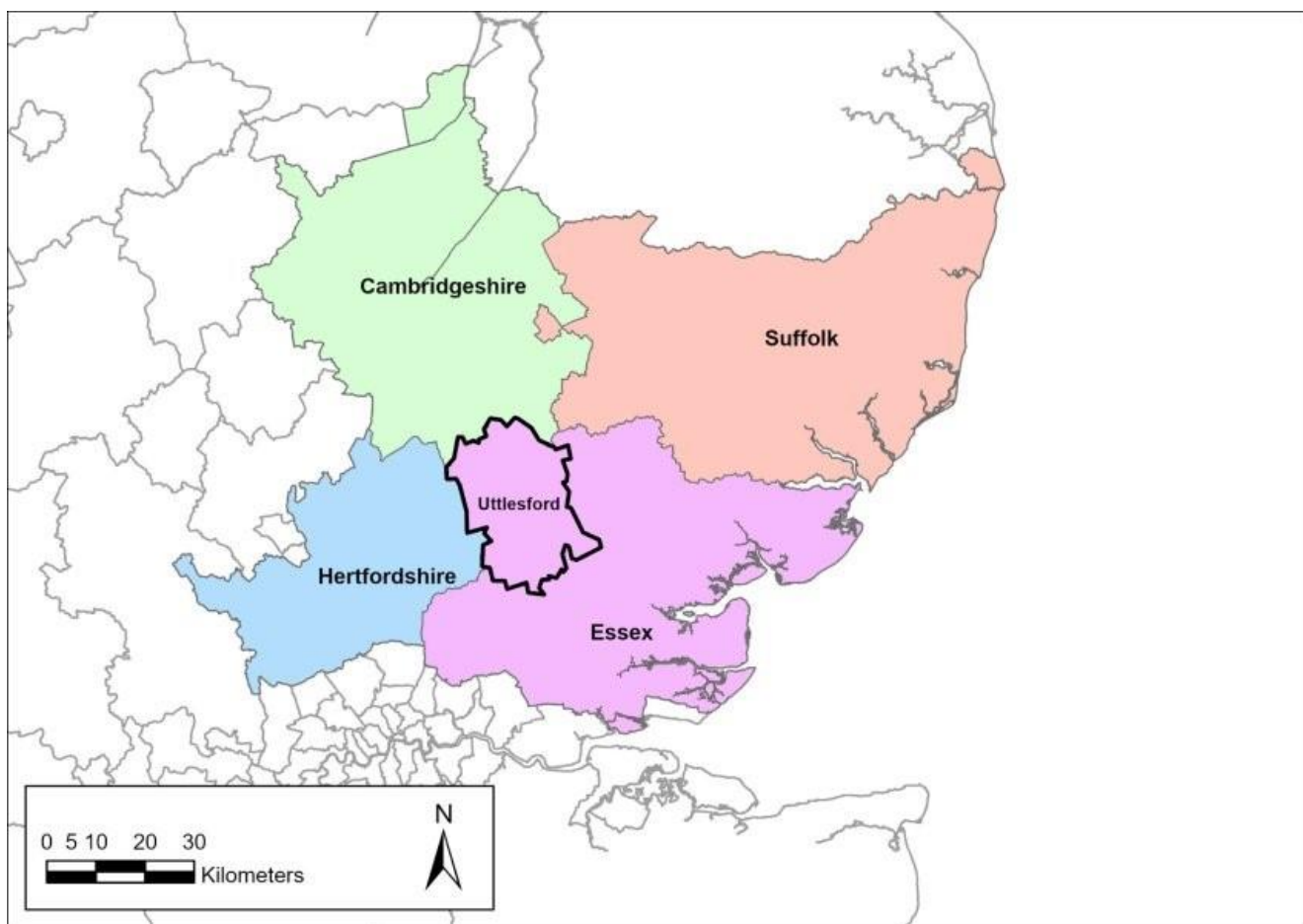
Once the Plan is adopted, we will continue regular on-going engagement with HWE ICB (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix A – NHS Hertfordshire and West Essex

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
The engagement of the HWE ICB and system partners post this Regulation 18 consultation stage is requested to discuss how the Local Plan can support health developer contributions sought from the NHS to mitigate the health impacts arising from the totality of growth proposed in the Local Plan.	Regulation 18 Consultation	UDC are engaging with the NHS (HWE ICB) on the proposed growth and health requirements and contributions, and facility needs	Noted and agreed.	

		across the District that will be reflected in the IDP; proposed strategic allocations; and applicable policies at Reg 19. DtC engagement will continue through to Adoption of the Plan.		
The HWE ICB would welcome discussions with the Council on the role of CIL in securing necessary funding and the Infrastructure Delivery Plan where NHS assessments of health infrastructure requirements to meet growth, identified in this response, will require refinement and costs calculated and shared.	Regulation 18 Consultation	The Council are commissioning consultants to undertake the CIL which will follow swiftly after the adoption of the Local Plan. The NHS have however been involved in the IDP following Reg 18 to further develop the infrastructure requirements for health and ensure the correct costs are calculated to assist in the viability	Noted, welcomed and agreed.	

		assessment of the Plan for Reg 19. This has been welcomed.		
Page 16 - Key opportunities and challenges. Second bullet point please add – <i>‘providing specialist housing and health and social care infrastructure....’</i>	Regulation 18 Consultation	Agreed. Text will be updated in the Regulation 19 Version of the Local Plan.	Noted.	
Page 19 – Key opportunities and challenges. Last bullet point, please change to – <i>‘ensuring primary and community and mental health facilities are delivered to meet the capacity needs arising from existing and new developments.’</i>	Regulation 18 Consultation	Agreed. Text will be updated in the Regulation 19 Version of the Local Plan.	Noted.	
Chapter 3 - The Spatial Vision as worded omits reference to physical and mental well-being; as such it is requested that the vision is reworded. In relation to the provision of health infrastructure, the HWE ICB would wish to see flexibility in Local Plan policies to allow healthcare sites to be extended/expanded/built across the district where required by the NHS.	Regulation 18 Consultation	Agreed. Text will be updated in the Regulation 19 Version of the Local Plan. UDC have been engaging with the NHS on local healthcare requirements at proposed Strategic allocations and across settlements since	Noted.	

		Regulation 18 and the outcome will be reflected in the Submission Version of the Local Plan at Reg 19.		
Chapter 4 - More accessible and connected settlements, with sustainable active travel choices are likely to be healthier to live in and can contribute to climate targets. Also, within more accessible settlements, there may be opportunities for the NHS to explore repurposing NHS buildings.	Regulation 18 Consultation	This is one of the aims of the Local Plan in developing a sustainable strategy. UDC will continue to engage with the NHS on healthcare facilities and assets as appropriate.	An UDC/ NHS/ECC 'One Public Estate' meeting took place on 20 th June, to consider opportunities to work collaboratively across the Health Care Partnership with UDC to maximise the opportunities all partners have across our estates to support population and housing growth in Uttlesford. Further meetings will be taking place to further discussions and identify opportunities.	Noted
Core Policy 5: The policy requires stronger wording to ensure funds can be received to meet the cumulative impacts of smaller developments coming forward. When receiving funds, health facilities should be put on a level footing with education and public transport improvements to ensure that healthcare infrastructure and	Regulation 18 Consultation	Noted. The current version of the policy follows best practice and a similar version has been found sound elsewhere and we	HWE ICB/System Partners will review Core Policy 5 and respond accordingly in our formal response to the Regulation 19 Local Plan consultation.	Noted

<p>funding requirements arising from planned growth are appropriately represented given its strategic importance.</p>		<p>therefore consider that it is sufficiently robust. However, the text will be reviewed and reconsidered for the Regulation 19 Version of the Local Plan, as necessary.</p>		
<p>Core Policy 54: The explanatory text should be expanded to recognise that there will be an impact on health services arising from planning applications made by specialist housing providers. Where planning applications are made for specialist housing, the NHS will seek developer contributions to mitigate the impact.</p>	<p>Regulation 18 Consultation</p>	<p>Noted. Planning applications for specialist housing will be dealt with on a case-by-case basis. Core Policy 66 requires major development that meets the criteria set out in the policy to submit a Health Impact Assessment.</p>	<p>Not in agreement. The HWE ICB requests that the explanatory text to Core Policy 54 should be expanded to recognise that there will be an impact on health services arising from ALL planning applications made by specialist housing providers. Where planning applications are made for specialist housing, the NHS will seek developer contributions to mitigate the impact.</p>	<p>Noted.</p>
<p>Core Policy 56: The HWE ICB requests there is specific mention in the draft Policies and in the explanatory text, that 'affordable housing'</p>	<p>Regulation 18 Consultation</p>	<p>Agreed. Text will be updated in the Regulation</p>	<p>HWE ICB/System Partners will review Core Policy 56 and respond</p>	<p>Noted</p>

includes key worker access to affordable housing.		19 Version of the Local Plan.	accordingly in our formal response to the Regulation 19 Local Plan consultation.	
Page 203 – The explanatory text should refer to the King’s Fund recent report, ‘Driving better health outcomes through Integrated Care Systems – The role of district councils’, July 2023. To deliver well designed places that support residents physical and mental wellbeing, it is vital that UDC work with NHS organisations to plan for healthcare infrastructure to meet the needs of new residents and would encourage the active inclusion of the HWE ICB and system providers at pre application stages for large residential developments.	Regulation 18 Consultation	Driving better health outcomes through Integrated Systems – The Role of District Councils has been reviewed. UDC will continue to engage with the NHS organisations on health matters.	HWE ICB/System Partners will review this section of the Local Plan and respond accordingly in our formal response to the Regulation 19 Local Plan consultation.	Noted
The following NHS planned primary care infrastructure proposals have received HWE ICB Primary Care Committee support in principle and are currently being worked up: <ul style="list-style-type: none"> • Gold Street Surgery in Saffron Walden (relocation). • Felsted Surgery in Felsted. The NHS pipeline projects listed below are in early development, with the HWE ICB yet to receive a formal Project Initiation Document or Business Case for the HWE ICB Primary Care Committee to consider: <ul style="list-style-type: none"> • Angel Lane Surgery in Great Dunmow 	Regulation 18 Consultation	Noted.	Gold Street Surgery UDC and the Gold Street GP partners are working together with the HWE ICB to bring this project forward. NHS capital investment will be required, with the HWE ICB committed to working with the Council and the practice to find a workable financial solution to ensure its delivery in the spirit of the One Public Estate	We have taken on board their Reg 18 reps and included the infrastructure they've specified will be needed using the formulas / figures set out in the rep.

<ul style="list-style-type: none"> John Tasker House in Great Dunmow 			<p>programme.</p> <p>Felsted Surgery</p> <p>Discussions are ongoing with UDC, Felsted Surgery partners, the HWE ICB and the parish council to ensure the NHS realises the benefit of the health financial contribution secured to mitigate the health impacts arising from UTT/182508. A meeting has been arranged for 2nd July.</p>	
<p>Angel Lane & John Tasker House Surgeries are both at capacity and will be impacted by planned and unplanned growth in Great Dunmow. The HWE ICB would like to reserve an option for an on-site facility on Land at Church End East Land. This may take a form of a branch surgery or a relocation to provide for the existing patient population, as well as future growth.</p>	<p>Regulation 18 Consultation</p>		<p>HWE ICB's position stands if the Regulation 19 Local Plan proposes significant housing growth in and near the vicinity of Great Dunmow.</p>	<p>Proposed strategic allocations have requirements for health provisions but these will be reviewed and strengthened. If details of the land requirement is possible to quantify and return to the Council by Thursday 27 June that will assist us in integrating this into the final masterplans.</p>
<p>The HWE ICB does not have a GP a presence within Takeley. With major growth in Takeley planned, an onsite presence is required to meet future planned growth. The HWE ICB has a land option</p>	<p>Regulation 18 Consultation</p>		<p>HWE ICB's position stands if the Regulation 19 Local Plan proposes significant housing growth in</p>	<p>Proposed strategic allocations have requirements for health provisions but these will be reviewed and</p>

<p>attached to UTT/22/2744/FUL (Warish Hall Farm) which is under consideration. However, in the light of 1,636 new homes, the HWE ICB is reviewing all options. The HWE ICB would like to reserve an option for an on-site facility on Land Northeast of Takeley.</p>			<p>and near the vicinity of Takeley.</p>	<p>strengthened. If details of the land requirement is possible to quantify and return to the Council by Thursday 27 June that will assist us in integrating this into the final masterplans.</p>
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**Uttlesford District
Council**

Statement of Common Ground

With

**North Hertfordshire District
Council**

June 2024

Statement of Common Ground

1. **List of Parties involved**
2. **Signatories**
3. **Introduction**
4. **Strategic matters**
5. **Governance arrangements**
6. **Timetable for review and ongoing cooperation**

1. List of Parties involved:

North Hertfordshire District Council
Uttlesford District Council

2. Signatories:

North Hertfordshire District Council
Ian Fullstone
Service Director - Regulatory

Signature: 

Date: 01 July 2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager

Signature: 

Date: 1 July 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any

of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 29th May 2024). 54ha of employment land is identified for future development in the Local Plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to North Hertfordshire District Council are housing; employment; transport; education; and Gypsy, Traveller's and Travelling Showpeople.

Working collaboratively over the development of the plan making process, these issues are not considered to cause any cross-boundary concerns at this stage. These are discussed further below.

Housing

Housing is covered in the introduction above. The strategic requirements are set out in Core Policy 2: Meeting Our Housing Needs. North Hertfordshire District Council currently have an adopted Local Plan which covers up to 2031. An initial review of the Local Plan is currently being undertaken which could extend the timeframe of their Local Plan to 2041 or beyond. We will continue to engage on housing numbers throughout the preparation of this Local Plan and as their Local Plan Review develops. However, the timing of their Plan's adoption is unlikely to affect Uttlesford's proposed plan preparation.

Employment

The scale of development proposed in the Uttlesford Local Plan is set to meet local employment needs and identified to be provided in the most accessible locations by air, road, rail and by sustainable and active modes of travel, in accordance with the updated evidence, including supporting the planned expansion of Chesterford Research Park, which is covered under Core Policy 4: Meeting Business and Employment Needs.

Transport and education

Transport and education are largely being addressed working with National Highways and Essex County Council (ECC) and Hertfordshire County Council as the Highways and Education Authority. The Uttlesford Local Plan aims to ensure that appropriate measures are put in place to manage and mitigate any impact from new development on the strategic and local highway network and ensuring adequate education provision in the district. Core Policy 26: Providing for Sustainable Transport and Connectivity and Core Policy 68: Community Uses, seeks to achieve this. In addition, Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area supports the delivery of transport schemes.

Junction improvements, sustainable transport, promoting active modes of travel and providing proposed schooling in the Local Plan will help meet the needs of proposed growth in the appropriate local authority area. However, it is noted that existing shortfalls may exist from previous developments over the years. Wherever possible and where meeting prescribed tests, new infrastructure provision will attempt to close this gap as part of delivery. Core Policy 5: Providing Support for Infrastructure and Services, seeks to achieve this.

Gypsy, Traveller's and Travelling Showpeople

The Council is committed to working with ECC and its neighbouring authorities, including North Herts District Council to ensure the needs of the Gypsy and Traveller community is met. The Council is currently finalising its evidence in relation to the allocation of sites which will meet these needs whilst ensuring the appropriate mitigation of any planning constraints. These site allocations will be set out in the Reg 19 publication of the Uttlesford Local Plan for consultation. It is noted that Uttlesford will be meeting its local need within the District's boundaries and without reliance on sites within neighbouring authorities.

No other strategic issues have been identified between North Hertfordshire District Council and UDC at this stage. North Hertfordshire District Council were given the opportunity to comment on the Reg 18 Draft Local Plan, and this Regulation 19 Submission Plan Consultation document and at subsequent stages, where their comments will be considered and any future strategic cross boundary matters, as might be necessary.

5. Governance Arrangements

North Hertfordshire District Council have been invited to meetings throughout the preparation of this SoCG and the Local Plan up until Regulation 19 Submission Plan at an Officer and Policy Manager level and engagement is still open. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

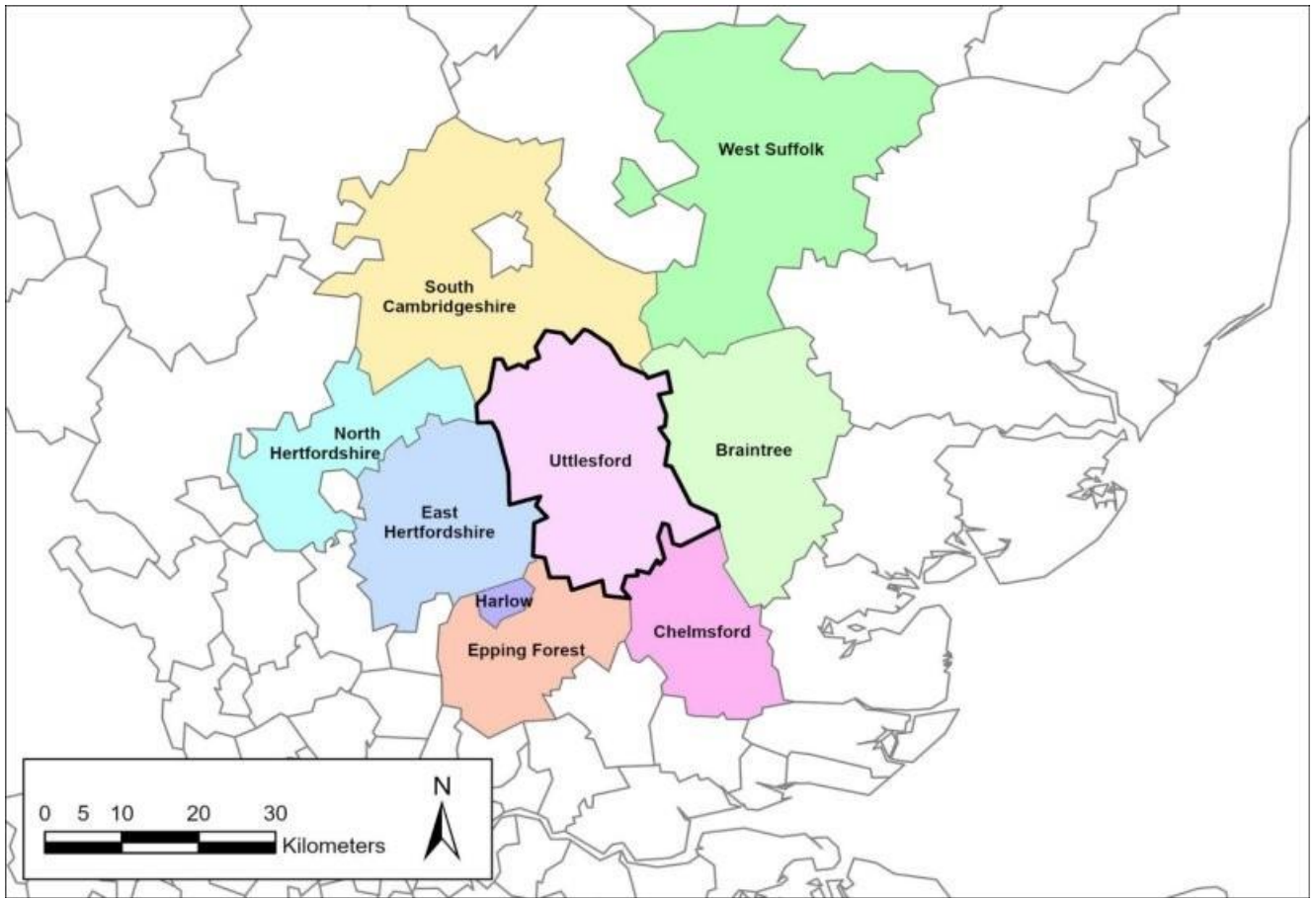
6. Timetable for review and ongoing cooperation

The SOCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep North Hertfordshire District Council up to date throughout the Examination in Public process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

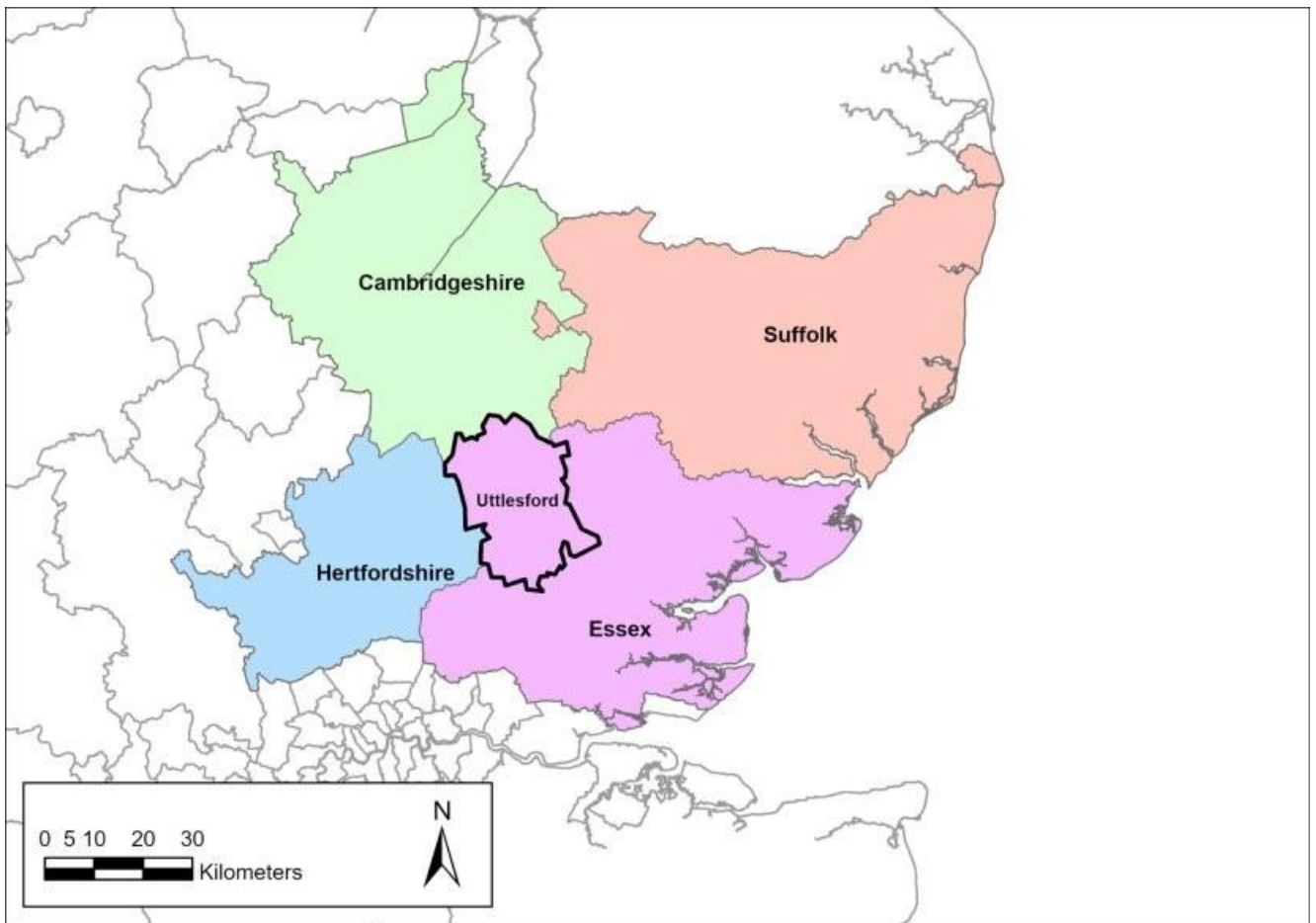
Once the Plan is adopted, we will continue regular on-going engagement with North Hertfordshire District Council (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Office of Rail and Road SoCG with UDC, June 2024 – Email to reflect their position

[External] >> PL0271 Statement of Comment Ground with UDC

PCT Contact <contact.cct@orr.gov.uk>

Thu 20/06/2024 10:22

To: XXX

Dear Jane

Thank you for your email of 12 June in relation to Uttlesford District Council's proposed Local Plan.

While ORR will not be signing the *Statement of Common Ground*, we can confirm that we have no comment on the policies. If you are not already aware, we publish guidance on our website as to how we deal with ORR's duty to cooperate:

<https://www.orr.gov.uk/sites/default/files/2023-02/localism-act-2011-guidance.pdf>. We would be grateful if you could consider this when making such requests in future.

Yours sincerely

On behalf of the Public Correspondence Team



25 Cabot Square, London E14 4QZ
orr.gov.uk | Follow us [@railandroad](https://twitter.com/railandroad)



**Uttlesford District
Council**

Statement of Common Ground

With

Sport England

June 2024

Statement of Common Ground

- 1. List of Parties involved**
- 2. Signatories**
- 3. Introduction**
- 4. Strategic matters**
- 5. Governance arrangements**
- 6. Timetable for review and ongoing cooperation**

1. List of Parties involved:

Sport England
Uttlesford District Council

2. Signatories:

Sport England
Roy Warren
Planning Manager



Signature:

Date: 26 June 2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager



Signature:

Date: 26 June 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the Plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments

(figures correct as of 11th September 2023). 54ha of employment land is identified for future development in the local plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the District and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matters of interest to Sport England are the scale, quality and distribution of sports facilities and opportunities within the District, taking account of the proposed allocations for residential development and supporting infrastructure over the Plan period, and promoting opportunities for encouraging physical activity through planning and the design of development.

Sports Facilities

The Council will look to collaborate with Sport England to ensure that appropriate sports facilities exist or are proposed to manage the increased demand resulting from new development within the District, and to ensure that opportunities for promoting physical activity in new development within the District are maximised. Core Policy 67: Open Space, Sport and Recreation seeks to achieve this. The Council are seeking to understand Sport England's position regarding the location and quantum of new sports facilities proposed within the Plan, and will look to incorporate feedback where possible, taking account of viability and deliverability constraints.

No other strategic issues have been identified between Sport England and UDC, at this stage. Sport England were given the opportunity to comment on the Reg 18 Draft Local Plan and will be given an opportunity to comment on the Regulation 19 Submission Version and at subsequent stages, where their comments on strategic cross boundary matters, will be reconsidered, as might be necessary.

5. Governance Arrangements

Sport England has been engaged throughout the preparation of this SoCG and on the Local Plan up until Regulation 19 at an Officer, Policy Manager and Director level. Decisions on this SoCG have been managed by email and various meetings and no strategic matters of a significant nature have been identified, at this stage, that require further Duty to Cooperate meetings. But on-going co-operation is recommended.

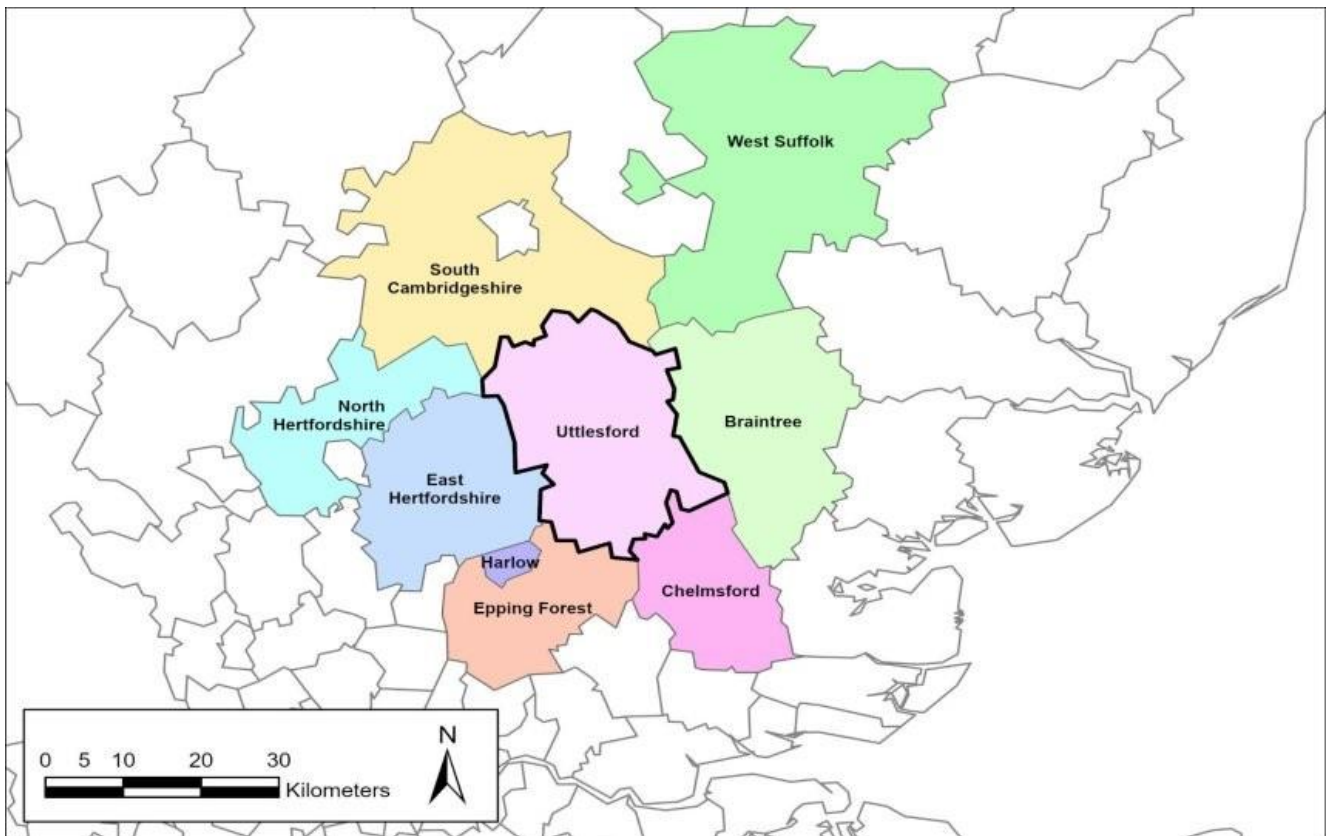
6. Timetable for review and ongoing cooperation

The SoCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will update Sport England throughout the Examination in Public process as necessary and will inform them of the outcome of the Inspector's decision and the Council's decision on the Adoption of the Plan.

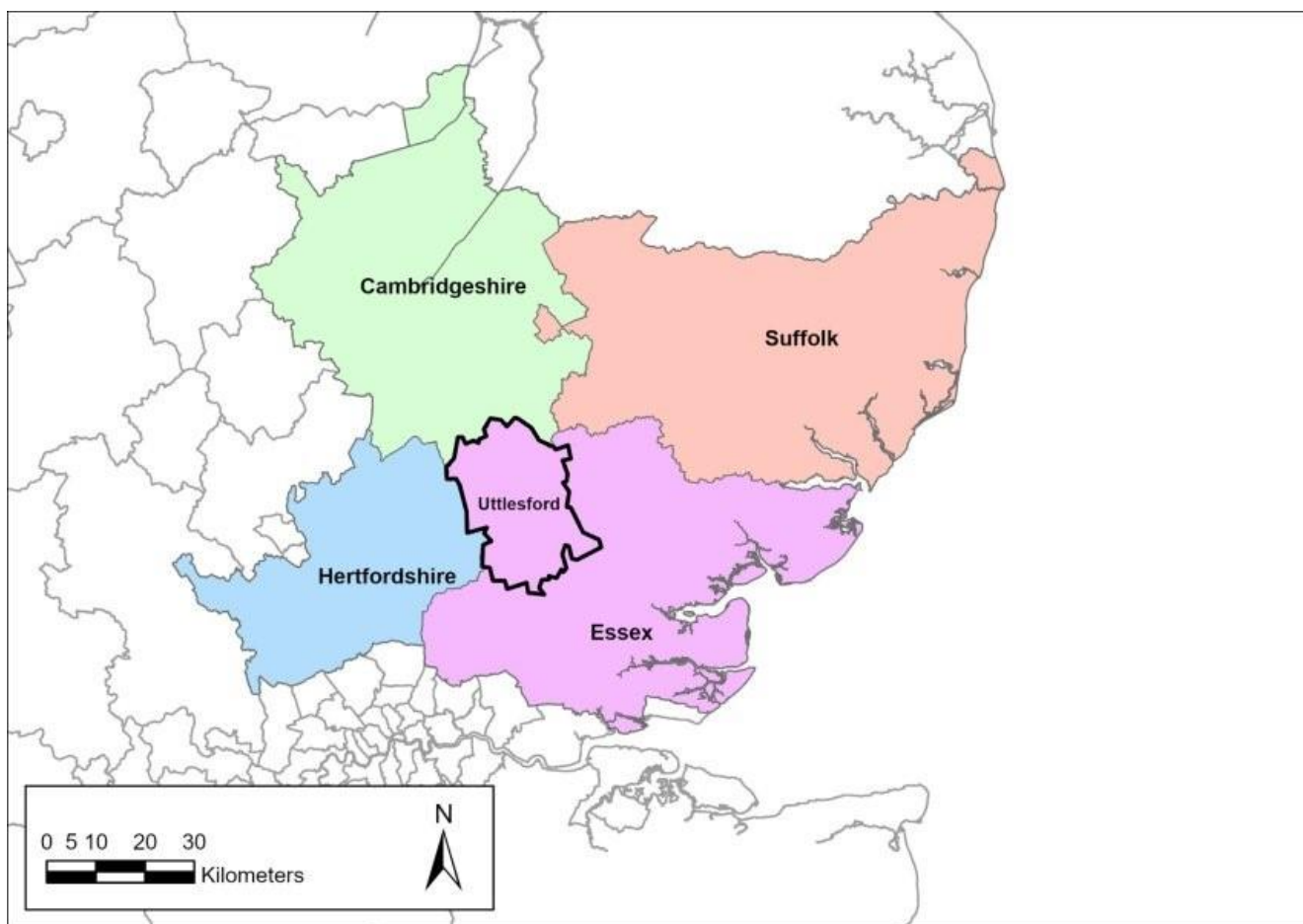
Once the Plan is adopted, we will continue regular engagement with Sport England (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix A – Sport England

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
Core Policy 1 - a further measure should be added relating to designing development to encourage physical activity through applying active design principles. Sport England has produced 'Active Design', a guide to planning new developments that create the right environment to help people get more active.	Regulation 18 Consultation	Reference to the Active Design guidance has been included within Core Policy 67.		
Core Policy 5 - The emerging Playing Pitch Strategy and	Regulation 18	The leisure evidence		

<p>Built Facilities Strategy should be used for informing the approach for securing provision for sports facilities including, financial contribution calculations and how projects should be prioritised for investment.</p>	<p>Consultation</p>	<p>base commissioned to support the Local Plan will be used to inform the Regulation 19 Local Plan.</p>		
<p>Core Policy 6 - The policy in its current form is silent on the approach on how community sports provision should be made for meeting any additional needs. It is anticipated that the evidence base when completed will identify current and/or future deficiencies in a range of sports facilities. If new development does not address the additional demands that it generates, this demand will either not be met locally or additional pressure will be placed on facilities at capacity. It is not expected that for many sports facilities that deficiencies can be addressed just by improving the capacity of existing facilities as the potential to deliver this is limited.</p> <p>A strategic approach should be taken to addressing current and future needs which considers how the proposed development allocations can contribute directly to meeting the additional needs they generate. Consideration should be given to:</p> <ul style="list-style-type: none"> • Land at Pond Cross Farm, Newport: Can Newport Recreation 	<p>Regulation 18 Consultation</p>	<p>The leisure evidence base commissioned to support the Local Plan will be used to inform the Regulation 19 Local Plan. This will include the location of proposed facilities to meet need, but also taking account of where proposed future growth is planned.</p>		

<p>Ground be extended as extending one of the principal community sports facilities would be more appropriate.</p> <ul style="list-style-type: none"> • Land South of Radwinter Road/North of Thaxted Road, Saffron Walden: The formal open space as part of this proposal should be of a sufficient scale to allow a large multi-pitch sports ground supported by ancillary facilities. It should be designed to allow space for expansion to meet existing facility needs. The approach taken on this site should be informed by a wider strategic approach developed for meeting sports facility needs across Saffron Walden which is informed by the evidence base and consultation. • Land South of Thaxted Road, Saffron Walden: consideration should be given to allocating land within the site to allow the expansion or redevelopment of the Lord Butler leisure centre to accommodate the growth of Saffron Walden. 				
<p>Core Policy 10 and 16 - The policy in its current form is silent on the approach to how community sports provision</p>	<p>Regulation 18 Consultation</p>	<p>Core Policy 67 and 68 have been updated</p>		

<p>should be made for meeting the additional needs generated by development proposed as well as existing needs. It is anticipated that the evidence base when completed will identify current and/or future deficiencies in a range of sports facilities. If new development does not address the additional demands that it generates, this demand will either not be met locally or additional pressure will be placed on facilities at capacity. It is not expected that for many sports facilities that deficiencies can be addressed just by improving the capacity of existing facilities as the potential to deliver this is limited.</p> <p>A strategic approach should be taken to addressing current and future needs which considers how the proposed development allocations can contribute directly to meeting the additional needs they generate. Consideration should be given to:</p> <ul style="list-style-type: none"> • Land at Warish Hall, Takeley: Can the proposed secondary school provide shared use facilities such as indoor sports facilities and artificial grass pitches/MUGAs to meet need. Potential opportunities to co-locate dedicated community sports provision adjoining the school so that ancillary facilities could be shared between the 		<p>based on evidence presented within the Sports facilities and playing pitch strategies. This evidence base will also be applied to any masterplan proposals.</p> <p>The Regulation 19 Local Plan will take into consideration any evidence base which will cover existing needs and how the new development sites can address deficiencies; and take existing needs and potential for any new facility, where an existing facility has limited opportunity for improvement.</p> <p>Discussions are ongoing on a community use agreement</p>		
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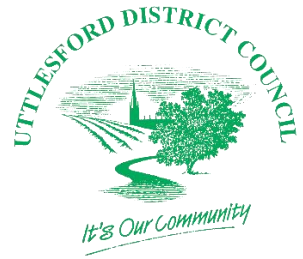
<p>school and the community.</p> <ul style="list-style-type: none"> • East of Church End, Great Dunmow: Provision should be made for formal open space as part of GI that would be designed for outdoor sports use as well as other GI. This should be of a sufficient scale to allow a large multi-pitch sports ground to be supported by ancillary facilities. It should be designed to allow space for expansion. The approach taken should be informed by a strategic approach developed for meeting sports facility needs across Great Dunmow. 		<p>for sports facilities within schools on a case-by-case basis.</p>		
<p>The Council should develop a strategic approach to meeting current and future sports infrastructure needs informed by the evidence base and consultations with Sport England, sports governing bodies and local sports clubs/groups. This strategic approach should focus on how the principal development allocations can help meet these needs. The allocation policies should then set out the expectations of the site allocations to inform future planning applications.</p>	<p>Regulation 18 Consultation</p>	<p>Any additional evidence base will be used to inform the Regulation 19 Local Plan and a strategic approach in relation to meeting sports infrastructure needs.</p>		
<p>Core Policy 28 could be improved though by the following additions:</p> <ul style="list-style-type: none"> • Development proposals should be expected to integrate 	<p>Regulation 18 Consultation</p>	<p>Reference to the Active Design guidance has been included within Core</p>		

<p>active travel routes with GBI to encourage access to GBI by active travel modes. This would provide consistency with Core Policy 39 (criterion vii).</p> <ul style="list-style-type: none"> Development proposals should be expected to apply active design principles as this will contribute to promoting active travel. Sport England has produced 'Active Design', a guide to planning new developments that create the right environment to help people get more active. 		<p>Policy 67.</p> <p>Active travel is sufficiently covered throughout the Plan and within the Council's Green and Blue Infrastructure Strategy. The Plan should be read as a whole and therefore there is no need to repeat policies unnecessarily.</p>		
<p>Core Policy 39 should be amended to require proposals for GBI to be checked against the Council's Playing Pitch Strategy and the other documents referenced as playing pitches and other outdoor sports facilities which form part of GI.</p>	<p>Regulation 18 Consultation</p>	<p>The leisure evidence base commissioned to support the Local Plan will be used to inform the Regulation 19 Local Plan. The Local Plan is also supported by a Green and Blue Infrastructure Strategy.</p>		
<p>Core Policy 44 should make reference to outdoor sports facilities being a potential source of noise that this policy should apply to. This is pertinent in view of the growth</p>	<p>Regulation 18 Consultation</p>	<p>Core Policy 44 protects against unacceptable noise levels from any</p>		

of artificial grass pitches and MUGAs in locations that adjoin sensitive uses.		development proposals. Therefore, there is no need to specifically reference outdoor sport facilities.		
Core Policy 52 - The policy should add an additional characteristic 'activity' to expect new development to be designed to provide opportunities for encouraging physical activity. Reference specifically to Active Design could be made in the policy's reasoned justification to signpost developers to further guidance on applying this design principle in practice.	Regulation 18 Consultation	Core Policy 52 has been updated to include reference to the inclusion of design for activity within developments. Once adopted the Uttlesford Design Code will be cross-referenced. Reference to the Active Design guidance has been included within Core Policy 67.		
Core Policy 66 - consideration be given to including the Active Design principles as an additional criterion in the policy or at least signposting to Active Design in the reasoned justification.	Regulation 18 Consultation	Reference to the Active Design guidance has been included within Core Policy 67.		
Core Policy 67 – following amendments are requested: <ul style="list-style-type: none"> The reasoned justification should provide commentary on the key findings 	Regulation 18 Consultation	Financial contributions will vary depending on the development proposal.		

<p>from the Playing Pitch Strategy and Built Facility Strategy and the recommended approach in the strategies to securing provision in new development. While reference to Sport England’s calculators is welcomed, these are tools that can be used to inform the level of demand for sports facilities generated by development, they do not provide the evidence of need or inform how sports facility provision should be made in individual developments.</p> <ul style="list-style-type: none"> • Criterion (i) should specifically refer to the Playing Pitch Strategy and Built Facility Strategy as these will provide the evidence to inform whether a sports facility is surplus to requirements. • The wording of criteria (i) and (ii) should refer to ‘or’ at the end rather than ‘and’. • The policy wording requires criteria (i), (ii) and (iii) to be met but the NPPF only requires one of criteria (a), (b) or (c) of para 103. It is unlikely to be possible or justifiable to require a development to accord with all three of these criteria. 		<p>Any financial contributions will be dealt with through a S106. However, the policy does make provision for onsite and off-site facilities and open space.</p> <p>The Council has commissioned an open space and leisure evidence base, and this has included assessment of schools and engagement with these. Consideration of the use of these spaces (existing and new) for community use is being factored into development proposals.</p> <p>The ‘and’ has been replaced by an ‘or’ at the end of criteria (i), (ii) and (iii).</p>		
Core Policy 68 - clarity should	Regulatio	Core Policy		

<p>be provided on whether the scope of the policy includes open space and sports facilities. Para 11.103 refers to NPPF definition which includes sports venues and open space. However, Policy 67 sets out the policy on the loss of open spaces/sport and open space/sport in new development. Policy 67 should apply specifically to open space and sport/recreation and it broadly accords with paras 98 and 99 of NPPF. Policy 68 should apply to other community facilities.</p>	<p>n 18 Consultation</p>	<p>67 solely covers open space, sport and recreation and Core Policy 68 addresses Community uses. This will be made clear within the policies.</p>		
<p>Via ongoing discussions and sharing of draft policies and development frameworks, Sport England identified that the specific sporting site requirements for each proposed allocations had not been calculated from the KKP needs assessment. KKP helped the Council complete this task, thus enabling the updating of the development templates for the masterplans of each proposed allocation and site requirements. This is caveated by the fact that the summer sports evidence and strategy has yet to be completed by KKP and therefore a number of assumptions have been used.</p>	<p>Post Regulation 18 Consultation</p>	<p>Strategic allocations and site requirement policies have been updated. But the Plans' viability will need to be checked and verified to ensure these requirements , especially the 3G pitches is achievable.</p>		



Uttlesford District Council

Statement of Common Ground

With

Thames Water

June 2024

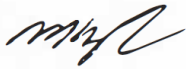
1. **Statement of Common Ground**
2. **List of Parties involved**
3. **Signatories**
4. **Introduction**
5. **Strategic matters**
6. **Governance arrangements**

1. List of Parties Involved

Thames Water
Uttlesford District Council

2. Signatories

Thames Water
Nicky McHugh
North London Regional Development Planning Lead



Signature:

Date: 19th June 2024

Uttlesford District Council
Andrew Maxted
Planning Policy Manager



Signature:

Date: 20th June 2024

3. Introduction:

Uttlesford District Council is currently developing a new Local Plan for the district, which will replace the existing Adopted Local Plan 2005. We are at the Regulation 19 Submission stage, which sets out the Council's Spatial Strategy and planning framework for Uttlesford District between 2021-2041. Consultation on the Regulation 18 Draft Local Plan was undertaken between October and December 2023. The outcomes of that consultation have fed into the preparation of the Regulation 19 Submission Local Plan, in addition to updated evidence base. The Plan makes provision for at least 14,819 new homes to be delivered during the Plan period (2021 to 2041). This reflects the Objectively Assessed Need for Housing for Uttlesford District up to 2041 as identified in the updated Local Housing Need Assessment (JG Consulting, May 2024), which is 13,500 new homes. Therefore, we are meeting the requirement in full, with extra headroom (9.8%), to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy. Uttlesford has engaged with its neighbouring authorities, however they are at different stages of plan making and do not require the Council to assist them and Uttlesford do not need to ask any of its neighbouring authorities to take any of its housing requirements, as it can meet its own needs.

Over the plan period, the land requirement for office development is 27.7ha and industrial development, 52.2ha. To meet this requirement a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments (figures correct as of 11th September 2023). 54ha of employment land is identified for future development in the local plan on proposed strategic allocations. These may vary slightly as figures are finalised for Consultation.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See Appendix A for maps of the district and it in context with its neighbouring districts and county councils.

4. Strategic Matters

The strategic matter of interest to Thames Water relates to their ability to satisfactorily manage foul water discharge within the district, taking account of the location and scale of proposed growth across the Plan period.

Foul Water

The Council will look to collaborate with Thames Water to ensure that appropriate measures are put in place to manage and mitigate any impact from new development, including the provision of new sewerage infrastructure and connections to ensure provision across the district. We will seek feedback from Thames Water on the capacity of existing infrastructure, whilst keeping them up to date about the status of our proposed allocations, to support the accuracy of their Long- Term Delivery Strategy. We will work closely with Thames Water, the Environment Agency and Anglian Water to ensure that waste water infrastructure is delivered alongside growth. This may require the phasing of housing and development allocations to ensure that any necessary infrastructure upgrades are in place.

Thames Water will be given the opportunity to comment on the Regulation 19 Submission Plan and subsequent versions of the Plan where their comments will be considered and any future strategic cross boundary matters that may be potentially identified can be considered. Comments received at Regulation 18 Draft Plan have helped to inform policy wording at Regulation 19 Submission Plan. Thames Water will work with the Council and other stakeholders throughout the Local Plan process to review impacts on infrastructure and assess requirements for upgrades and to ensure development and infrastructure are aligned.

5. Governance Arrangements

Meetings have been held with Thames Water throughout the preparation of the Local Plan up until Regulation 19 Submission Plan at an Officer, Policy Manager and Director level, as necessary. Decisions on this SoCG have been managed by email and no strategic matters at this stage that require further Duty to Cooperate meetings have been identified. But on-going co-operation would be required.

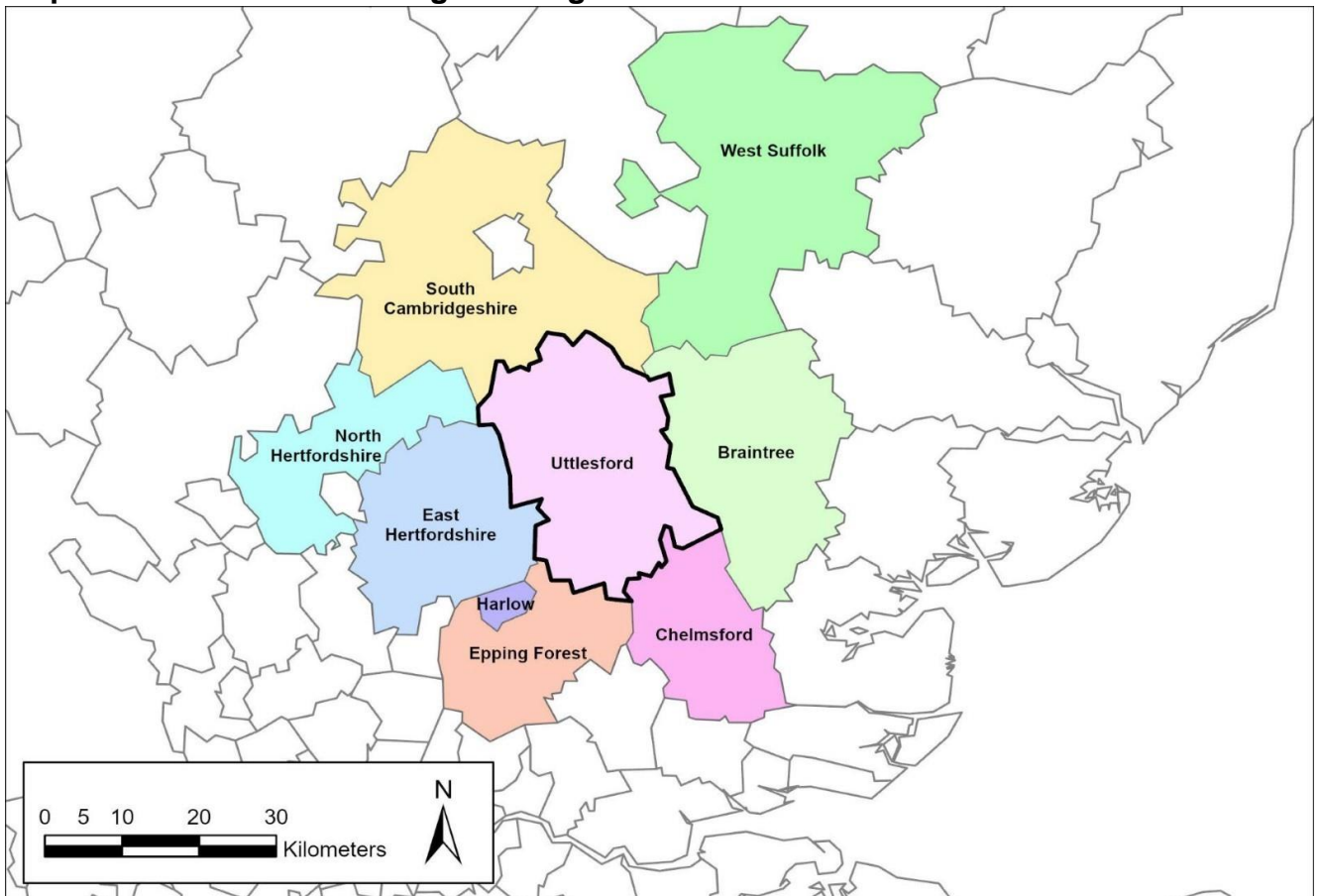
6. Timetable for review and ongoing cooperation

The SOCG will be reviewed prior to submission of the Draft Local Plan to the Secretary of State, where appropriate. The Council will also keep Thames Water up to date throughout the Examination in Public process, as may be necessary and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the Plan.

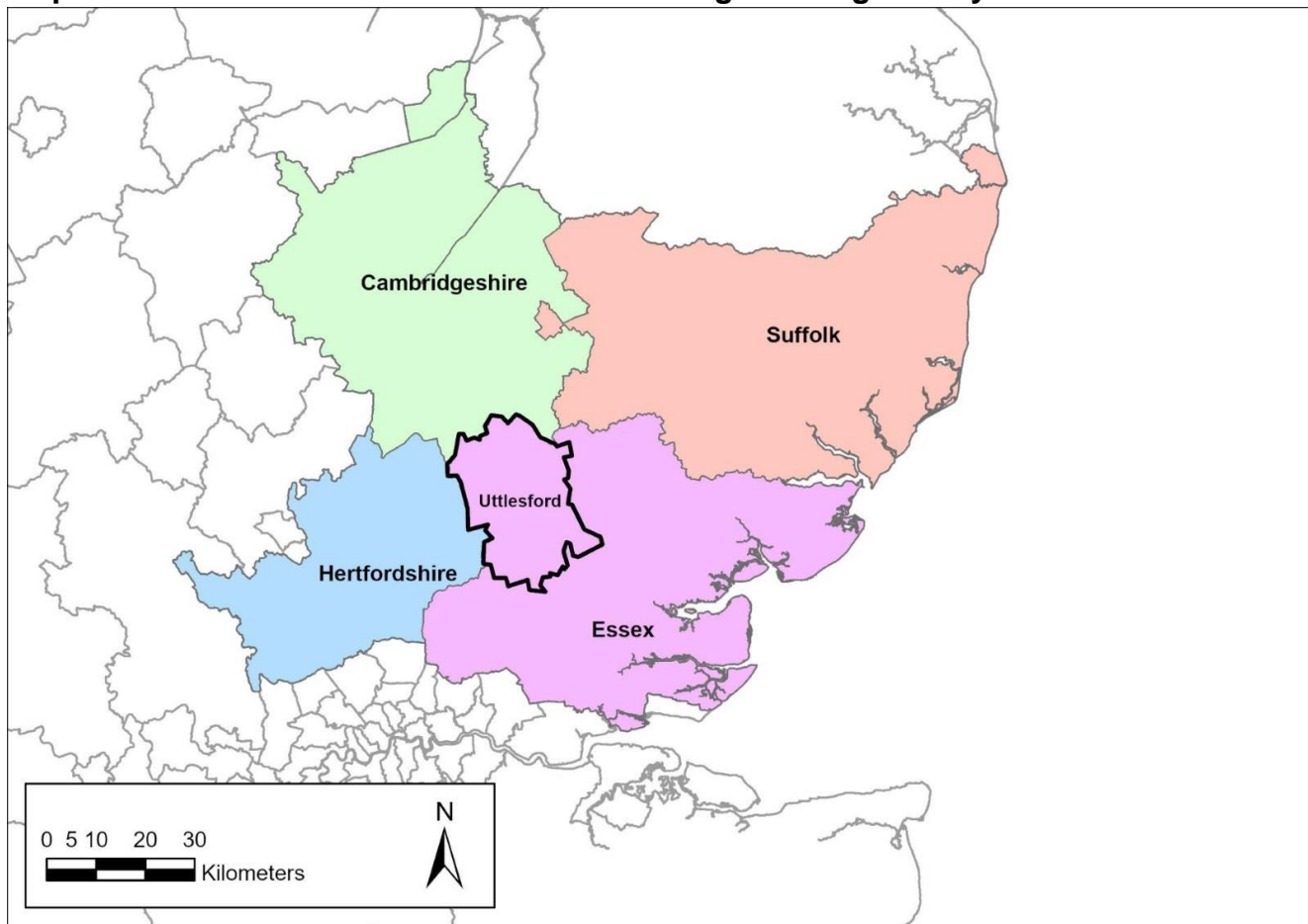
Once the Plan is adopted, we will continue regular on-going engagement with Thames Water (at least annually) in connection with the Plan's 5-year review. That process will however commence swiftly upon the Plans adoption and not wait until 5 years have passed.

Appendix A

Map 1: Uttlesford and its neighbouring local authorities



Map 2: Uttlesford District in context with its neighbouring County Councils



Appendix A

SoCG Issues considered

Issue	Date (when raised)	UDC Comment	Stakeholder Comments and further discussion	Resolution
<p>Core Policy 5 - The aims of the policy and reference to use of conditions to secure infrastructure could be strengthened in relation to the delivery of wastewater infrastructure. The timescales for delivery of infrastructure can be significant.</p> <p>To ensure that development is aligned with any necessary upgrades to avoid adverse</p>	<p>Regulation 18 Consultation</p>	<p>Noted. The wording of Core Policy 5 will be updated where necessary. Please see below with regard to water/wastewater</p>		

<p>impacts, developers are encouraged to engage with the relevant service provider ahead of any application to discuss their infrastructure requirements. Where upgrades are required it may be necessary for phasing conditions to be used to align the occupation of development with infrastructure delivery. Supporting text to this effect could be provided under Core Policy 5.</p>		<p>infrastructure.</p>		
<p>Core Policy 34 – The optional requirement in Building Regulations G2 is 110 l/p/d rather than 90 and it is assumed that the higher target of 90 l/p/d would need to be secured by planning conditions. Higher water efficiency requirements are supported but as a minimum it is considered that the policy should refer to imposing conditions on all residential development which are necessary to ensure that the optional requirements in Building Regulations G2 is implemented. It is recommended that any such condition should refer to measuring water efficiency using the fittings based approach.</p> <p>In relation to the section of the policy which refers to sewage infrastructure some minor alterations to the text are proposed:</p> <p><i>"Planning proposals which increase the demand for off-site water and sewage service infrastructure.....in time to</i></p>	<p>Regulation 18 Consultation</p>	<p>UDC recognise the benefits of recycling water in reducing flood risk and the benefits of SuDs in filtering water to improve water quality, the council will consider seeking opportunities for aquifer recharge. UDC will ensure that the policy covers all types of development.</p> <p>The policy does not state that permission will be granted for development proposals that meet the water</p>		

<p>serve the new development prior to first occupation. Where necessary phasing conditions may be used to ensure that development is not occupied until any necessary sewerage infrastructure have been completed."</p> <p>Additional supporting text:</p> <p><i>"The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact service providers as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development."</i></p>		<p>efficiency targets, but it does indicate that compliance with this aspect of the policy will be viewed positively as part of the planning balance.</p> <p>There are a wide range of factors that will be taken into account in the decision-making process, including conformity with local and national policy and legislation, and each application will be determined on its individual merits.</p> <p>Core Policy 34 has been updated, and supporting text added, to reflect the comments with regard to phasing and ensuring that sufficient capacity exists in the water and wastewater</p>		
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		<p>networks.</p> <p>UDC will provide more detail in the policy by using evidence gathered as part of Regulation 19.</p>		
Core Policy 37 - the policy should be applicable to all development and not just major development.	Regulation 18 Consultation	The policy will be updated to refer to all developments.		
Amenity Impacts and Core Policy 44 - The scope of the Policy should be expanded to cover light, odour and vibration or similar separate policies should be included.	Regulation 18 Consultation	Core Policy 42 ensures there will be no unacceptable impact due to noise, odour, vibration and light pollution. Specific policy requirements have been added in relation to light pollution.		
Land at Warish Hall, Parkers and Warrens Farm, Takeley - The scale of development/s is likely to require upgrades to both the wastewater network and sewage treatment infrastructure. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning	Regulation 18 Consultation	<p>Noted. Any infrastructure requirements required as part of the proposed allocation will be identified through a site allocation policy.</p> <p>UDC are committed to continued engagement with Thames Water on any infrastructure</p>		

<p>conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.</p>		<p>and network issues to ensure these are resolved.</p>		
<p>Land East of High Lane and south of Alsa Street Stansted Mountfitchet - we do not envisage infrastructure concerns regarding wastewater networks assuming that foul flows will be connected to the public sewer by gravity (not pumped) and that no surface water flows will be discharged to the public sewer. The Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to advise of the developments phasing.</p>	<p>Regulation 18 Consultation</p>	<p>Noted. Any infrastructure requirements required as part of the proposed allocation will be identified through a site allocation policy.</p> <p>UDC are committed to continued engagement with Thames Water on any infrastructure and network issues to ensure these are resolved.</p>		

Transport East SoCG with UDC, June 2024 – Email stating their position

Re: [External]>> Re: Statement of Common Ground with UDC

Wed 19/06/2024 15:13

To:XXX

Cc:XXX

Hi Jane,

Sorry for leaving this to the last minute. Please find a statement with has been approved by our Chief Executive, XXXX.

Transport East Statement

Transport East, is the Sub-national Transport Body covering Uttlesford District Council. Our membership includes Essex County Council (ECC) who are the relevant Local Transport Authority and who has approved our regional Transport Strategy.

Transport East believes that direct engagement between Uttlesford District Council (UDC) and ECC is the best option for UDC to deliver the Regulation 19 Submission version of its Local Plan.

ECC is well-positioned to address the specific needs and priorities of UDC, and we trust that ECC has the capability to fully support the Local Plan going forward.

Communications and Project Support

www.transporeast.gov.uk

X: [@transporeast](https://twitter.com/transporeast) | LinkedIn: [Transport East](https://www.linkedin.com/company/transporeast)

Appendix 3: Memoranda of Understanding

MoUs with developers and landowners on sites (including employment sites) in:

Elsenham

Great Dunmow

Saffron Walden

Stansted Mountfitchet

Takeley

Will follow in due course.



Uttlesford Employment Land Review

Final Report

Iceni Projects Limited on behalf of
Uttlesford District Council

June 2024

ICENI PROJECTS LIMITED
ON BEHALF OF
UTTLESFORD DISTRICT
COUNCIL

Iceni Projects

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1. INTRODUCTION

1.1 This Employment Land Review has been undertaken for Uttlesford District Council by Icen Projects Ltd. It forms a part of the Local Plan evidence base.

1.2 The report:

- Considers the relevant policy and evidence context
- Identifies key elements of the local commercial and economic development dynamics
- Provides an assessment of the quality of existing employment sites in Uttlesford District. It addresses issues such as their location, accessibility, quality of buildings and environment and occupancy, and draws conclusions on their future role as part of the portfolio of employment land in the district.

2. POLICY AND EVIDENCE REVIEW

National Planning Policy Framework (NPPF)

The main policies for the planning system in England are laid out in the National Planning Policy Framework (NPPF). The latest version of the NPPF was released in December 2023. There have been additional updates in July 2018, February 2019 and the July 2021, and September 2023. The NPPF continues to emphasise the need to enhance economic development and productivity. The Government's overarching economic objective for the planning system is:

“... to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.”

- 2.1 Local plans are expected to apply a presumption in favour of sustainable development, which means they should: fulfil the development demands of the area; align growth and infrastructure; and make appropriate use of land in urban areas (paragraph 11).
- 2.2 The strategic policies of the Uttlesford Local Plan will therefore be expected to outline an overall strategy for the pattern, scale, and design quality of places for employment and other commercial development (paragraph 20).
- 2.3 Paragraph 86 states that planning policies should:
- 2.4 "a. set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
- 2.5 b. set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- 2.6 c. seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and

-
- 2.7 d. be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.”
- 2.8 Paragraph 87 states that planning policies should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.
- 2.9 Relevant to Uttlesford's rural nature, paragraphs 88 and 89 require planning policies to enable the growth and expansion of all types of businesses in rural areas, and particularly the development and diversification of land-based rural businesses. Local Plan policies will also need to recognise that such rural communities will also need accessible local services and facilities either retained or provided, and that sites to meet these rural needs may not be found within existing settlements or be well served by public transport.

Planning Practice Guidance (PPG)

- 2.10 The Planning Practice Guidance (PPG) states that Councils should identify a future supply of land which is suitable, available and achievable for economic development uses over the plan period.
- 2.11 Regarding economic development, the PPG requires policy-makers to prepare a robust evidence base to understand existing needs. It is recognised that local variables and market conditions will affect business needs differently from those based on national economic trends.
- 2.12 The PPG advises that evidence on economic needs should encompass:
- The best-fit functional economic market area.
 - The current supply and existing stock of land for employment uses;
 - Recent trends in employment land gains and losses, based on permissions, permitted development and applications;

-
- Evidence of market demand and business needs (including location and premises needs of particular types of businesses), sourced from local data and intelligence;
 - Wider market signals relating to economic growth, diversification and innovation; and
 - Evidence of market failure, such as physical or ownership constraints that prevent employment sites being used effectively.

2.13 Employment evidence will also need to be particularly focused on the rising expansion of logistics. Authorities must also determine how much space and policy support are needed for various types of logistics demands, such as those of SMEs and "last mile" facilities supplying neighbourhood marketplaces.

2.14 Guidance indicates that the available stock of land can be compared with requirements so gaps / oversupply can be identified. Analysing supply and demand should allow policy makers to identify any mismatch between quantitative/ qualitative supply and demand.

Adopted Uttlesford Local Plan 2005

2.15 The most recently adopted Development Plan policies related to employment land in Uttlesford District are contained within the Uttlesford Local Plan 2005.

2.16 Policy E2 of the Uttlesford Local Plan identifies existing employment areas of 1.0 ha and over located in the main urban areas of Great Dunmow, Saffron Walden and Stansted Mountfitchet, together with existing employment areas of over 0.5 ha in key rural settlements of Elsenham, Great Chesterford, Takeley and Thaxted, will be safeguarded from redevelopment or change of use. In addition a number of further specific sites are safeguarded by the policy – Chesterford Research Park; Stansted Distribution Centre in Great Hallingbury; and Elsenham Industrial Estate.

2.17 In addition, Policy E1 of the Local Plan made several allocations of land for employment development, including:

- Great Dunmow Business Park (9.60 hectares);
- Land adjoining Saffron Business Centre, Saffron Walden (1.00 hectares);
- Thaxted Road, Saffron Walden (3.76 hectares);

- London Road, Great Chesterford (0.89 hectares); and
- the extension to the Stansted Distribution Centre (2.1 hectares).

Regulation 18 draft Uttlesford Local Plan (2023)

- 2.18 Uttlesford District Council is currently preparing a new Local Plan for the district to cover the period 2021 to 2041. A Regulation 18 consultation was carried out between October 2023 and December 2023 and the Regulation 19 publication is expected in Summer 2024, with submission for examination at year-end 2024.
- 2.19 The emerging Regulation 18 Local Plan published in 2023 contains draft policies and allocations for employment uses. The Plan recognises a substantial planning permission in place at Stansted Airport ‘Northside’ which will contribute to local and strategic employment need. *Core Policy 4: Meeting Business and Employment Needs* identifies land requirements over the Plan period of 2021-2041 for office and R&D development at 21.7ha; and industrial development at 52.2ha.
- 2.20 In order to meet these requirements, a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments including Northside (at September 2023). The Regulation 18 draft Local Plan identified a total of 54ha of land for future development at the following strategic allocations:

Table 2.1 Draft Employment Allocations – Regulation 18

Site Name	Type of Site (Use Class)	Available Development Land (Hectares)
Chesterford Research Park	E(g)(ii)	18.3
Great Dunmow / Takeley – Land Between A120 & Stortford Road	E(g)(i) office / E(g)(ii) R&D / E(g)(iii) / B2 Industrial	15
Saffron Walden – Land North of Thaxted Road (Rear of Knights Road)	E(g)(iii) / B2 Industrial	3
Takeley – North of Takeley Street	E(g)(iii) / B2 Industrial	15
Gaunts End	E(g)(i) office	3
Total		54.3

-
- 2.21 Within these allocated sites, proposals for employment and business development are to be supported where they meet the requirements to be set out within the next version of the Plan and in accordance with Area Strategies set out in the Local Plan.
- 2.22 The emerging plan recognises the South Uttlesford Area as a significant location for employment, particularly associated with the airport, including the recently consented scheme at Northside for 195,000 sqm of a range of B8 (storage or distribution) and Class E(g) uses.
- 2.23 **Core Policy 45 - Protection of Existing Employment Space:** Existing employment areas will be safeguarded for office, warehouse, workshops, industrial and complimentary sui generis uses. Proposals which promote development or reuse of vacant sites located within existing employment areas for employment use will be supported subject to their degree of compliance with other relevant policies in the Plan.
- 2.24 **Core Policy 46: Development at Allocated Employment Sites:** The strategic employment allocations are safeguarded for employment uses. Alternative uses will be considered if they provide ancillary supporting services meet a need identified through a subsequent Local Plan Review, or exceptionally where a reassessment of the latest available district-wide Employment Land Review, demonstrates that these sites are no longer needed over the full plan period. All new strategic employment allocations made in Core Policy 4 are to be treated as though they are designated existing employment sites after completion and are covered by this policy.
- 2.25 **Core Policy 47: Ancillary Uses on Existing or Allocated Employment Sites:** Proposals for uses other than E(g), B2 and B8 business uses on existing or allocated employment sites will only be permitted if the following criteria are satisfied:
- the use is ancillary to the main business or employment function of the wider site, and
 - the use, either alone or combined with other existing or proposed uses, would not adversely affect the vitality and viability of any town centre or shopping centre (including local centres) or the social and community vitality of a nearby village.
- 2.26 The proposed protected existing employment sites (referred to in Core Policies 45 and 47) listed in Appendix 14 at Regulation 18 stage were:

-
- 1) Martel Works, Barnston
 - 2) Sion House, Birchanger
 - 3) Land adjacent to Hill Green Farm, Clavering
 - 4) Britannica Works, Clavering
 - 5) Golds Business Park, Elsenham
 - 6) Old Mead Road, Elsenham
 - 7) Industrial Estate, Gaunts End, Elsenham
 - 8) Station Approach, Great Chesterford
 - 9) London Road/Ickleton Road, Great Chesterford
 - 10) Chesterford Research Park, Little Chesterford
 - 11) Chelmsford Road Industrial Estate, Great Dunmow
 - 12) Flich Industrial Estate, Great Dunmow
 - 13) Haslers Yard, Great Dunmow
 - 14) Hoblongs Industrial Estate, Great Dunmow
 - 15) Ongar Road Industrial Estate, Great Dunmow
 - 16) Station Road Industrial Estate, Great Dunmow
 - 17) Waste Processing Facility, Great Dunmow
 - 18) Stansted Distribution Centre, Great Hallingbury
 - 19) Thremhall Park, Great Hallingbury
 - 20) Winfresh Ripening Centre, Little Canfield
 - 21) Hall Farm, Little Walden
 - 22) The Maltings, Newport
 - 23) Audley End Business Centre, Audley End, Saffron Walden

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- 24) Saffron Business Centre, Saffron Walden
 - 25) Former Pulse Factory (previously known as Printpack), Saffron Walden
 - 26) Shire Hill Industrial Estate, Saffron Walden
 - 27) Riverside Business Park, Stansted Mountfitchet
 - 28) Sworders Auctioneers Site, Cambridge Road, Stansted Mountfitchet
 - 29) M11 Business Park, Parsonage Lane, Stansted Mountfitchet
 - 30) Takeley Business Centre, Takeley
 - 31) Business Centre, Parsonage Road, Takeley
 - 32) Stansted Courtyard, Takeley
 - 33) Bearwalden Industrial Estate, Wendens Ambo

Emerging Regulation 19 draft Local Plan

- 2.27 At the time of producing this Employment Land Review the Regulation 19 draft Local Plan is being prepared. It is understood that the general approach consulted on at Regulation 18 is being continued into the Regulation 19 plan, with refinements made to the strategic allocations and strengthened policy support for planning applications for employment development on sites that have (or have recently had) planning permission for employment development, as raised in representations made during the consultation.
- 2.28 This ELR will directly inform the list of and boundaries for the “existing employment sites” to be protected under Policy CP45 and CP47.

Uttlesford Employment Land Review (ELR) 2016

- 2.29 The Uttlesford Employment Land Review (ELR) (2016) assessed the quantity and quality of the district’s employment land and forecasts future land and floorspace requirements. The report aimed to provide an evidence-based analysis and guidance for employment land policy in preparation of the since withdrawn Uttlesford Local Plan 2018. The report aimed to provide an understanding of the potential requirements for employment land to support economic growth across the district. The review built upon and updates the findings of an

ELR undertaken in 2011. The 2016 ELR recommended the following requirements for office and industrial floorspace and land:

- A net additional requirement for office (B1a/b) floorspace over the Plan period to 2031 of 16,600sqm
- A net additional requirement of land for industrial uses (B1c, B2 and B8 Use Classes) over the Plan period to 2021 of 18.0 ha.

Uttlesford Employment Land Review Update (2017)

2.30 The 2016 version of the AECOM Uttlesford Employment Land Review Update report was superseded and republished in 2017. This is the most up-to-date published Employment Land Review (ELR) for the district.

2.31 The 2016 and 2017 reports are broadly the same, with the same objectives, however, there are differences in the assumptions and resultant recommendations. Some of these key differences in assumptions includes:

- The 2017 version shows how overall employment floorspace in Uttlesford had decreased by 10,969 between 2011-2016 where when compared over the period 2011 and 2014 as was performed in the 2016 version, there was an increase in net floorspace change of 13,164.
- For labour supply forecasting, the 2017 ELR uses Sub-national Population Projections published in 2016, instead of the 2012-published projections used in in the 2016 ELR.
- The 2017 ELR assumes a longer plan period of 2011 – 2033, instead of 2011 to 2031 in the 2016 ELR.

2.32 The combined effects of these changes in assumptions results in the new recommendations of:

- An increased net additional requirement for office (B1a/b) floorspace over the Plan period to 2033 of 21,000sqm ; and
- A decreased net additional requirement of land for industrial uses (B1c, B2 and B8 Use Classes) over the Plan period to 2033 of 10.2 ha.

2.33 The 2017 Employment Land Review recommends a number of sites across the district which should be designated and supported, including both existing and new sites, as it is was not considered that developable land within existing clusters would be able to accommodate the required supply over the plan period.

2.34 The study also explicitly recommends the encouragement of development and relaxation of restrictions around the Stansted Airport boundary, particularly at the Northern Ancillary area, to allow for non-aviation businesses to operate there.

Uttlesford Economic Needs and Economic Development Evidence (2021)

2.35 The following need was identified up to 2040:

- Office: **4.0-6.3ha**
- Industrial: minimum of **18.9ha** with **27.2ha** as a pragmatic level of growth

2.36 The office market is focused on SME business and demand is more modest. Major HQ development at Trisail Towers has not come forward due in part to design and location of the scheme – larger corporate office requirements are more likely to gravitate towards the region's larger / more established commercial centres and therefore there is a limited role for corporate offices. The Council should look to maintain a supply of good quality, SME space, which may require public sector intervention to overcome viability challenges. There is a greater density of schemes in the south of the district, and so the council could appropriately target provision in the main urban centres of Saffron Walden, Great Dunmow and Stansted Mountfitchet.

2.37 Great Dunmow has a strong local industrial market and there is limited vacant premises across the industrial estate in town and almost no vacant development land. There is a need to bolster the employment role of the settlement to support sustainable development through managing commuting – an allocation of 5-10ha is justified.

2.38 An allocation of 2-4ha would be warranted in Saffron Walden regarding the limited existing employment land and to support sustainable development.

2.39 The economic potential of the airport should not be underestimated, and further industrial and business space should be considered for allocation in the area beyond Northside, given the preference indicated by historic take-up.

-
- 2.40 There is a good case for allocation of additional land at Great Chesterford Research Park to provide larger plots which are capable of attracting investment from biotech businesses looking to establish a campus.

 - 2.41 Stansted Northside provides the potential to accommodate a component of strategic demand driven by sub-regional market demand for larger warehousing premises. In more rural locations there is a case for flexibility in the policy approach to allow the in-situ expansion of existing businesses onto adjoining land where they outgrow existing employment sites; and to facilitate employment redevelopment of redundant agricultural buildings.

Uttlesford Employment Needs Update (2023)

- 2.42 This 2023 update was undertaken given the economic uncertainty in 2021 due to the Covid-19 pandemic, the availability of more recent monitoring data not previously available (up to 2022/23) and significant planning commitments that had come forward – most notably the approval of the large Northside employment development at Stansted Airport.

- 2.43 The report highlighted that office demand is generally focused on local SME businesses, in particular space up to 1,500 sq.ft. At the time of writing in July 2023, the market was modest, influenced by the rise of hybrid working. It is reported that the outstanding requirements are for small and medium-sized units, with little demand for larger HQ office space.

- 2.44 A lack of industrial supply across the district is noted, with occupancy levels of 99.6%. Demand outstrips supply and there is need to bring forward new development – demand ranges across all unit sizes and there is a particular need for supply in close proximity to J8 M11. Demand exists for smaller rural premises across the district and around the smaller towns and villages.

- 2.45 The table summarises the demand-supply balance in Uttlesford. This takes account of the consented Northside scheme (UTT/22/0434/OP) for the development of 61.9ha at Stansted Business Park to provide 195,100 sq.m of commercial floorspace, predominantly B8, B2 and E(g).

Table 2.2 Employment land needs / supply (sq. m)

	Net Supply	Recommended needs	Requirements
--	-------------------	--------------------------	---------------------

Offices*	27,832	65,000	Shortfall of 29,878
R&D	7,290		
Office R&D total	35,122		
Industrial	16,901	Rest of district 153,800 Stansted 80,700	District shortfall 136,899 Stansted shortfall 1,423
Stansted Northside**	82,123		
Industrial total	181,146		
Total	216,268		

* including Stansted Class E,

** excluding Stansted Class E and removing half which is assumed as being for strategic needs

Source: Uttlesford Employment Needs Update 2023

2.46 The following recommendations were made to meet the residual need:

- **R&D: 25,000 sq.m (8.3ha)** to be met at Chesterford Research Park;
- **Office: 3.2-6.5ha** – windfall can provide general local requirements, in addition to a 3-5ha allocation;
- **Industrial:** Northside permission will make a substantial contribution, but there is an additional need for **30.4ha** with 5-10ha at Great Dunmow, up to 5ha at Saffron Walden and 15ha in the vicinity of Stansted around Takeley, Bishop's Stortford borders, Stansted Mountfitchet or Birchanger.

Uttlesford Economic Development & Employment Needs Assessment: Assessment of Existing Employment Sites (2021)

2.47 In 2021, an assessment of a wide range of existing employment sites across the district was prepared by Icen Projects. The report prepared policy recommendations for each of the sites assessed. These are reflected and updated in the current ELR work.

3. ECONOMY AND COMMERCIAL BASELINE

- 3.1 The section draws on economic and commercial market analysis provided in the Uttlesford Employment Needs Update 2023, in addition to providing up to date market data from the CoStar database.

Uttlesford's Economy

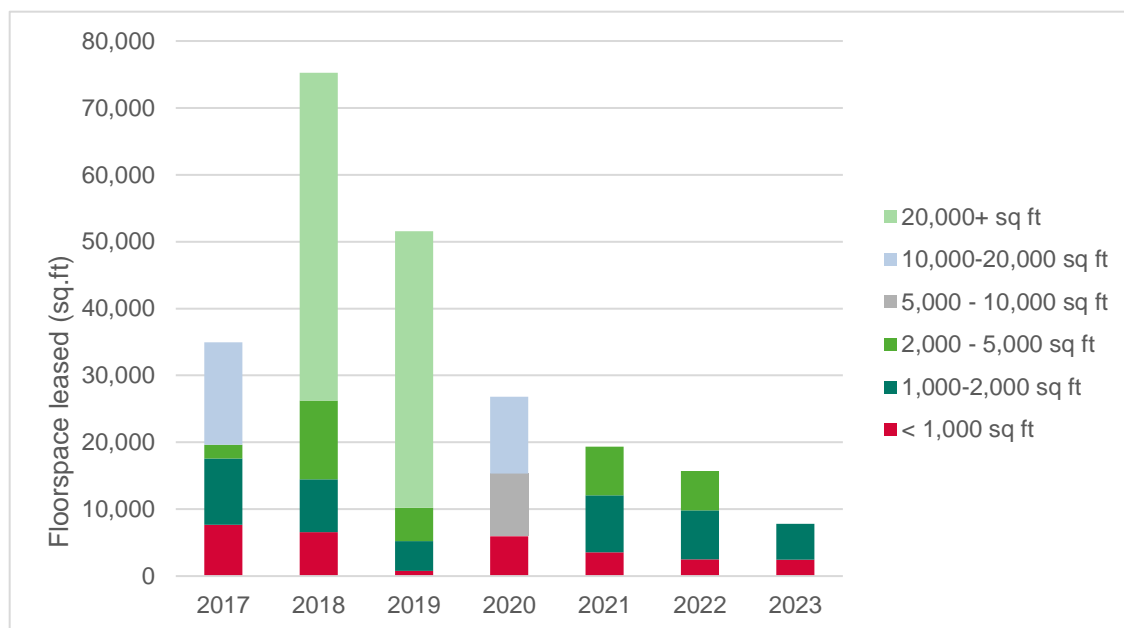
- 3.2 It is estimated that in 2021 there were 52,900 jobs in Uttlesford (Cambridge Econometrics). The largest sectors by proportion of total employment were Transportation and storage (20%), Wholesale and retail (11.1%), Professional, scientific and technical services (8.9%) and Administrative and support services (8.9%). According to location quotients, Uttlesford's employment in Transportation and storage was nearly four times as concentrated than the national average, reflecting the importance of Stansted Airport as an employer.
- 3.3 Between 2016 and 2021 Uttlesford saw the highest employment growth in Administrative and support services (6.7% per annum), Agriculture and mining (5% per annum) and Health (4.0%). There has been employment contraction in Wholesale and Retail (-3.3%), Financial and insurance activities (-3.3%) and Other services (-2.5%).
- 3.4 Uttlesford has a higher proportion of micro (0-9 employees) businesses than the East of England and the UK at 91% of business, compared to 90% and 89.5% respectively.

Office and R&D Commercial Market

- 3.5 The district has seen positive net absorption of office floorspace in the majority of years over the 2012-22 period at an average of 19,904 sq.ft per annum. According to latest CoStar data, net absorption in 2023 was 247 sq.ft, slightly lower than 2022, and far from pre-pandemic levels at an average of 25,546 sq.ft between 2016-20. This suggests that the office market is still subdued due to ongoing impacts of home and hybrid working.
- 3.6 The office vacancy rate has remained stable at 5%, following rates of 5.0% in 2023, 5.1% in 2022 and 5.2% in 2021. This follows a historical decline from over 15% in 2012. Reflecting the limited activity within the market, inflation-adjusted rents have remained stagnant, currently sitting at £21.41 per sq.ft, having remained between £20 and £21.50 p.s.f since 2016.

3.7 Before 2020, larger deals disproportionately affected overall take-up, as the figure below shows. Since 2019 there have been no deals over 20,000 sq. ft with just one large deal of 11,518 sq. ft in 2020 at Chesterford Research Park to Oncologia. Office take-up has significantly dropped off since 2020 potentially as a result of the shift towards home/hybrid working.

Figure 3.1 Office Leasing Activity by Size Band (sq.ft)



Source: CoStar 2024

3.8 Feedback from agents indicated that the office market is slow and that the little office demand seen is focused generally on local SME businesses and with spaces up to 500 sq. ft most sought after. Many occupiers are looking to downsize, with little demand for larger HQ office space. At the time of writing (July 2023), the market was slow and influenced by the rise in hybrid working as a result of Covid-19. Agents expressed that in many cases it has been difficult to find occupiers for properties on the market and the market is over-supplied. As a result, landlords are starting to look at using office space for alternative uses, which has begun to reduce the market’s stock levels. This is still the case as of mid-2024.

3.9 Smaller units of 500 sq. ft and below see the most demand, suitable for occupiers with 1-4 employees. Deals have been primarily focused in Saffron Walden and Stansted Mountfitchet. The local market in Saffron Walden is focused typically on units of 200–1,500 sq. ft. Deals of over 2,000 sq. ft are rare.

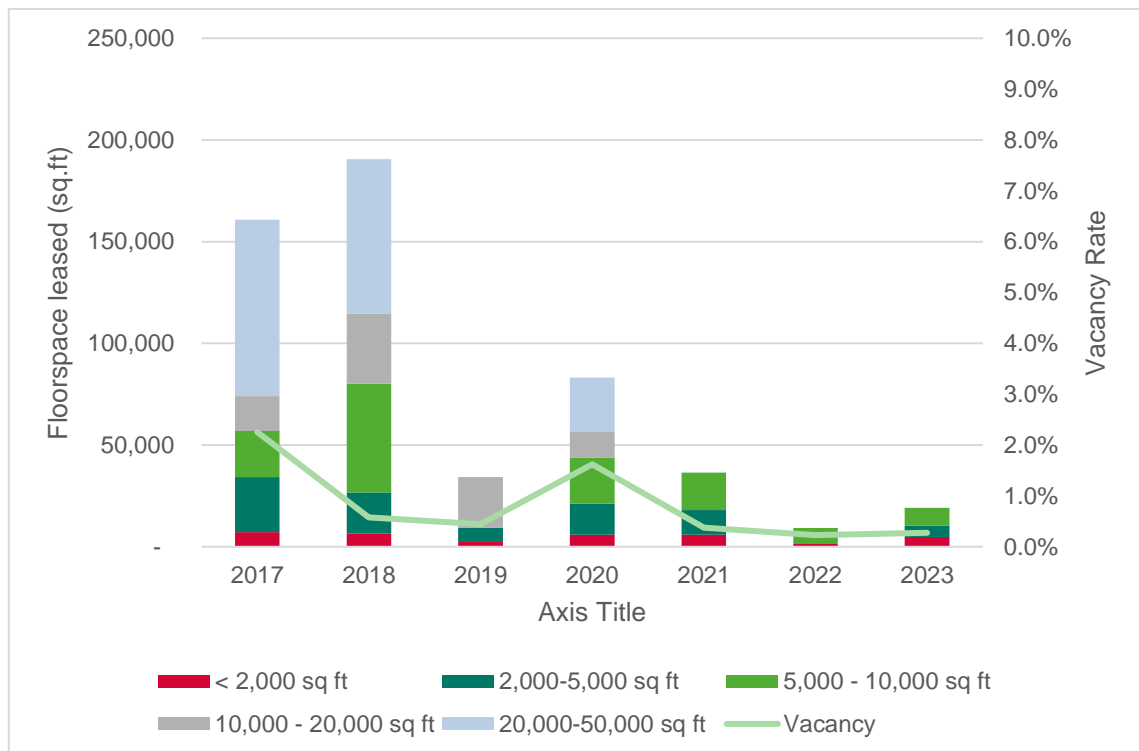
3.10 Icenote note that during site visits, whilst office vacancies were apparent, generally schemes were reasonably well let and occupied.

-
- 3.11 In summary, since the publication of the Employment Needs Update in mid-2023, leasing activity in 2023 has continued to decline on the downwards trend since 2020, which is also reflected in significantly lower net absorption rates; the vacancy rate has remained stable at 5% and rents have remained stagnant.

Industrial and Warehouse Commercial Market

- 3.12 Net absorption for industrial floorspace has remained positive over the past decade but has been severely restricted by limited supply, indicated by very low vacancy rates since 2016. Net absorption averaged 31,571 sq.ft per annum 2018-22, compared to 75,612 sq.ft 2013-17 when vacancy rates were higher and supply was less restricted.
- 3.13 Latest data from CoStar shows net absorption was 23,637 sq.ft in 2023, up from 4,824 sq.ft in 2022, driven by the delivery of 25,292 sq.ft of floorspace across three units in Molehill Green and Little Canfield.
- 3.14 The figure below shows that there has been no take-up in the district of 'mid box' (50,000 – 100,000 sq. ft) or 'big box' industrial units (> 100,000 sq. ft) over the last decade. The largest units leased have been of around 35,000 sq. ft – it is expected that this reflects the lack of supply of larger units. Leasing activity has significantly fallen since 2018, with just one larger deal of 13,003 sq. ft in 2020. Latest data for 2023 shows a slight increase in leasing activity of 19,111 sq.ft, driven by a deal of 8,734 sq.ft at Debden by RHD Logistics.

Figure 3.2 Industrial Leasing Activity by Size Band (sq.ft)



Source: CoStar 2024

- 3.15 Agents reported that the market was strong across a range of size bands and there is a high level of churn, with properties being taken up within a short time scale of being advertised. Enquiries have been for storage and distribution space, manufacturing and gym use.
- 3.16 It was noted there was a lack of industrial supply in Uttlesford and more generally within 10 miles of Bishop's Stortford with a 99.6% occupancy level within the industrial market. Demand outstrips supply and there is a need to bring forward new development as the lack of demand is currently restricting business growth.
- 3.17 Bishop's Stortford has provided some supply for Uttlesford's excess demand; however this has been limited to smaller units below 20,000 sq. ft. Agents state that there is an undersupply of mid-box units ranging from 20,000-50,000 sq. ft and as a result, businesses spread across multiple units are unable to consolidate into one premises.
- 3.18 Lack of floorspace at the airport has resulted in aviation businesses spilling out into surrounding areas, especially along the A120 towards Braintree. This is exacerbating the lack of supply to cater for the need of local businesses. Agents report a need to bring

forward additional supply, particularly close to M11 Junction 8 and along the A120, which is the area of strongest occupier demand.

- 3.19 In summary, since the publication of the Employment Needs Update in mid-2023, net absorption and leasing activity increased in 2023 compared to 2022 levels however still remain restricted by severe levels of low supply. The vacancy rate still remains sub-5% at 4.8%, an slight increase since 2023 at 4.4%.

4. OVERVIEW OF APPROACH

4.1 IcenI has assessed 43 employment sites, of which 33 are listed in Appendix 14 of the Regulation 18 Draft Local Plan. The Council has identified 10 additional employment sites to be included in the assessment from its monitoring data and previous ELRs, these are:

- Woodgates Farm, Broxted
- Waltham Hall Farm, Bamber's Green
- The Jaguars, Takeley
- Oak Industrial Estate, Great Dunmow
- Kinvar Business Centre, Felsted
- Taylors End, Stansted Airport
- Stansted Business Park / Northside, Stansted Airport
- South of Radwinter Road
- Ashdon Road Commercial Centre, Saffron Walden
- Alsa Business Park, Stansted Mountfitchet

4.2 IcenI has undertaken an assessment of each of these sites. The sites are located in the main urban areas of Great Dunmow, Saffron Walden and Stansted Mountfitchet, in addition to the rural areas of Elsenham, Takeley, Great Chesterford and Clavering. The location of sites is shown in Figure 2.1.

Site Assessment Methodology

4.3 Site surveys were undertaken by IcenI in March 2024 using a site assessment proforma agreed with the Council which draws on the Planning Practice Guidance. The site assessments addressed:

- The size, nature and intensity of use of the employment site including information on the nature of businesses and key occupiers;

-
- The site's accessibility including its location, accessibility by road and proximity to the strategic road network, public transport accessibility, and internal access including by HGVs together with servicing arrangements for existing businesses;
 - The age and quality of existing buildings, including vacancy levels, the quality of the environment on-site and whether there any physical constraints to the use of the land such as steep topography or adjacent uses;
 - Adequacy of existing parking provision, including evidence of on-street parking and whether this inhibits HGV access and circulation;
 - The site's relationship with its immediate surrounding and whether there are any potential bad neighbour or adjacency issues.

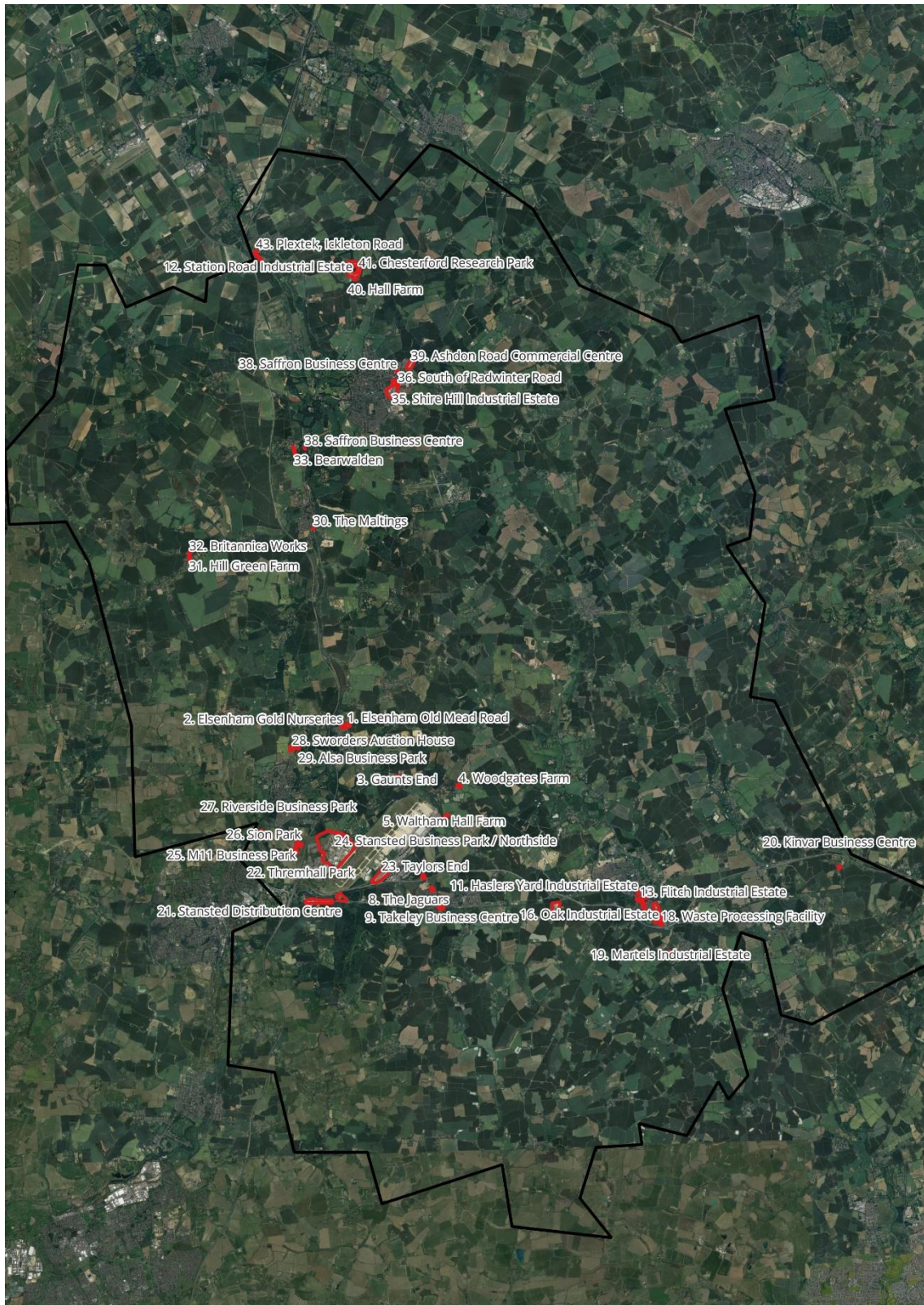
4.4 Where there was development potential on existing sites, either through vacant plots or buildings, or the potential for intensification of use, this was noted. The assessment included consideration of the market attractiveness of available land, and any known constraints (including infrastructure) which might impact on its deliverability. Icenl has not undertaken detailed development appraisals to assess viability at a site-specific level or appraised land ownership.

4.5 Once the site has been assessed an overall recommendation is made as to what to do with the site through the Local Plan:


- Retain: where a site subject to an existing employment designation in the 2005 plan is proposed to be retained through the new Local Plan;
- Protect: where a site in employment use that is not subject to an existing employment designation in the 2005 plan is proposed to be protected through the new Local Plan; and
- Release: where a site in employment is proposed to be released to an alternative use.

4.6 Figure 2.1 overleaf provides an overview of the locations of existing employment sites.


Figure 2.1 Location of Existing Employment Sites




5. REVIEW OF EXISTING EMPLOYMENT SITES

Name	
Address	Elsenham Old Mead Road, Elsenham, CM22 6JL
ID	#1
	
Gross Site Area (Ha)	1.59
Overview	Mid-sized industrial unit / warehouse totalling c.68,000 sq.ft split into two sections. The front of the building is a steel frame construction with a triple pitched roof and the remainder of the building is brickwork. There is office accommodation in a single-storey brick-built extension.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Occupied by You're Furnished and Tuplin Packing and Logistics and Homebrands.
Adjacencies / issues	To the north and northwest of the site are residential dwellings, to the south is the Elsenham station car park, to the west is Old Mead Road and the railway line beyond that. Beyond the car park to the south, the land has outline permission for 200 residential dwellings (S62A/2022/0012). Due to surrounding residential site is not suitable for logistics use with regular HGV movements.
Accessibility	The site is accessed off of Old Mead Road. The site is not suitable for regular HGV movements. Turning left out of the site is a level crossing which can cause queuing. The site is located less than 100m away from Elsenham Station which offers access between London and Cambridge and local bus services to Bishop's Stortford and Saffron Walden
Circulation / parking	Parking sufficient, large yard space around the units.
Age and quality of buildings	The front part of the property was built c.1940s. Attached to the warehouse is a more modern facility constructed c.1990s. Quality of buildings are average/poor but adequate for existing activities.


Quality of Environment	Average to poor – poor quality road coming into the site, open storage.
Vacancy Rate	Currently advertised for sale – existing tenant contract ends September 2024.
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – plays an important role providing mid-size units for the local area, good public transport accessibility.
Development / environmental constraints	None
Development Opportunities	If site is sold, potential for new owners to refurbish and renew stock subject to viability.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for B2 and B8 uses.


Name	
Address	Elsenham Gold Nurseries, Elsenham, CM22 6JX
ID	#2
	
Gross Site Area (Ha)	1.07
Overview	The site contains c.28 light industrial units with a number of larger units.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Flight Forwarders, P, Garrets Garage, Aerobond, RDM, Peddy Mark, Guy Auto Electrics (occupies multiple units), 2dive4uk, Teather Mechanical Handling Range of SME industrial uses including vehicle repair and valeting
Adjacencies / issues	The land to the north of the site has a pending planning application for 240 dwellings (UTT/24/0543/OP). There is residential to the west and south and a railway line to the east.
Accessibility	Accessed via Jenkins Drive – a residential area. Closely located to Elsenham station offering services between London and Cambridge and bus services available on New Road and Station Road offering services to Saffron Walden and Bishop's Stortford.
Circulation / parking	Businesses have sufficient on-site parking provision
Age and quality of buildings	Units are relatively dated but still functional
Quality of Environment	Quality of environment is reasonable, some units are slightly run down
Vacancy Rate	5-10% vacant - Unit 2, 7 and 10 vacant
Developments / applications	None

Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good public transport accessibility, provides small units for local businesses
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for office and light industrial and B2 use.


Name	
Address	Gaunts End, Elsenham, CM22 6DS
ID	#3
	
Gross Site Area (Ha)	3.31 (8.16 adjusted boundary)
Overview	Modern HQ buildings. Mix of office and production space.
Policy Status	Local Plan 2005 – employment land to be safeguarded Countryside Protection Zone
Clustering (Activity / Use Class/ Occupiers)	Occupants include Molton Brown, Belcom, Hytek.
Adjacencies / issues	To the north of the site is residential and a single residential property to the south. Further north across Hall Road is the De Salis Hotel and industrial/agricultural buildings.
Accessibility	Located in the rural location between Elsenham and Stansted Airport. Access to the site is via Green Street Hall Road from the A120. Local bus services 7 and 7A service Hall Road joining Stansted Airport to Elsenham, Stansted Mountfitchet and Bishop's Stortford
Circulation / parking	Adequate employee parking and good circulation
Age and quality of buildings	Post-2000s, good quality
Quality of Environment	High quality – well landscaped site.
Vacancy Rate	The Water Circle (Building 4) is vacant – All properties on site recently sold to a new employment land developer.
Developments / applications	Detailed planning consent for 151 Water Circle (UTT/1473/11/FUL) - 8,272 sqm 'Trisail' multi-purpose building, class E, however the new owner has confirmed that this proposal for large HQ-style offices will not be implemented and a new, low-rise office permission will be submitted later in 2024. The site is ready for development commencement and the plot has been cleared in preparation.

	A new access road has been provided and of a roundabout at the entrance to the site has been installed.
Market Attractiveness (quality, location, rents, rates, recent development)	High – modern HQ office accommodation, close to the airport, great quality stock and environment and good accessibility.
Development / environmental constraints	Grade II listed buildings to north and south of the site (outside of site boundary)
Development Opportunities	A masterplan was developed by Gensler for the previous owner with positive scoping opinion for 38 acres / 3.1 million sq.ft of mixed use space (UTT/16/0709/SO) including hotel and conference resort, retail, 3 storey parking, spa/gym, sports clinic and office space. The masterplan exceeds the boundary shown in the map above to the south and west – if market demand supports, further development could be supported here.
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for E(g) and B2 uses. Recommend policy protection of the lapsed 'Trisail' office scheme boundary through allocation to support the development of further office offer east of Green Street.

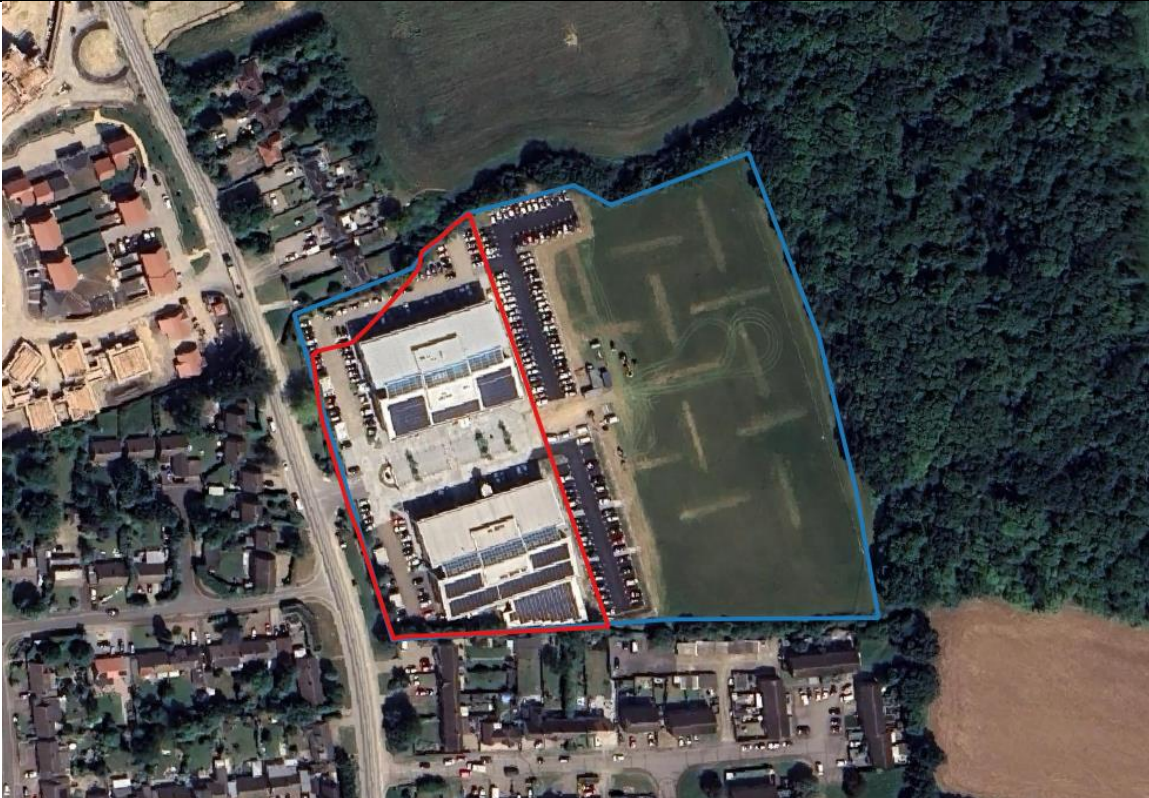
Name	
Address	Woodgates Farm, Broxted, CM6 2BN
ID	#4
	
Gross Site Area (Ha)	1.1
Overview	Small industrial estate with a mix of unit sizes.
Policy Status	Countryside Protection Zone
Clustering (Activity / Use Class/ Occupiers)	SIS (insulation specialists), BT Lerson, Herts and Essex Alarms, Stansted Motorbikes, Checkmate Hire, Physio Goals for Kids
Adjacencies / issues	No adjacent uses – surrounded by greenfield.
Accessibility	Accessed off Chapel End / Woodgates End
Circulation / parking	Sufficient parking – no evidence of overflow. Larger units have large gated yard spaces.
Age and quality of buildings	Two units built in 2019, other units are 1980/90s – older stock is poorer quality, agricultural style buildings are decrepit.
Quality of Environment	Good quality of environment – recently retarmacked. Poorer quality around older units.
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – rural business park offering a mix of units in terms of size age and quality.
Development / environmental constraints	Overhead power lines run across site.
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect – designate as an employment site suitable for E(g) and B2 / B8 uses.

Name	
Address	Waltham Hall Farm, Hall Road, Bamber's Green ,CM22 6PF
ID	#5
	
Gross Site Area (Ha)	2.7
Overview	Industrial estate split into two parts, the north east comprises modern industrial/ warehousing premises. The south west includes industrial and small business units of varying sizes with courtyard office space and yard space. Mix of steel industrial units and single storey studio/light industrial (wooden) and brick built units
Policy Status	Countryside Protection Zone
Clustering (Activity / Use Class/ Occupiers)	Two halves of the site – the north east portion You're Furnished (retail warehousing) occupy both warehouses. The south west part of the site is occupied by 4D Structures and Scaffolders and Revere, Stansted Parking (park and ride), Thrify Rental, PD Stoneham, tattoo studio.
Adjacencies / issues	Nursey school to the east of the southern portion of the site.
Accessibility	Rural location accessed from Hall Road and close to Stansted Airport. Lane provides access to the A120. Served by local bus services.
Circulation / parking	Adequate in northeast. Parking and internal and circulation in southwest is tight, evidence of parking on internal estate roads.
Age and quality of buildings	Average to poor in southern part of site. Good quality in northern part of site – post-2000s units.


Quality of Environment	Average – open storage in south of site, cracked roads, not all of in-site roads are tarmac
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – low vacancy rates and close proximity to the airport and strategic road network indicate this is a sought after location.
Development / environmental constraints	Six buildings in south west portion of the site are Grade II listed
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect - designate as an employment site for E(g) and B2/B8 uses.

Name	
Address	Stansted Courtyard, Takeley, CM22 6PU
ID	#6
	
Gross Site Area (Ha)	1.2 (1.6 adjusted boundary)
Overview	Site comprises of courtyard office / business park development with 2 storey buildings, occupied by SME office-based businesses and a nursery (Blossom Barn).
Policy Status	Countryside Protection Zone
Clustering (Activity / Use Class/ Occupiers)	Office based uses – occupiers include Smithfield Accountants, Cubic One Construction, The Orchard Practice, We Create Better, HNE Media, Bolton Buildings, Sinew, Speedster-IT, IPSEA, NFU Mutual, Technical Global Solutions, Dynacom IT Support, Abco Payroll, Disaronno International, The Rockbridge Group.
Adjacencies / issues	No adjacent uses.
Accessibility	Located in a rural location to the north of A120 between Takeley and Stansted Airport. Accessible to M11 J8. Number of local bus services run along Parsonage Road.
Circulation / parking	Sufficient parking
Age and quality of buildings	High – modern high quality buildings – varying age – 1800s listed building, 1980s, 2000s and 2020s.
Quality of Environment	High – security gates in operation, well landscaped
Vacancy Rate	5-10% - four suites advertised as available on website
Developments / applications	Previously the vacant land had permission for two further B1 buildings (UTT/16/0788/FUL) which were not built out,

	however the south east portion now has permission for storage outbuilding (UTT/23/2658/FUL).
Market Attractiveness (quality, location, rents, rates, recent development)	High – high quality office space in a high quality environment, accessible to the A120 and M11.
Development / environmental constraints	Countryside protection zone. Grade II listed building (Old Farm House).
Development Opportunities	None following build out of extant permission.
Recommendation (Retain, Protect, Release, Review Boundary)	Amend boundary to include car park to the south west of the site. Protect as an existing employment site for E(g)(i) office

Name	
Address	Parsonage Road / Weston Group Business Centre, Parsonage Road, Takeley
ID	#7
	
Gross Site Area (Ha)	1.2 (3.2 adjusted boundary)
Overview	High quality business park which includes two modern two storey HQ office buildings.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Occupied by Weston Group HQ and Stansted Business Hub/Weston Innovation Centre
Adjacencies / issues	On the land to the east – construction of four industrial/flexible units (UTT/22/2744/FUL). Residential to the north and south and across Parsonage Road to the west.
Accessibility	Located off Parsonage Road on the edge of Takeley, accessible from Stansted Airport, A120 and M11. Served by local bus routes.
Circulation / parking	Sufficient parking for each of the office buildings.
Age and quality of buildings	1990s and recently built 2020s - very good quality
Quality of Environment	Very good – well landscaped
Vacancy Rate	12 new business units ready Q2.
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – high quality office space in a high-quality environment with good accessibility by road.


Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for E(g) / B2 / B8 floorspace. Extend boundary to include industrial units under construction to rear.

Name	
Address	The Jaguars, Dunmow Road, Takeley
ID	#8
	
Gross Site Area (Ha)	0.67
Overview	Site is split into two by fencing with west side containing a medium unit – car repair and hand car wash with yard space. East side contains car repair (house converted commercial space) with large yard space at rear.
Policy Status	N/A
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	TR Autos and Hand Car Wash
Adjacencies / issues	Takeley Business Centre to the east, residential to the north across Dunmow Road and small wooded area to the west.
Accessibility	Close proximity to M11 J8. Tight access into and throughout site.
Circulation / parking	Poor – no parking bays, crowded yard space
Age and quality of buildings	Poor – converted from an old house. In poor condition, medium unit at rear of site is of average quality 1970/80s
Quality of Environment	Poor – lots of open storage, poor internal road quality
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Low – poor quality environment and stock.

Development / environmental constraints	None
Development Opportunities	Signage advertises site as having development potential
Recommendation (Retain, Protect, Release, Review Boundary)	Protect. Given low availability of industrial supply, support redevelopment of site to provide newer higher quality industrial stock.

Name	
Address	Takeley Business Centre, Dunmow Road, Takeley
ID	#9
	
Gross Site Area (Ha)	1.3
Overview	Industrial units fronting the B1256 Dunmow Road and land for open storage behind. Double height brick units with roller shutter doors.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Mix of trade and light industrial uses – occupiers include Simply Carpets, Crimp Hydraulic Services, EK Excelsior, Orion Heating, Veterinary Clinic, Aerospace Inspection Training, Uni-Shop
Adjacencies / issues	Residential to north and south. The Jaguars employment site is located to the west.
Accessibility	Site is in close proximity to J8 M11. Local bus service runs along Dunmow Road
Circulation / parking	Sufficient parking, yard space in front of units allowing for deliveries
Age and quality of buildings	1980/90s – units of are very good quality and well kept
Quality of Environment	Very good – well kept and clean
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – good quality units and environment in accessible location.


Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site for E(g), B2 and B8 use

Name	
Address	Winfresh Ripening Centre, Little Canfield
ID	#10
	
Gross Site Area (Ha)	8.0
Overview	Lower grade industrial estate catering for nosier and dirtier activities. Units vary in size - largest unit is 98,000 sq.ft
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Large unit is occupied by Lightwood Logistics and Uttlesford Council (waste collection lorry depot). South of site contains smaller units – occupiers include AB Metal Works, Broadfields Garage, Tony Perry Metalwork Fabrication, Shorelink International, Chillermatic
Adjacencies / issues	No immediate adjacent uses.
Accessibility	Located to the south of the A120 and accessed from High Cross Lane East. Rural location, limited public transport access.
Circulation / parking	Sufficient parking, large yard space, suitable for HGV access.
Age and quality of buildings	Large unit 1990s, other smaller units 1970-90s – of poor to average quality with some signs of aging.
Quality of Environment	Adequate – evidence of open storage
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – well let industrial site, suitable for nosier and dirtier activity due to site location and quality.
Development / environmental constraints	None


Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g), B2 and B8 use

Name	
Address	Haslers Yard Industrial Estate, Great Dunmow
ID	#11
	
Gross Site Area (Ha)	0.44
Overview	Local employment site situated close to Great Dunmow town centre and adjoining New Street Council Depot. Mix of brick office buildings, wood and half steel and brick units
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Office and light industrial space – Daniel Robinson & Sons, Dunmow Motor Services, Containerlift, David Oliver Associates, and RTA ROM Theatre Arts. There are 12 residential units in the centre of the site, converted from office however does not cause adjacency issues with existing uses.
Adjacencies / issues	Located in a predominantly residential area. Church to northwest of the site.
Accessibility	Accessed from Haslers Lane via Chelmsford Road, which provides access to the A120.
Circulation / parking	Internal access and parking on the site is tight. At end of site where garage is located there is a build-up of cars, poor circulation.
Age and quality of buildings	1980s – good quality, office building very good
Quality of Environment	Average
Vacancy Rate	0%
Developments / applications	None.


Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality office space located in town centre location
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g) use

Name	
Address	Station Road Industrial Estate, Great Dunmow
ID	#12
	
Gross Site Area (Ha)	0.47
Overview	Local industrial estate comprising of small light industrial units. Single storey brick 8 units. Open storage in east of site
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Light industrial and industrial uses - occupiers include The Modern greengrocer, Station Road Garage and MOT, Tidmarch (window shading), L&W Engineering, Ace Carpet Edging, CP Designs, Dunmow Ironing Parlour, Hotel and Leisure Interior.
Adjacencies / issues	Residential to the north – no adjacency issues
Accessibility	Located close to town centre with site access located off Chelmsford Road. Significant on road parking down to site making access tight
Circulation / parking	Parking is tight but does not constrain existing activities. Turning point available in centre of site but tight circulation towards end of site
Age and quality of buildings	1980s – good to average quality
Quality of Environment	Reasonable
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality industrial units located in the town centre.
Development / environmental constraints	None
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g)(iii), B2 and B8 storage use
------------------------------------------------------------	--------------------------------------------------------------------------------------

Name	
Address	Fitch Industrial Estate, Great Dunmow
ID	#13
	
Gross Site Area (Ha)	2.0
Overview	A successful and active local industrial estate close to the town centre, medium sized steel units, some with brick first storey.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Industrial activities – automotive- parts, farm machinery, electronics. Occupiers include Cambian Essex School, Station Coach Works, Feast 21, Hand Car Wash, Precision Modelled Products, Skysmart, Majestic London, MultiTech, Uni-power, Motex, Essex X-Ray, Uttlesford Community Travel
Adjacencies / issues	Residential to south but separated by trees and landscaping.
Accessibility	Site is accessed from Chelmsford Road which links to the A120.
Circulation / parking	Excessive parking on estate roads indicating tight parking provision.
Age and quality of buildings	1980/90s, reasonable quality but dated
Quality of Environment	Reasonable - some evidence of open storage in yard spaces but generally well-kept
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – well occupied industrial estate offering medium quality stock
Development / environmental constraints	None
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for E(g)(iii), B2 and B8 storage use
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Name	
Address	Ongar Road Industrial Estate, Great Dunmow
ID	#14
	
Gross Site Area (Ha)	1.5
Overview	Small local industrial estate located in a residential area containing older, dated lower value units accommodating SME occupiers and non-B class uses
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Hand Car Wash, Alloy Falfield occupy (multiple units), The Toy Box, Hair Salon, Cultr Gym, Paul Anton (security), Lewis (lighting), Viking Mouldings
Adjacencies / issues	Surrounded by residential on all sides – noisier uses in north of site may be disruptive to residents.
Accessibility	Access to the site is tight between residential properties along the B184 Ongar Road
Circulation / parking	Internal road access is relatively tight but adequate for existing uses.
Age and quality of buildings	Older/poorer quality buildings, paint peeling and signs of rusting– 1960/70s
Quality of Environment	Average to poor quality, significant open storage – rusting vehicles left in yard space.
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Low – low quality stock and environment


Development / environmental constraints	None.
Development Opportunities	Opportunity to renew or refurbish stock and to improve quality of site.
Recommendation (Retain, Protect, Release, Review Boundary)	Release - A more flexible policy might be appropriate to its future use, with alternative better located employment sites being identified to support economic growth in the Town.

Name	
Address	Chelmsford Road Industrial Estate, Great Dunmow
ID	#15
	
Gross Site Area (Ha)	4.2
Overview	Industrial estate focused on SME occupiers – mix of mid-size steel units and smaller brick light industrial units
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Light industrial and industrial uses, in addition to trade counters, a number of automotive dealerships and non B-class uses such as veterinary surgery (Mercer & Hughes) and dog grooming– occupiers include : Taylors, P Tuckwell, Jaguar Land Rover, Travis Perkins, Silkworm Store, John Deere, Rebel Strength, Corporate Mailing Solutions, Rolling Rims, LED Lighting Solutions, Bradfield Engineering, Campell Associations, Unique Physio, Fiern Engines, Auto AXS, Dunmow Coachworks, M&B Printers, Moto Technic, Daylinks, Euro-Saab Parts, Offsite Digital Printers, Tylers fine furniture
Adjacencies / issues	Residential to north, Oak Industrial Estate to the south.
Accessibility	Accessed off A184 Chelmsford Road which provides access to the A120
Circulation / parking	Significant parking on internal site roads but does not inhibit circulation
Age and quality of buildings	Mix of ages – 1960s to post-2000s, mix of quality, car sales units are of a higher standard

Quality of Environment	Adequate – kept in good condition but significant on-road parking crowds site
Vacancy Rate	0-5% - Unit 10 advertised as vacant
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – well let town centre industrial estate with good road connectivity.
Development / environmental constraints	East of site is in flood zone 2.
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for E(g)(iii), B2 and B8 storage use

Name	
Address	Oak Industrial Estate, Great Dunmow
ID	#16
	
Gross Site Area (Ha)	2.1
Overview	General industrial estate with focus on SME businesses – small and medium size units, with a focus on car repair and light industrial manufacturing.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Light industrial and industrial uses – manufacturing and engineering focus – Occupiers include RGH Rubber (occupies a number of units), Triumph Motorcycles, Falken Tyres, Jasco, Kubota, Pro Tyre, Abbey Marketing Communications, Washtec, Plasmold, Project Solver, beechwood, Plasmond precision, Aerospace Warranty Management.
Adjacencies / issues	Chelmsford Road Industrial Estate to the north. Hoblongs Industrial Estate to south west – no adjacency issues.
Accessibility	Accessed off Chelmsford Road, close proximity to A120.
Circulation / parking	Evidence of on-street parking but does not constrain operation of site – not suitable for HGV access
Age and quality of buildings	1980/90/2000s – majority of units are kept in good condition despite age
Quality of Environment	Good
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – well let good quality industrial estate located close to town centre.


Development / environmental constraints	Site falls within Flood Zone 2.
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for E(g)(iii), B2 and B8 storage use

Name	
Address	Hoblongs Industrial Estate, Chelmsford Road, Great Dunmow
ID	#17
	
Gross Site Area (Ha)	2.6
Overview	Combination of small and medium sized industrial units – double height units with HGV use and parking
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Significant focus on plant hire. Belle Trailers is largest occupiers and majority landowner. Site is also occupied by Travel Lodge, Silver Tree Windows and Doors, Gulf Petrol Station, Bulldog, Tubela, FD Motorcycles, Chris Lodge & Sons, Forward Vending and Cantering, 727 Tool Hire, Mike Bernard of Dunmow (bikes).
Adjacencies / issues	Dunmow police station to north. Oak Industrial Park to northeast across Chelmsford Road.
Accessibility	Located off Chelmsford Road with close link to A120. Site is accessed through the forecourt of the Dunmow Petrol Station which is not suitable for regular HGV activity.
Circulation / parking	Tight internal circulation with evidence on-site parking issues
Age and quality of buildings	Quality varies – some older, poorer quality stock, stock at end of site is generally well maintained
Quality of Environment	Average to poor – evidence of external storage, poor road quality with potholes and cracks
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium to low – good accessibility, apparent clustering of plant hire activity, average stock quality but access issues.


Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site – council should consider the future of the site in terms of how to promote investment and consider its redevelopment subject to viability

Name	
Address	Waste Processing Facility, Great Dunmow
ID	#18
	
Gross Site Area (Ha)	0.8
Overview	Single mid-size industrial unit previously occupied Essex Highways Great Dunmow Depot but vacant at time of site visit
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	No use - vacant
Adjacencies / issues	Ambulance Station to the east, Hoblongs Industrial Estate to the north. Ambulance Station was previously denied permission for a change of use to Class E or B8 (UTT/24/0123/FUL).
Accessibility	Accessed from B1256 – tight bend on approach, 200m from A120 access.
Circulation / parking	Car parking spaces outside of unit and sufficient yard area
Age and quality of buildings	Post 2000s unit – good quality
Quality of Environment	Good – well kept, gates for security
Vacancy Rate	100%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality unit with good accessibility, vacancy
Development / environmental constraints	None


Development Opportunities	Site is currently vacant and owned by Essex County Council – plans for site are not known
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g) / B2 / B8 – suitable in principle due to location. Council should engage with Essex County Council on future plans for site.

Name	
Address	Martels Industrial Estate, Barnston
ID	#19
	
Gross Site Area (Ha)	1.6
Overview	Local industrial estate containing breeze block industrial units.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	<p>B1 and B2 uses with some land for open storage – primarily events based companies with 'Wedding Village' located in north of site – Bridal Boutique, hair and makeup, men's formal wear, photography, car hire, Sara Mary cakes, Flori Venue Styling, COO Honeymoons.</p> <p>Remainder of site contains a range of light industrial and industrial occupiers - Shepherd's Health, Heath Windows, Hospitality AV, Bluebell Architectural Design, AH Mead (Engineering), Plenty of Thyme, Beyond bar hire, Prime Thyme</p>
Adjacencies / issues	No direct adjacent uses – some residential in close proximity to the site.
Accessibility	Situated to the south of Great Dunmow and close to the village of Barnston in a rural location. Relatively close to the A120 although local road access is weak and not suitable for HGV access.
Circulation / parking	Parking available. Sufficient parking for events village section. Large yard space and circulation.


Age and quality of buildings	Quality and age varies throughout site - 1970s to post-2000s. Poorer quality steel buildings and breeze block to front of site, brick units with steel roof are good quality.
Quality of Environment	Average to poor – poorer where there is open storage.
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – well occupied estate with clear clustering of events based companies.
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for B2 and B8 use

Name	
Address	Kinvar Business Centre, Felsted, CM6 3LB
ID	#20
	
Gross Site Area (Ha)	0.67
Overview	Small business centre containing a mix of single and double storey brick units. A wood-built showroom is located in the north of site
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Humphrey Munson, a kitchen furniture shop occupy all units on the site
Adjacencies / issues	Residential to the west and south – no adjacency issues caused by current site use
Accessibility	Accessed off the B1417 which provides direct access to the A120. Serviced by two local bus routes.
Circulation / parking	Sufficient parking and good circulation on site.
Age and quality of buildings	1960s – well kept, good quality units
Quality of Environment	Good – units are well kept despite age, some open storage but located to the back of the site.
Vacancy Rate	0%
Developments / applications	UTT/18/0176/FUL – full permission for demolition of existing structures and the construction of a new building to provide 4 commercial units with associated landscaping and parking – has not been completed


Market Attractiveness (quality, location, rents, rates, recent development)	Medium – rurally located site of average quality.
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g), B2 and B8 uses.

Name	
Address	Stansted Distribution Centre, Start Hill, Great Hallingbury, CM22 7DG
ID	#21
	
Gross Site Area (Ha)	10.1
Overview	Range of unit sizes, including number of car showroom/dealerships. East of site contains medium distribution units.
Policy Status	Local Plan 2005 – employment land to be safeguarded Local Plan 2005 Start Hill Policy 1 employment allocation Stansted Airport AIR7 Public Safety Zone
Clustering (Activity / Use Class/ Occupiers)	Mix of E(g) light industrial, B8 warehouse/distribution and Sui Generis. Audi showroom and Mercedes Commercial Vehicles Dealership located at front of the site. Other occupiers include Scania, National Express, Motus Group, Hodgson Automotive, Rapid Response Medical Services, Thrifty Car & Van Hire, Stonehire, Essex County Council, Marrfish, Motocaddy, Aspock. 3 units in east of site are occupied by three large occupiers - DHL, Clarity Pharma and T Clarke.
Adjacencies / issues	To the south in Great Hallingbury Manor hotel
Accessibility	Located on the B1256 close to the M11 J8 ad Stansted Airport. Local bus services run along Dunmow Road
Circulation / parking	On-street parking is prohibited in the site East of site has sufficient parking outside each unit.
Age and quality of buildings	Most stock is 1990s, east of site contains stock built in 2017.


Quality of Environment	Good quality - clear roads, tidy yard spaces
Vacancy Rate	0-5% - no vacancies in eastern portion, 11,121 sqft unit to let in the centre of the site.
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – close to airport, suitable for distribution, high quality environment and stock
Development / environmental constraints	Countryside Protection Zone, Public Safety Zone, 57dB noise contour. Land fill in west of site.
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site suitable for Class E, B2 and B8 and employment generating sui generis uses.

Name	
Address	Thremhall Park, Great Hallingbury
ID	#22
	
Gross Site Area (Ha)	5.3
Overview	Campus business park formed of redeveloped Grade II Georgian listed buildings providing office space in a parkland setting, providing flexible office space for small businesses and on-site amenities including a cafe and gym. The site is managed by Mantle Business Centres.
Policy Status	Countryside Protection Zone
Clustering (Activity / Use Class/ Occupiers)	Office space – site offers private office or co-working space. Occupiers include Glanua, HD Clinical, Peartree Wealth Management, Stortford Body Repairs, BV-UK, Freshwave, Padnall Printers, Island Pacific (software), Blancco, Sones Accountancy Services.
Adjacencies / issues	Residential to the south – no adjacency issues.
Accessibility	Close to M11 J8 with direct access to the B1256, Local bus service runs along Dunmow Road.
Circulation / parking	Large car parking, good circulation.
Age and quality of buildings	High quality– mix of historic listed buildings and post 2000s stock
Quality of Environment	High – park campus with on site cafe, well landscaped
Vacancy Rate	0-10% - offices advertised for let on the website.
Developments / applications	UTT/16/0735/FUL – full permission to deliver two office buildings on the west of the site (Buildings 3 & 4), an office with café and gym on the east of the site and a function room pavilion – eastern side complete but buildings 3 & 4 still outstanding.


Market Attractiveness (quality, location, rents, rates, recent development)	High – high quality office space in a park setting with good road accessibility
Development / environmental constraints	Countryside Protection Zone, 57dB noise contour. Site contains 6 Grade II listed buildings.
Development Opportunities	Second phasing of office development – buildings 3 & 4
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site for E(g)(i) office use. Support the development of Buildings 3 & 4 subject to market demand.

Name	
Address	Taylors End, Stansted, CM24 1RL
ID	#23
	
Gross Site Area (Ha)	15.4
Overview	North of site contains mid size industrial units; southern majority is used for parking – assumed airport but no company signage
Policy Status	Stansted Airport AIR3
Clustering (Activity / Use Class/ Occupiers)	Distribution and airport support – GT Jet Engine Maintenance, DHL, Ryanair, Manchester Airport Group, Royalblue Inflight Catering, Full Vision, Areopeople.
Adjacencies / issues	To the west is the Ryanair Training Centre and Diamond Hanger, to the south is airport hotels and a service station, to the east is airport parking and car hire and further northwest is the airport – no adjacency issues.
Accessibility	Accessed from Long Border Road which provides access to the A120 and M11
Circulation / parking	J8Sufficient parking and circulation, suitable for HGV access
Age and quality of buildings	Post 2000s stock – average quality, slight rusting to some units
Quality of Environment	Good – well kept, some signage out of date at front of site
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – warehouse and distribution park in close proximity to the airport.
Development / environmental constraints	None
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g), B2 and B8 uses.
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Name	
Address	Stansted Business Park / Northside, Stansted Airport
ID	#24
	
Gross Site Area (Ha)	61.9 (64.7 adjusted boundary)
Overview	Airport related activities, private runway and office space (Stansted House)
Policy Status	Stansted Airport AIR4 Northern Ancillary Area
Clustering (Activity / Use Class/ Occupiers)	Fuel storage depot, number of business aviation providers – TCR International, Fayir, Titan Airways, Harrods Aviation, Inflight Jet Centre, Universal Aviation in addition to engineering and catering activities associated with the airport including Aer Aviation Equipment, Inflight Engineering and Swissport. Wren Kitchens, The Brompton,
Adjacencies / issues	Stansted Airport and runway is to the south of the site, airport parking to the west
Accessibility	Good access to A120 and M11 J8.
Circulation / parking	Sufficient parking good circulation, suitable for HGV access.
Age and quality of buildings	Stansted House is 1960s. Rest of stock is of varying age. Poorer quality units and run down yard space at entrance of site, in addition to vacant land. Large units are good quality and well kept.


Quality of Environment	Average to poor – number of vacant/under utilised plots at the front of the site, poor quality of environment. Environment is good quality towards back of site around industrial units.
Vacancy Rate	10%
Developments / applications	<p>Northside UTT/22/0434/OP - Outline application for demolition of existing structures and redevelopment of 61.86Ha to provide 195,100sqm commercial / employment development predominantly within Class B8 with Classes E(g), B2 and supporting food retail/ food/beverage/nursery uses within Classes E (a), E(b) and E(f).</p> <p>Earlier phasing (Zone 1 & 2) will deliver larger units, supporting demand for sub-regional logistics warehousing, with later phases (zone 3-5) providing smaller units 2,000-15,000 sq.m providing for local-based need.</p> <p>A number of reserved matters and further applications to discharge conditions have been submitted and approved.</p>
Market Attractiveness (quality, location, rents, rates, recent development)	High – attractive to distribution occupiers using air cargo due to proximity and access to the airport.
Development / environmental constraints	None
Development Opportunities	Ongoing redevelopment of the site through Northside
Recommendation (Retain, Protect, Release, Review Boundary)	<p>Protect through designation for employment for E(g) B2 / B8 uses. Appropriate to deliver a mix of large sub-regional distribution units and smaller locally-focused floorspace through redevelopment.</p> <p>Amend boundary to reflect the Northside application boundary which includes general employment and excludes airport activities.</p>

Name	
Address	M11 Business Park, Parsonage Lane, Stansted Mountfitchet
ID	#25
	
Gross Site Area (Ha)	4.6 (3.6 adjusted boundary)
Overview	Small industrial park with the northern part of the site forming a coherent cluster of medium-sized light industrial units; with the southern part of the site developed to provide an office campus with around 26 units arranged over 6 two-storey buildings with associated car parking. There are some older units in the centre of the site.
Policy Status	Green Belt
Clustering (Activity / Use Class/ Occupiers)	Industrial occupiers include Halspan, Idel Meats, Agar Scientific, OMS, Pica Floorings, GAMIT (multiple units), Sheild, Sovereign Medical, HJA Group. The older units in the centre are occupied by Essex Autospray. Office occupiers include Gamit, New Kestrel House, K&H Medical, Master Lock, The Wastepack Group and FISTA UK.
Adjacencies / issues	No adjacent uses
Accessibility	Rural location to the south of Stansted Mountfitchet and accessed via Forest Hall Road and Parsonage Lane. It is not suitable for HGV access. Public transport accessibility is poor.
Circulation / parking	Parking provision is generally adequate although there is some evidence of parking of on-street parking.
Age and quality of buildings	The newer (post-2000s) buildings on site are relatively high quality construction reflecting the rural location and character of the area, and their visibility from the M11. The central part


	of the site accommodates older industrial units that have been recently refurbished.
Quality of Environment	High quality – site is well kept and landscaped
Vacancy Rate	5-10% - Industrial unit 8 and office units 19 and 20 are vacant
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – high quality stock with good accessibility to the M11
Development / environmental constraints	Green Belt
Development Opportunities	Potential for development on southern part of site to south of existing office campus (0.94ha), however this is within the Green Belt and exceptional circumstances should be demonstrated before Green Belt can be released in this location.
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g) office and light industrial uses.

Name	
Address	Sion Park, Birchanger
ID	#26
	
Gross Site Area (Ha)	2.7
Overview	Courtyard office development providing good quality office space, Provides suites of 1,000-15,000 sq.ft. There are a number of ancillary uses on site, including Sion Studios which provides beauty consultation/treatment rooms, and a hand car wash facility located within the car parking area. Some areas of land on the site are used for open storage for vehicles
Policy Status	Green Belt
Clustering (Activity / Use Class/ Occupiers)	E(g)(i) office - Occupiers include DMG Delta, Radius Vehicle Solutions, The Logisitcs Org, Data Energy, Trinergy, Blue Travel.
Adjacencies / issues	Residential dwelling to the south
Accessibility	Well located with direct access from the B1383, which provides access to M11 J8.
Circulation / parking	Car park at back of site – poor circulation only one route in and out which is single lane
Age and quality of buildings	Mix of historical buildings (Grade II listed) and 1990s courtyard office development – generally good quality
Quality of Environment	High – high quality landscaped setting, some on-site sports facilities including a tennis court and fitness centre
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – high quality office space


Development / environmental constraints	Grade II listed buildings, Green Belt
Development Opportunities	There is some potential for intensification for E(g)(i) office uses subject to market demand.
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g)(i) activity.


Name	
Address	Riverside Business Park, Stansted Mountfitchet
ID	#27
	
Gross Site Area (Ha)	0.50
Overview	Two storey courtyard office development located on a narrow triangular site. Some units have been converted to residential
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers include Artel Refrigeration, Harlequin Trim, PHD London, Cross Count, Popcorn (media), Emery Electrical, Insights Associates, Amwell Electrical
Adjacencies / issues	Site adjoins the railway line to the west and residential to the east.
Accessibility	Accessed from Stoney Common Road which connects the site to the B1383 and Church Road. This is a relatively narrow road with a single track access over the rail line. The site is accessible from the Stansted Mountfitchet train station and local bus services.
Circulation / parking	Adequate parking, tight access to further parking at back of site,
Age and quality of buildings	Good quality 1980/90s stock
Quality of Environment	Good quality
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality office stock, some access issues.
Development / environmental constraints	None

Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g)(i) use.


Name	
Address	Sworders Auction House, Cambridge Road, Stansted Mountfitchet
ID	#28
	
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Gross Site Area (Ha)	2.8
Overview	Single storey unit and garden centre operation.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Sui Generis - Sworders Fine Art Auctioneers and Folies (garden centre)
Adjacencies / issues	Nursey to the south of the site, no other adjacent uses. Proposed Local Plan residential allocation to the west.
Accessibility	Located in northern side of Stansted Mountfitchet, accessed from Cambridge Road (B1383). Local bus services run along the B1383
Circulation / parking	Large car park – under-utilised. Good circulation around site.
Age and quality of buildings	1990s build, good quality
Quality of Environment	High quality – building is well maintained and garden centre operation is decorated (outdoor lights, drinks cart).
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium - unit is tailored to occupier – unlikely to be re-let if vacated. Possible alternative use as offices / business centre.
Development / environmental constraints	None
Development Opportunities	None

Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employ site suitable for E(g) and employment-generating sui generis uses.
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Name	
Address	Alsa Business Park, Alsa Street, Stansted Mountfitchet
ID	#29
	
Gross Site Area (Ha)	0.48ha
Overview	Small scheme of courtyard offices providing small for local small businesses
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers are Hutton construction and 3 Active
Adjacencies / issues	Sworders Action House site and pre-school to the north across Alsa Street. Proposed Local Plan residential allocation to the west.
Accessibility	Located off Alsa Street immediately to the north of Stansted Mountfitchet
Circulation / parking	Sufficient parking and circulation
Age and quality of buildings	1990s – good quality office space
Quality of Environment	Good – well landscaped
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality office space, fully let indicates market demand.
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g)(iii) office use

Name	
Address	The Maltings, Station Road, Newport
ID	#30
	
Gross Site Area (Ha)	0.21
Overview	19 th century building converted to SME business space. Comprises of 12 commercial units forming a courtyard estate. Some units have been converted to residential (units 14-18) but excluded from boundary
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Focus on professional services firms – Bradshaw Ceramic Restoration, Quintessential Catering, Ian Ambrhana Architect, Raipec, Aquila, Landmark Interiors.
Adjacencies / issues	Adjoins residential development
Accessibility	Located close to Newport Station, accessed off the B1383
Circulation / parking	Sufficient parking in the centre of the site
Age and quality of buildings	19 th century buildings
Quality of Environment	Reasonable/good – well landscaped
Vacancy Rate	15% - Units 2 and 3 are vacant
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – office SME space located in close proximity to Newport station.
Development / environmental constraints	Conservation area
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g)(i) office use.

Name	
Address	Hill Green Farm, Clavering
ID	#31
	
Gross Site Area (Ha)	0.53
Overview	A former agricultural unit converted to two light industrial units with roller shutter doors. Unit on south of site is used for agricultural use.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers are animal feed shop/suppliers, Take Handmade (furniture), print finishing business (Delta Wood Finishing).
Adjacencies / issues	Pub and car park to the north, residential to the south and east.
Accessibility	Located in the centre of Clavering village, accessed off Clatterbury Lane/B1308. No public transport accessibility.
Circulation / parking	Adequate parking and circulation. Large yard space
Age and quality of buildings	1970s. Older buildings to south of site are redundant. Units are of average quality, new doors put on end unit.
Quality of Environment	Average
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – light industrial unit in rural location, fully let indicating adequate demand
Development / environmental constraints	Refurbish redundant agricultural unit in south of site to provide further employment floorspace
Development Opportunities	None

Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site for E(g) and sui generis employment-generating use. Support redevelopment / change of use of agricultural unit to provide further employment space.
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Name	
Address	Britannica Works, Clavering
ID	#32
	
Gross Site Area (Ha)	0.65
Overview	Good quality industrial estate in a village location. Comprises of offices in Funston's Commercial Centre and light industrial space for SMEs.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers include Fitness Focus, Elcletuc marquees, Encapsula, Tool Clarity, Laxity ICS, West Essex Saddlery, Immediate Label, CAS Auto Services, Cloverfield Cars and Ross Nursing Services
Adjacencies / issues	Residential to north, west and east – no adjacency issues due to non-noisy uses.
Accessibility	Site is located in the centre of Clavering village and accessed from the B1038. No public transport accessibility.
Circulation / parking	Sufficient parking for customers, good circulation with two entrance points
Age and quality of buildings	Average to good quality- rusting and aged buildings in some places (West Essex Saddlery). Better quality units at back of site to north east corner.
Quality of Environment	Good – evidence of investment in estate environment, poorer on western side.
Vacancy Rate	0%
Developments / applications	None

Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality stock, rural location, offers SME space
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g) and employment-generating sui generis uses.

Name	
Address	Bearwalden, Wendens Ambo
ID	#33
	
Gross Site Area (Ha)	1.1
Overview	Small employment site comprising of two office buildings – Neville House and Wendon Court - alongside some light industrial units and a garage
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Wenden Garage, Saffron Apparel, Impact Designs, IMT Aviation, CRA Technics, Elmscroft
Adjacencies / issues	No adjacent uses – rail line to the east. Land to the north of the sites has permission for a block of 8 residential units (UTT/19/2498/FUL & App ref: 3262201)
Accessibility	Rural location but close to B1383 providing links to the M11 and relative close to Saffron Walden. Located close to Audley End station.
Circulation / parking	Parking is tight in some parts, limiting circulation, evidence of on road parking
Age and quality of buildings	Average quality - poorer towards the back of the site. Mix of brick and steel buildings. Light industrial units are aged. Stock is over varying age 1960-90s
Quality of Environment	Reasonable
Vacancy Rate	0-5%

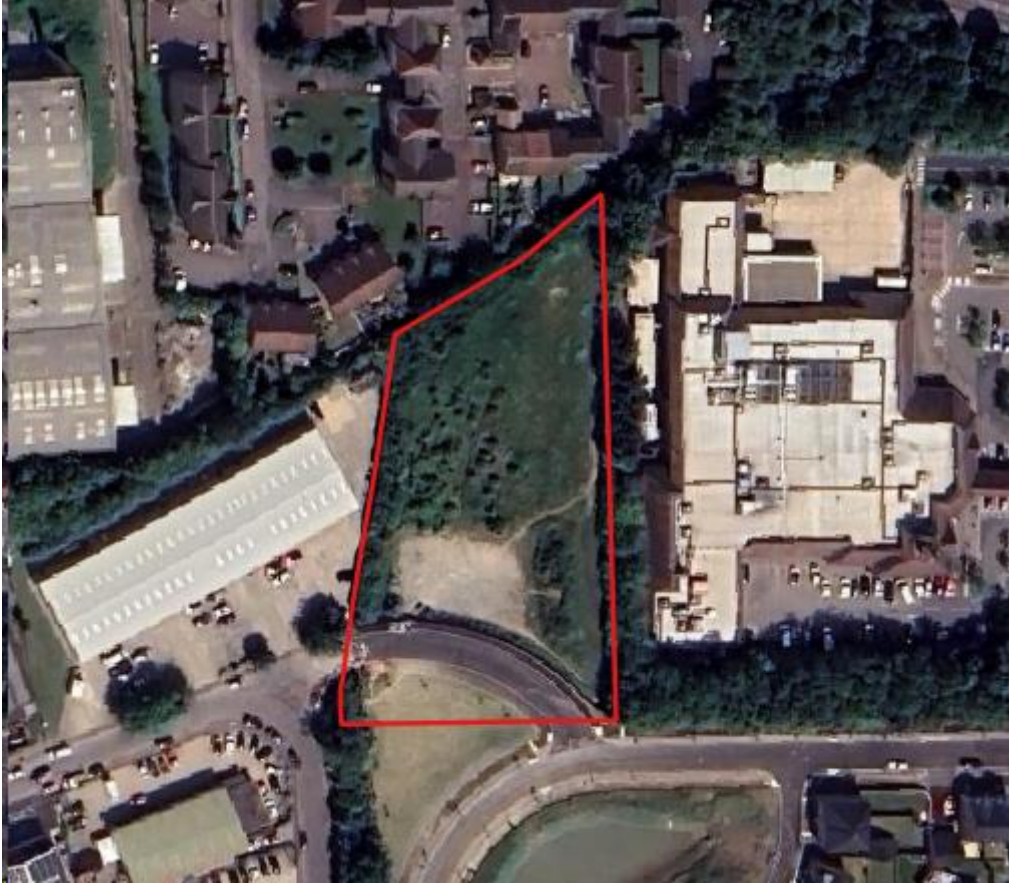
Developments / applications	UTT/24/1000/FUL – pending application for single storey extension to engineering workshop (F-Tech Aerospace unit).
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – average quality stock in an accessible location.
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g) and B2 uses.

Name	
Address	Audley End Business Centre, Wendons Ambo
ID	#34
	
Gross Site Area (Ha)	0.26
Overview	Small-scale courtyard business centre in a rural location. Three buildings provide small business space, principally in small office suites.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers include Injury Recovery Centre, Greenwood, THP financial services
Adjacencies / issues	Residential across the road to the east.
Accessibility	Tight access coming into site from main road. Located between Newport and Saffron Walden.
Circulation / parking	Sufficient parking for current use, tight circulation
Age and quality of buildings	Pre-1940s but quality is reasonable
Quality of Environment	Good quality - well landscaped
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality office stock located in a periphery location.
Development / environmental constraints	None
Development Opportunities	None

Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g) use.
------------------------------------------------------------	---------------------------------------------------------------

Name	
Address	Shire Hill Industrial Estate, Saffron Walden
ID	#35
	
Gross Site Area (Ha)	11.3
Overview	Main industrial estate in Saffron Walden offering a range of unit sizes. Focus on industrial and trade-counter employment activity
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	<p>Mix of E(g) and B-class employment, number of non-B class uses have been introduced (snooker club, church, gym, nursery, tattoo studio).</p> <p>Occupiers include Phoenix Premium Care, Saffron Bathrooms, LPA, Comtamac, Tool Station, City Plumbing, Payton's, TC Fixings, Saffron Autos, Radleys (multiple unjts), Just Wise Group, Shire Hill Garage, Acme Transport, Diamond Engineering, Holroyd (multiple units), Tread First Service Centre, Nigel Quincey publications, Medlock Electrical Distributors.</p> <p>There is office provision within the Business & Technology Centre.</p>
Adjacencies / issues	Residential to east and west

Accessibility	B184 provides access to M11 J12. LGVs using site but access tight in places
Circulation / parking	Internal roads generally adequate. Evidence of on-street parking
Age and quality of buildings	1960/70s to present – quality varies but overall reasonable Stansted house is poor quality. Northeast corner of site has better quality units
Quality of Environment	Gym and nurse provide on-site facilities for employees. Reasonable – stock is of varying quality but evidence of stock renewal occurring across the site. Business and Technology Centre is of poor quality.
Vacancy Rate	5-10% - Number of vacant units: unit opposite tool station in centre of site, Unit 2 Saffron Place, Barrell Resolve House.
Developments / applications	UTT/20/2693/FUL – Construction of 2 light industrial units (west of Saffron Place units). UTT/23/0990/FUL – New light industrial unit (1,540 sqm)– on vacant plot south of Toolstation (Plot 7) UTT/19/2875/FUL – Demolition of existing two storey factory and offices. Proposed extension existing industrial accommodation providing two floors and basement – Holroyd Components site
Market Attractiveness (quality, location, rents, rates, recent development)	High – good quality units located in the main industrial estate in Saffron Walden, evidence of stock renewal.
Development / environmental constraints	None
Development Opportunities	None following development of vacant plot
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for E(g), B2 and B8 use and sui generis employment generating uses. Encourage the continued renewal of stock across the site.

Name	
Address	South of Radwinter Road, Saffron Walden
ID	#36
	
Gross Site Area (Ha)	0.58
Overview	Vacant site with permission for B1 floorspace as part of a mixed use residential application
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	At time of site visit construction of housing was underway and near completion – site for employment space was fenced off and not complete.
Adjacencies / issues	Tesco superstore to east, residential development to the south and Shire Hill Industrial Park to the west.
Accessibility	Site is accessed through Shire Hill industrial estate or via Leverett Way off Radwinter Road once site is complete.
Circulation / parking	N/A
Age and quality of buildings	N/A
Quality of Environment	N/A
Vacancy Rate	N/A
Developments / applications	UTT/13/3467/OP - The scheme will provide 1,800 sqm of B1 employment floorspace along with 230 dwellings.
Market Attractiveness (quality, location, rents, rates, recent development)	High – once developed the site will provide new high quality employment floorspace in a sought after location.


Development / environmental constraints	None
Development Opportunities	None – once existing permission is built out
Recommendation (Retain, Protect, Release, Review Boundary)	Protect through designation as an employment site suitable for E(g), B2 and B8 activity – anticipate implementation of planning permission.

Name	
Address	Printpack Radwinter Road, Saffron Walden
ID	#37
	
Gross Site Area (Ha)	2.0
Overview	Site has been cleared and is currently being developed to provide a food store and retirement living
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	N/A
Adjacencies / issues	Shire Hill industrial estate to the south, cemetery to the west, residential to north and east.
Accessibility	Accessed off of Radwinter Road, located close to Saffron Walden town centre
Circulation / parking	N/A
Age and quality of buildings	N/A
Quality of Environment	N/A
Vacancy Rate	N/A
Developments / applications	UTT/20/2007/FUL – Demolition of existing buildings and erection of a discount foodstore, 70 bed care home and 49 retirement living apartments.
Market Attractiveness (quality, location, rents, rates, recent development)	N/A
Development / environmental constraints	None
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	
Recommendation (Retain, Protect, Release, Review Boundary)	Release – site is being redeveloped for non-employment uses

Name	
Address	Saffron Business Centre, Saffron Walden
ID	#38
	
Gross Site Area (Ha)	0.3
Overview	Local industrial estate located at the rear of Homebase Store. The site comprises of 9 light industrial units arranged around a central courtyard.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers include European EMC Products, Home and Office Fire Extinguishers, Aqua Solve, DAS, Coffee Roasting, Adrian Brown Training Force 360
Adjacencies / issues	Homebase located to the west, residential on all other sides
Accessibility	Located to the east of Saffron Walden town centre. Served by a local bus route.
Circulation / parking	Sufficient parking and circulation
Age and quality of buildings	1980s – reasonable quality, paint starting to peel
Quality of Environment	Average to good
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – supports local small business, well let, good quality units


Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as existing employment site suitable for E(g) use.

Name	
Address	Ashdon Road Commercial Centre, Saffron Walden
ID	#39
	
Gross Site Area (Ha)	5.56 (3.56 adjusted boundary)
Overview	Part constructed mixed use site- large unit is a trade counter. Smaller unit is split into three double height light industrial units with roller shutter doors. Remainder of site has permission for 3 further commercial buildings and 55 dwellings.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	E(g) and Sui Generis use – Huw Grays Regions, Plumb Stock, E-Sure, Gr8 Tool Hire, Shelia's Wheels car garage.
Adjacencies / issues	Residential development to the west
Accessibility	Located at the edge of Saffron Walden. Served by local bus route
Circulation / parking	Sufficient parking and circulation outside each unit
Age and quality of buildings	Recently built, high quality commercial units
Quality of Environment	Good – newly built, well maintained
Vacancy Rate	0%
Developments / applications	The site has outline permission for 55 dwellings, up to 3650 sq.m of B1, B2 or D2 floorspace and the erection of up to 335 sq.m of A1 floorspace. (APP/C1570/W/18/3218383) Units 1B-E have been constructed (1,557 sqm) UTT/19/0957/FUL – permission for joinery workshop and showroom providing 680 sqm of E(g)(iii) – not yet commenced UTT/20/0842/FUL - 978 sqm of sui generis floorspace across two commercial buildings for use as tool and plant hire buildings (Units 1A and 1F)

Market Attractiveness (quality, location, rents, rates, recent development)	High – high quality new units in a good quality environment
Development / environmental constraints	None
Development Opportunities	No further opportunities following build out of existing permissions and residential.
Recommendation (Retain, Protect, Release, Review Boundary)	Retain site through listing as an existing employment site suitable for E(g), B2 and employment-generating sui generis uses. Amend boundary to only include areas of employment development (see blue boundary line).

Name	
Address	Hall Farm, Little Walden
ID	#40
	
Gross Site Area (Ha)	0.53 (0.35 adjusted boundary)
Overview	Small employment site in a rural village location in Little Walden. Grade II listed barns and agricultural building which have been converted to provide employment space.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers include 24/7 (cleaning business), Ambient, J&J design, Nasc Practice Training Centre, Reed and Simms, Herts and Essex Restoration Glazing.
Adjacencies / issues	Crown Inn pub to the north of the site
Accessibility	Site is located in Little Walden and is accessed off the B1052. Site is served by bus route running to Saffron Walden.
Circulation / parking	Internal access is tight – one way system in place and parking provision appears adequate. Car park located to rear of site and is shared with pub.
Age and quality of buildings	19 th century barns / agricultural buildings – average to poor quality
Quality of Environment	Average to good - each unit has a small yard space
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Low – poorer quality stock in a rural location
Development / environmental constraints	Grade II listed buildings
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site for E(g) and sui generis uses. The site boundary should be amended to exclude the Crown Inn and include units to the south of the site.
------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Name	
Address	Chesterford Research Park, Great Chesterford
ID	#41
	
Gross Site Area (Ha)	16.1
Overview	The site provides laboratory spaces and associated offices for businesses involved in the biotechnology and pharmaceuticals sector, set within a mature, landscaped parkland setting. There is currently around 350,000 sqft of commercial floorspace on site. The Nucleus Building provides on-site amenities and conferencing facilities. The site forms part of the Cambridge and South Cambridge bioscience cluster. The nucleus contains gym and conferencing centre.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Approx 30 occupiers including Astrazeneca, Charles River, Domaniex, Gene Weaver, Healx, Isogenica, Microbiotica, Biomodal, Arecor, Charles River, Illumina, AbCellera, Lonza
Adjacencies / issues	No adjacent uses.
Accessibility	Located to the east of Little Chesterford in a rural location in the north of the district. Located off the B184 which connects the site to M11 J9A and onwards north towards Cambridge. Shuttles buses are provided connecting the site to Great Chesterford train station and to Cambridge
Circulation / parking	Sufficient parking outside each unit and good circulation around the site, suitable for HGV deliveries.
Age and quality of buildings	Majority of stock is 1990s or 2000s. Newham Building is 1950s but renovated in 2020 and Mansion House is 1890s, renovated in 2008.

Quality of Environment	High quality – landscaped parkland setting with on-site security
Vacancy Rate	0-5% - 1,547 sq.ft available in Mansion House
Developments / applications	Masterplan for 1 million sq.ft of which 350,000 sq.ft has been delivered. UTT/22/1248/FUL – permission granted for R&D building (7,290 sq.m) UTT/23/0456/OP – pending hybrid application for construction of R&D buildings on plots 1400, 1500, 1600, 1700 and 1800, 500 and 1 (12,989 sq.m) (outline). Full application for R&D building on Plot 1100/1200 (11,167 sq.m)
Market Attractiveness (quality, location, rents, rates, recent development)	High – out of town campus development offering high quality lab and office accommodation, good amenities offering of gym and restaurant, shuttles bus service.
Development / environmental constraints	Powerlines running through north of site. Ancient Woodland and Local Wildlife Site to the south.
Development Opportunities	The site is owned by Aspire and Aviva Investors; with development managed by Churchmanor Estates Plc. Their masterplan identifies total floorspace of 1 million sq.ft on site (650,000 sq.ft additional) – applications detailed above indicate further development in the short-term.
Recommendation (Retain, Protect, Release, Review Boundary)	Protect site to support development of E(g)(i/ii) office and R&D floorspace and refurbishment of existing space.

Name	
Address	Station Road Industrial Estate, Great Chesterford
ID	#42
	
Gross Site Area (Ha)	1.65
Overview	Range of employment uses situated alongside the railway line. Northern end of site includes two storey offices and southern end contains a variety of light industrial units.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Great Chesterford Court occupiers focused on IT / software sector – HAS & Co, Trinity Managed Services, Argenbright Security. Light industrial uses dominate the south of the site – Coles (food manufacturing), PFC Engineering and Therlemont Hupton, Network Rail Depot, The Beauty Lounge, Coles, Pretlove's Removals and Storage.
Adjacencies / issues	Great Chesterford station to the south, residential to the north and east.
Accessibility	Located in Great Chesterford and accessed off the B138, Good rail connectivity due to proximity to station.
Circulation / parking	Limited parking for some units, evidence of on road parking by industrial units. Good parking and circulation for office units at front.

Age and quality of buildings	Offices are 1980/80s. Industrial units are 1980s mostly good quality, rail depot unit is run down
Quality of Environment	Reasonable quality some areas of overgrown grass and rusting fences
Vacancy Rate	5-10% - Station House office appears vacant
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality office and industrial stock located in village location, with good rail access
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain site as existing employment site suitable for E(g), B2 and B8 use.

Name	
Address	Plextek, Ickleton Road, Great Chesterford
ID	#43
	
Gross Site Area (Ha)	0.47
Overview	Development of 2 and 3 storey office buildings
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Single user – Plextek, a technology firm operating in sensing, advanced communications and intelligent data insight.
Adjacencies / issues	Station road industrial estate and rail line to the south, River Cam to the north.
Accessibility	Located off B1388 which connects to M11 J9A. The site is accessed from Ickleton Road. Close to Great Chesterford train station.
Circulation / parking	Car park to rear, large car park, good circulation.
Age and quality of buildings	1990s - good quality stock
Quality of Environment	Good - picnic benches and green area provided on site
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – good quality office stock in close proximity to Great Chesterford Station
Development / environmental constraints	Flood zone 2 and 3
Development Opportunities	None

Recommendation (Retain, Protect, Release, Review Boundary)	Retain site as existing employment site for E(g)(i) office use
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6. SUMMARY

6.1 The table below summarises the recommendations for all sites assessed and provides a total figure for existing employment sites land taking account of adjusted boundaries. No vacant land with potential for further development was identified within any of the sites. Sites with a “retain” or “protect” recommendation should be considered for protection as existing employment sites through the Uttlesford Local Plan.

Site ID	Site Name	Site Size (accounts for adjusted boundaries)	Recommendation
1	Elsenham Old Mead Road, Elsenham,	1.6	Retain
2	Elsenham Gold Nurseries, Elsenham	1.1	Retain
3	Gaunts End, Elsenham, CM22 6DS	8.2	Retain. Protect through allocation to support further office development
4	Woodgates Farm, Broxted, CM6 2BN	1.1	Protect
5	Waltham Hall Farm, Hall Road, Bamber's Green	2.7	Protect
6	Stansted Courtyard, Takeley	1.6	Protect
7	Parsonage Road / Weston Group Business Centre, Parsonage Road	3.2	Retain. Extend boundary
8	The Jaguars, Dunmow Road	0.67	Protect. Support redevelopment for employment use
9	Takeley Business Centre , Dunmow Road	1.3	Protect
10	Winfresh Ripening Centre, Little Canfield	8	Protect
11	Haslers Yard Industrial Estate, Great Dunmow	0.44	Protect
12	Station Road Industrial Estate, Great Dunmow	0.47	Protect
13	Fritch Industrial Estate, Great Dunmow	2	Retain
14	Ongar Road Industrial Estate, Great Dunmow	0	Release
15	Chelmsford Road Industrial Estate, Great Dunmow	4.2	Retain
16	Oak Industrial Estate, Great Dunmow	2.1	Retain

17	Hoblongs Industrial Estate, Chelmsford Road, Great Dunmow	2.6	Retain and support redevelopment of stock
18	Waste Processing Facility, Great Dunmow	0.8	Protect - engage with county council on future plans
19	Martels Industrial Estate, Barnston	1.6	Protect
20	Kinvar Business Centre, Felsted,	0.67	Protect
21	Stansted Distribution Centre, Start Hill, Great Hallingbury	10.1	Retain
22	Thremhall Park, Great Hallingbury	5.3	Protect
23	Taylor's End, Stansted	15.4	Protect
24	Stansted Business Park / Northside, Stansted Airport	64.7	Protect
25	M11 Business Park, Parsonage Lane, Stansted Mountfitchet	3.6	Protect
26	Sion Park, Birchanger	2.7	Protect
27	Riverside Business Park, Stansted Mountfitchet	0.5	Protect
28	Sworders Auction House, Cambridge Road, Stansted Mountfitchet	2.8	Protect
29	Alsa Business Park, Alsa Street, Stansted Mountfitchet	0.48	Protect
30	The Maltings, Station Road, Newport	0.21	Protect
31	Hill Green Farm, Clavering	0.53	Protect and support redevelopment
32	Britannica Works, Clavering	0.65	Protect
33	Bearwalden, Wendens Ambo	1.1	Protect
34	Audley End Business Centre, Wendons Ambo	0.26	Protect
35	Shire Hill Industrial Estate, Saffron Walden	11.3	Retain and encourage ongoing renewal of stock
36	South of Radwinter Road, Saffron Walden	0.58	Protect
37	Printpack Radwinter Road, Saffron Walden	2	Release
38	Saffron Business Centre, Saffron Walden	0.3	Protect
39	Ashdon Road Commercial Centre, Saffron Walden	3.6	Retain and amend boundary
40	Hall Farm, Little Walden	0.35	Protect and adjust boundary
41	Chesterford Research Park, Great- Chesterford	16.1	Protect and support further development of R&D floorspace.
42	Station Road Industrial Estate, Great Chesterford	1.7	Retain

43	Plextek, Ickleton Road, Great Chesterford	0.47	Retain
Total		189.1	



Green Belt Study Update

Addendum to the 2016 Uttlesford Green Belt Review

Uttlesford District Council

Final report

Prepared by LUC

June 2024

Version	Status	Prepared	Checked	Approved	Date
1	Draft Report	J Allen	J Allen	P Smith	27.07.2023
2	Final Draft Report	J Allen	J Allen	P Smith	21.08.2023
3	Final Draft Report including Green Belt Enhancement Chapter	J Allen	J Allen	P Smith	11.09.2023
4	Final Report including Map and NPPF 2023 updates	C Green J Allen	J Allen	J Allen	02.05.2024
	Final Report including Map changes	C Green J Allen	J Allen	J Allen	18.06.2024



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Chapter 1

Introduction

1.1 Uttlesford District Council has commissioned LUC to undertake a review and update of the Council's existing Green Belt evidence base, to ensure it is fit for purpose in informing the preparation of the District's new Local Plan.

1.2 The Council has no plans to establish the necessary exceptional circumstances to release Green Belt land to accommodate future growth needs. It is therefore unnecessary to consider what the impact of releasing Green Belt might be on the essential characteristics and purposes of the designation in this update. Instead the update focuses on the changes in national Green Belt policy, guidance and associated case law, and the extent of built development in the Green Belt since the preparation of the District's last comprehensive Green Belt review in 2016, to determine whether the assessment methodology used is still fit for purpose, and its findings are still robust and accurate.

1.3 This report has been prepared by LUC on behalf of Uttlesford District Council. LUC has completed Green Belt studies at a range of scales for over 60 English local planning authorities in the past ten years.

1.4 The remainder of this report is structured as follows:

- **Chapter 2** contains a summary of the methodology and findings of the Green Belt evidence prepared in 2016, sets out changes in national Green Belt policy, guidance and associated case law since its publication and determines whether these changes require changes to the original assessment methodology and its findings.
- **Chapter 3** reviews the scale and extent of development permitted in the Green Belt since the publication of the 2016 Green Belt assessment and determines whether this development requires changes to the original assessment findings.

- **Chapter 4** outlines the national policy requirements for designating new Green Belt land and confirms that the Council has no plans and insufficient evidence to justify new Green Belt at this stage; and,
- **Chapter 5** draws attention to the District's Green and Blue Infrastructure Strategy to identify strategic opportunities to enhance the beneficial uses of the District's Green Belt land over the plan period.

Chapter 2

Green Belt Assessment (2016) Review

2.1 There is no defined approach set out in the National Planning Policy Framework (NPPF) [See reference 1] or National Planning Practice Guidance [See reference 2] as to how Green Belt assessments should be undertaken. However, national Green Belt policy, guidance and associated case law inform such assessments. This section summarises the assessment methodology and findings set out in the 2016 Green Belt Assessment Review [See reference 3], before setting out changes in national Green Belt policy, guidance and associated case law since its publication. Consideration is then given as to whether these changes require changes to the original assessment methodology and its findings.

Green Belt assessment methodology and findings (2016)

2.2 The assessment defined Green Belt parcel's along alternative readily recognisable and permanent boundaries, including roads, railway lines, prominent topographical features, woodland and waterways, in line with paragraph 148 of the NPPF, which requires new Green Belt boundaries to be defined clearly using physical features that are readily recognisable and permanent.

2.3 Criteria were developed to assess the performance of each Green Belt parcel against each Green Belt purpose, using a five point rating system. In acknowledgement of the fact that the NPPF considers all five of the Green Belt purposes equally significant, no weighting or aggregation of ratings against purposes was undertaken. Instead, a parcels strongest performance across the five purposes dictated it's overall performance.

2.4 Key policy terms set out in the NPPF were defined in the local context to assess the relative performance of Green Belt parcels to each Green Belt purpose.

2.5 To assess Green Belt Purpose 1 (to check unrestricted sprawl of large built-up areas) the following settlements were defined as '*large built-up areas*':

- Bishop's Stortford (East Hertfordshire)
- Chelmsford (Chelmsford)
- Harlow (Harlow)
- Sawbridgeworth (East Hertfordshire/ Lower Sheering (Epping Forest)
- Stansted Airport boundary as defined by the Countryside Protection Zone (Uttlesford); and,
- Stansted Mountfitchet (Uttlesford).

2.6 To assess Green Belt Purpose 2 (to prevent neighbouring towns merging into one another) the following settlements were defined as '*towns*':

- Birchanger (Uttlesford);
- Bishop's Stortford (East Hertfordshire);
- Chelmsford (Chelmsford);
- Elsenham (Uttlesford);
- Fyfield (Epping Forest);
- Harlow (Harlow);
- Hatfield Heath (Uttlesford);
- Leaden Roding (Uttlesford);
- Little Hallingbury (Uttlesford);
- Lower Sheering (Epping Forest);
- Roxwell (Chelmsford);

- Sawbridgeworth (East Hertfordshire);
- Sheering (Epping Forest);
- Stansted Airport (Uttlesford);
- Stansted Mountfitchet (Uttlesford);
- Takeley (Uttlesford);
- White Roding (Uttlesford);
- Wright's Green (Uttlesford); and,
- Writtle (Chelmsford).

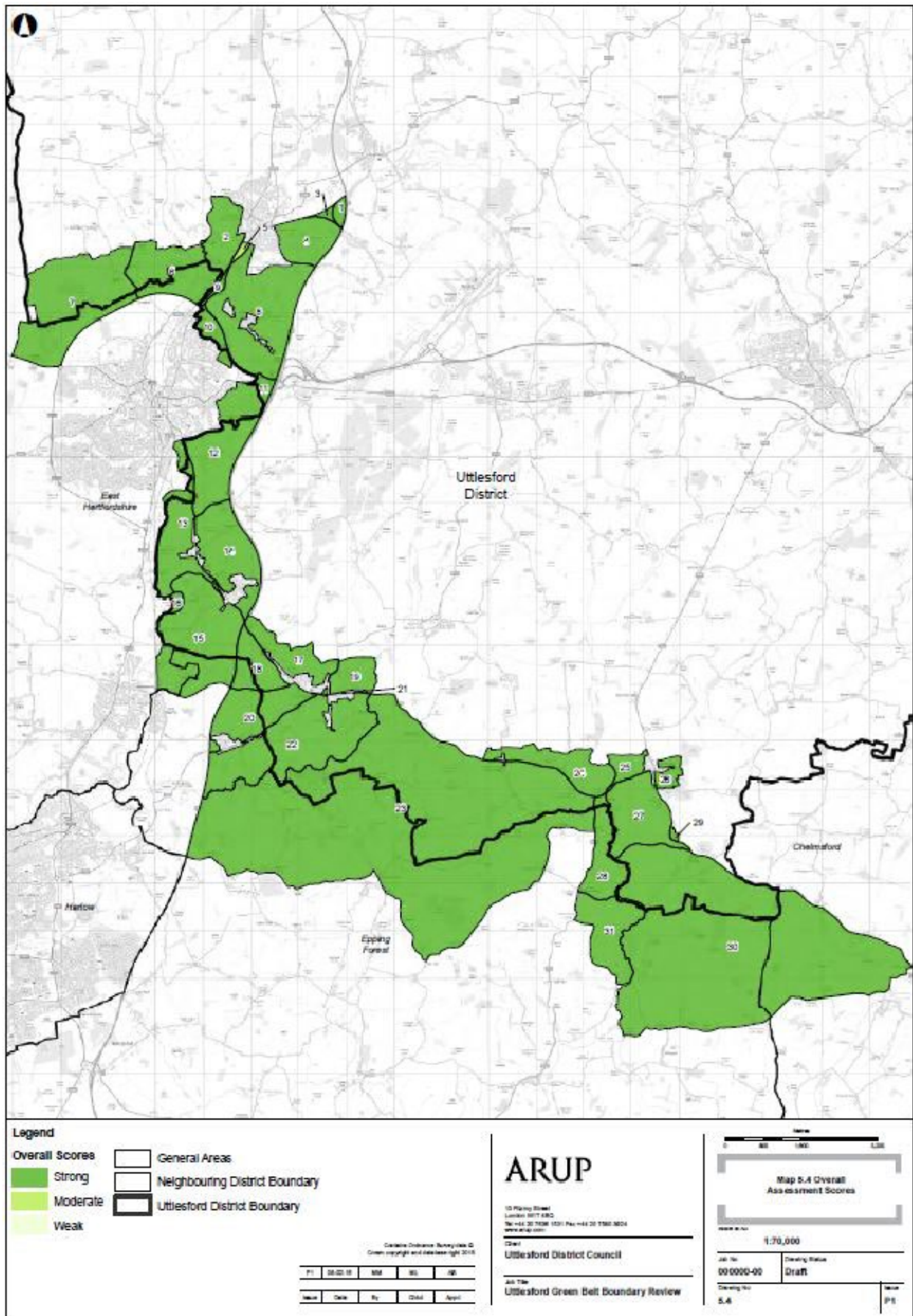
2.7 To assess Green Belt Purpose 3 (to assist in safeguarding the countryside from encroachment), “openness” was defined as an absence of built form rather than from a landscape character perspective and “countryside” based on an absence of urban land uses.

2.8 With regards to the assessment of Green Belt Purpose 4 (to preserve the setting and special character of historic towns) it was judged that no Green Belt land contributed to this purpose.

2.9 With regards to the assessment of Green Belt Purpose 5 (to assist in urban regeneration, by encouraging the recycling of derelict and other urban land), this purpose was not assessed at the individual parcel level since no meaningful distinction could be made between parcels.

2.10 The assessment concluded that all but one of the 31 Green Belt parcels defined and assessed made a strong contribution to at least one Green Belt purpose and therefore a strong contribution to the Green Belt overall. The one exception was Parcel 5 (south of Stansted Mountfitchet), which was considered to make a moderate contribution to Green Belt purposes 1, 2 and 3. No Green Belt land was identified as making a weak contribution to the Green Belt purposes (see Figure 2.1). Therefore, it was not recommended that any Green Belt parcels be considered for release from the Green Belt.

Figure 2.1: 2016 Green Belt Parcel Performance



2.11 Should the Council identify a need to release existing Green Belt land to accommodate growth further work will be required to explore the potential harm of release across the Green Belt to the designation and identify locations where Green Belt harm associated with Green Belt release might be minimised. If LUC were to undertake such an assessment, we would wish to redefine the key Green Belt terms outlined above in line with our own robust interpretation of Green Belt policy. However, in the absence of formal guidance on how specific Green Belt terms should be interpreted, the original definitions outlined in the 2016 study cannot be considered not to be in conformity with national Green Belt policy.

Changes in national Green Belt policy and guidance since 2016

Changes to national planning policy

2.12 Revised versions of the NPPF were published in 2018, 2019, 2021 and 2023. These updates highlight that there is no requirement to Green Belt boundaries to be reviewed or changed when plans are being prepared or updated, but that authorities may choose to do so. They include additional policy wording on how local planning authorities should “evidence and justify” alterations to Green Belt boundaries through the local plan making process. The NPPF now states that the “strategic plan-making authority should have examined fully all other reasonable options for meeting its identified need for development” before concluding that the exceptional circumstances exist, specifically whether the strategy:

- “makes as much use as possible of suitable brownfield sites and underutilised land;
- optimises the density of development, including whether policies promote a significant uplift in minimum density standards in town and city centres, and other locations well served by public transport; and

- has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.”

2.13 Where it has been concluded that it is necessary to release Green Belt land for development, plans should now give first consideration to land which has been previously developed and / or is well served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

2.14 These changes relate to the process for demonstrating the necessary exceptional circumstances for making alterations to Green Belt to accommodate development, which the Council has no plans to do at this stage in the plan-making process. These changes have no direct relevance to the assessment of the performance of existing Green Belt land and the potential impact of its release on the designation. Therefore, they have no impact on the original assessment methodology and its findings.

2.15 The only change with potential to affect the original assessment findings relates to the addition of the following land uses as appropriate in the Green Belt:

- Allotments that preserve the openness of the Green Belt;
- burial grounds that preserve the openness of the Green Belt; and,
- needed affordable housing on previously developed land that would not cause substantial harm to the openness of the Green Belt.

2.16 The reference to the need to preserve openness associated with each of these potentially appropriate land uses acknowledges their potential to be inappropriate where openness is affected. However, where the impact on openness is limited such land uses may have been considered to affect the openness of the Green Belt in the original study, but now, having been deemed appropriate uses would not [\[See reference 4\]](#).

2.17 Allotments are only mentioned a handful of times in the detailed parcel assessments of the original 2016 study, once associated with a new planning permission for 53 dwellings on the edge of Stansted Mountfitchet in Parcel 4 (see Figure 2.2), twice in relation to the description of the urban edge of Bishop's Stortford in Parcels 12 (see Figure 2.3) and 13 (see Figure 2.4) and once associated with a new planning permission for 14 dwellings on the northern edge of Hatfield Heath. These references do not explicitly judge the land use to be inappropriate, but make reference to built development associated with them, which may affect openness and/or increase open Green Belt land's associated urban areas. Therefore, the original study's assessment of allotments in the Green Belt is in conformity with the latest national planning policy and case law.

Figure 2.2: Location and extent of Green Belt parcel 4

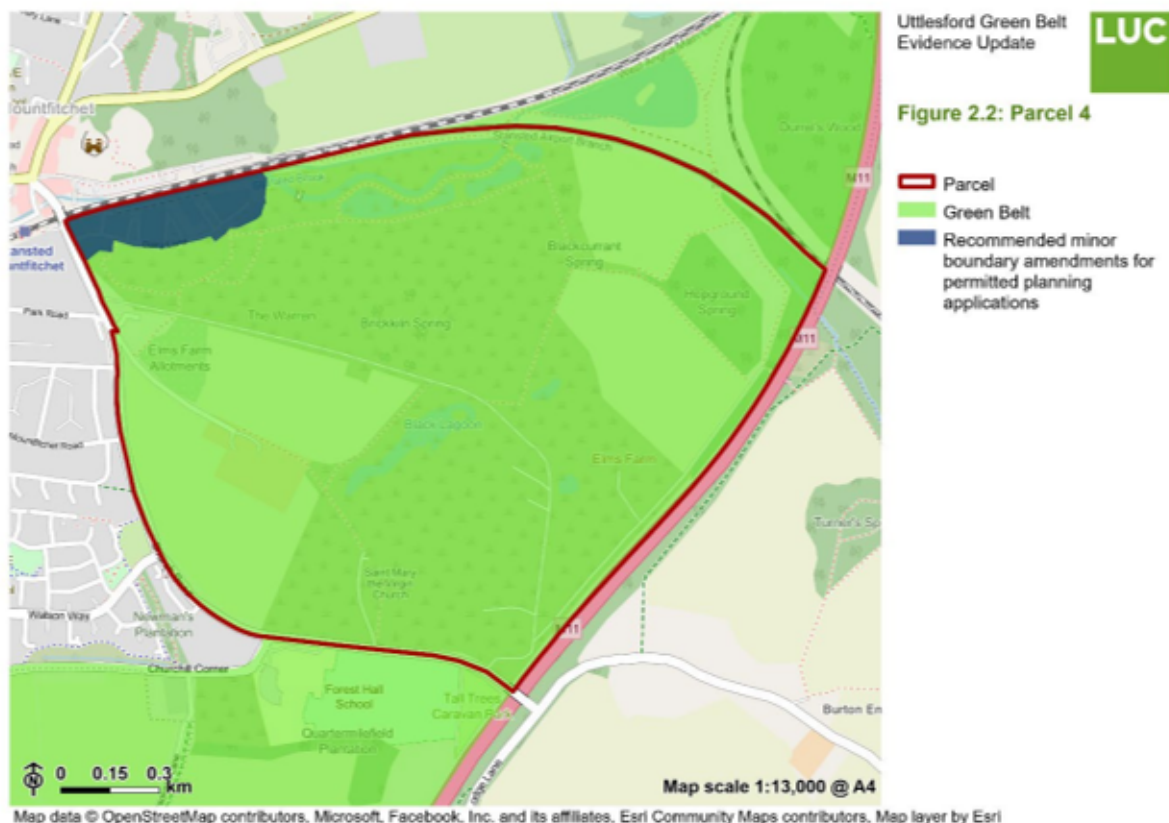


Figure 2.3: Location and extent of Green Belt parcel 12

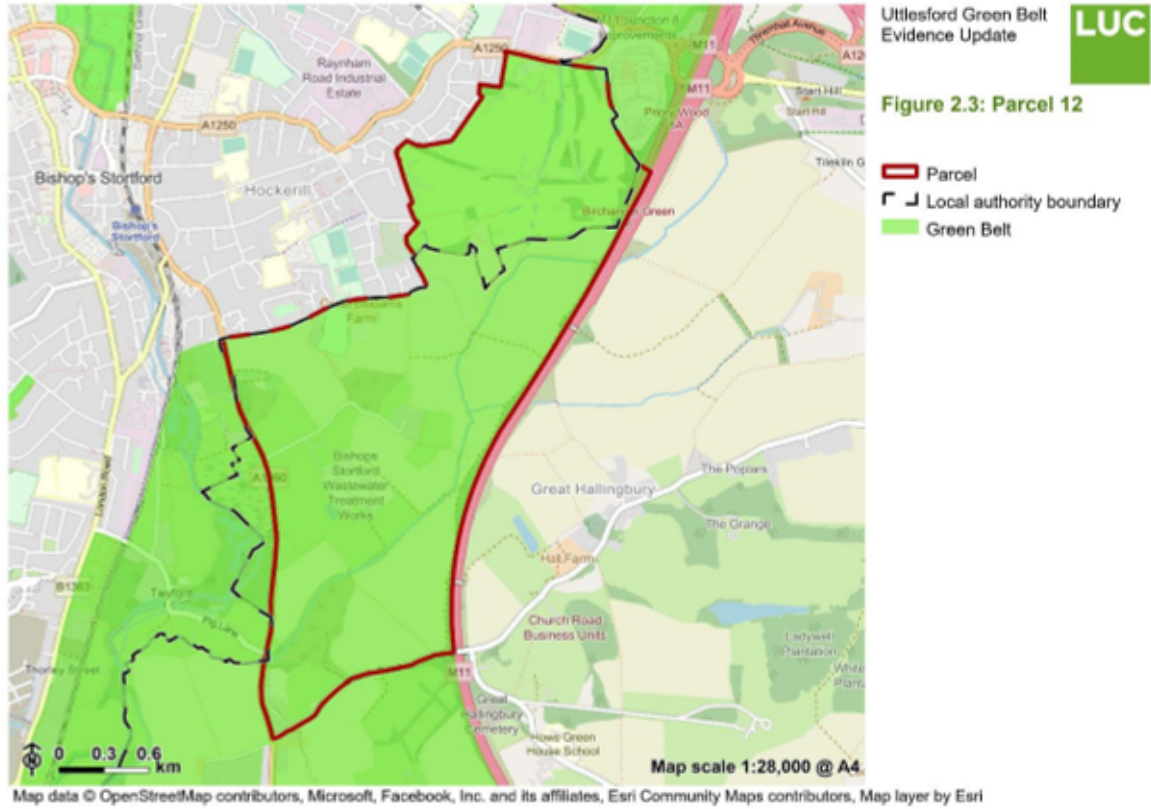
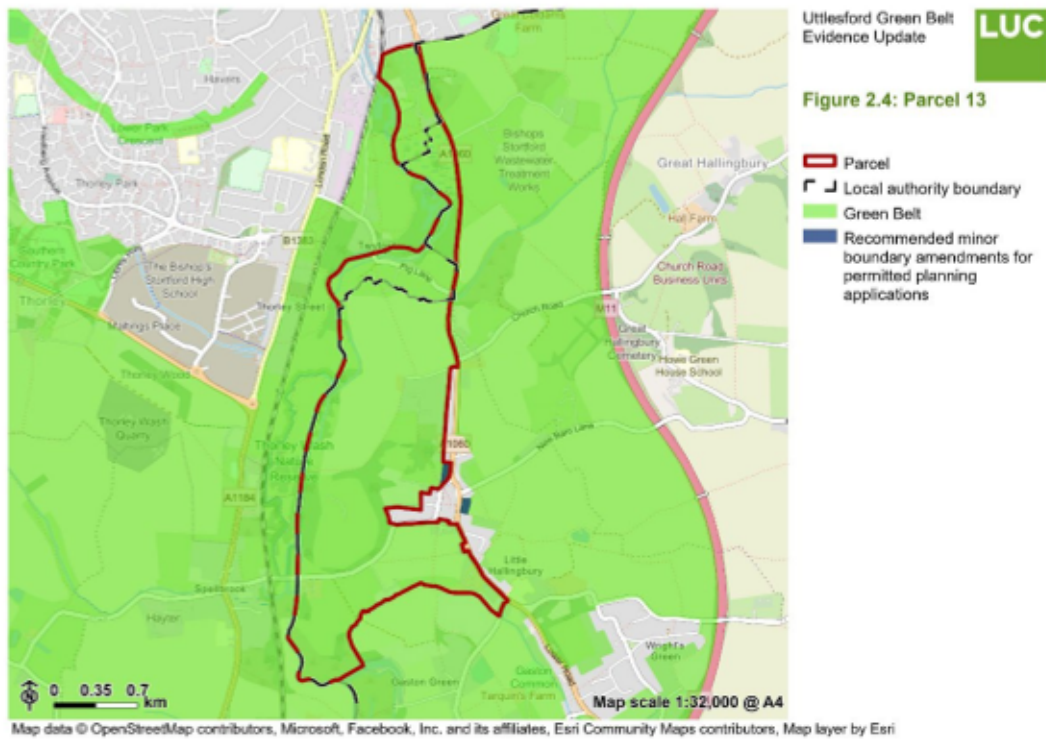


Figure 2.4: Location and extent of Green Belt parcel 13



2.18 No mention is made of cemeteries, burial grounds, graveyards or affordable housing on previously developed land in the detailed parcel assessments of the original 2016 study.

New planning practice guidance

2.19 In 2019, the NPPF's Green Belt policies were supplemented by Planning Practice Guidance (PPG). The guidance sets out some of the factors that should be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are not presented as an exhaustive list, but rather a summary of some common considerations borne out by specific case law judgements. The guidance states openness is capable of having both spatial and visual aspects [See reference 5]. Other circumstances which have the potential to affect judgements on the impact of development on openness include:

- the duration of development and its remediability to the original or to an equivalent (or improved) state of, openness; and
- the degree of activity likely to be generated by development, such as traffic generation.

2.20 The guidance also elaborates on paragraph 147 of the NPPF which requires local planning authorities to set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. The guidance endorses the preparation of supporting landscape, biodiversity, or recreational need evidence to identify appropriate compensatory improvements, including:

- “new or enhanced green infrastructure;
- woodland planting;
- landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- improvements to biodiversity, habitat connectivity and natural capital;
- new or enhanced walking and cycle routes; and
- improved access to new, enhanced, or existing recreational and playing field provision.”

2.21 Finally, the guidance offers some suggested considerations for securing the delivery of identified compensatory improvements – the need for early engagement with landowners and other interested parties to obtain the necessary local consents, establishing a detailed scope of works and identifying a means of funding their design, construction and maintenance through planning conditions, section 106 obligations and/or the Community Infrastructure Levy.

2.22 There is no guidance that would influence the assessment of the performance of Green Belt land carried out in 2016.

Chapter 3

Review of Development in the Green Belt from 2016 to 2023

3.1 A review of the scale and extent of development permitted in the Green Belt since the publication of the 2016 Green Belt has been undertaken to determine whether the new development would result in different findings, if the assessment methodology applied in 2016 were applied again in 2023.

3.2 The vast majority of the permitted applications relate to the development of one or two new dwellings, either through the replacement of existing buildings and/or as limited infilling within existing villages and hamlets in the Green Belt.

3.3 The largest permitted site is roughly 0.5 hectares in size accommodating 12 dwellings on the northern edge of the inset village of Hatfield Heath (planning application reference UTT/20/0422/FUL). Two smaller sites have been permitted near one another (one in full, one in outline) in Little Hallingbury: one for 5 dwellings east of Latchmore Bank (planning application reference UTT/19/1896/OP); one for 4 dwellings west of Latchmore Bank (planning application reference UTT/22/1049/FUL) – see Figure 2.4 for the potential minor boundary adjustments around Little Hallingbury.

3.4 None of the permitted developments are considered significant enough to materially affect the judgements set out in the original assessment, based on the application of the same assessment methodology on the same assessment parcels. The largest areas of development referenced above fall within parcels judged in 2016 to be approximately 3% or 4% covered by built form. Based on the area of each parcel and area of each new development, this calculated approximate percentage would not change. Therefore, the 2016 assessment's conclusion that "the scale, design and siting of existing development does not harm the character of the countryside and the Green Belt" still stands.

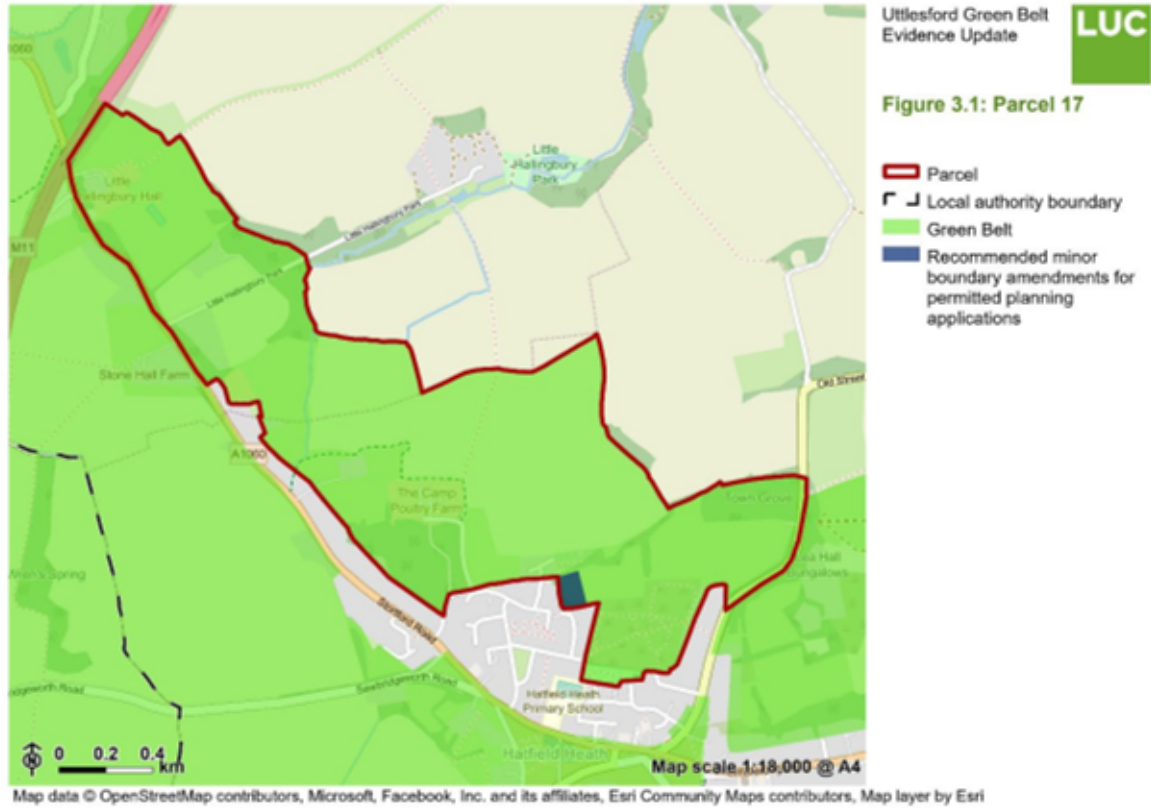
3.5 It is considered that none of the permitted developments are large enough to be inset within the Green Belt in isolation; however, permitted developments constructed on the edge of existing inset areas could be considered for release through the plan-making process as minor adjustments to the existing Green Belt boundary. Given development has already occurred in these locations, the exceptional circumstances required to justify release in these locations could be kept simply to the merits of following clearer, readily recognisable and permanent boundaries, such as retained and enhanced field boundaries on the edge of such development.

3.6 Such amendments would be consistent with the boundary amendments recommended in the 2016 study in relation to:

- Parcel 4 (east of Stansted Mountfitchet – see Figure 2.2 above) where planning permission had recently been granted for the construction of 53 dwellings at Elms Farm (planning application reference UTT/14/2133/DFO). This development was more recently supplemented by the development of two more dwellings at the western edge of the same site (planning application reference UTT/18/0730/FUL).
- Parcel 17 (see Figure 3.1) where 14 new dwellings on Broomfields Road north of Hatfield Heath had recently been built, now adjacent to the more recent development of 12 dwellings north of Hatfield Heath (planning application reference UTT/20/0422/FUL).

3.7 The figures referenced in this chapter outline the locations and rough extents of these potential minor boundary adjustments. Consideration will be given to these potential minor Green Belt boundary amendments during the preparation of the proposed submission version of the Local Plan, which will be subject to Regulation 19 consultation. The exact location of the amended Green Belt boundary should follow the final boundaries of each permitted site, following the readily recognisable and permanent features of each development's edge.

Figure 3.1: Location and extent of Green Belt parcel 17



Chapter 4

Designating New Green Belt Land

4.1 NPPF paragraph 144 emphasises that “the general extent of Green Belts across the country is already established” and “new Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions”. The NPPF also states that when proposing new Green Belt, local planning authorities must through strategic policy:

- demonstrate why alternative policies would not be adequate;
- set out the major change in circumstances to make the designation necessary;
- communicate the consequences for sustainable development; and,
- highlight the consistency of the new designation with neighbouring plan areas and the other objectives of the NPPF.

4.2 NPPF paragraphs 144 and 145 state that “proposals for new Green Belts should be set out in strategic policies’ but their detailed boundaries may be defined ‘through non-strategic policies, including neighbourhood plans”.

4.3 The necessary evidence to justify a new Green Belt must therefore be gathered early in the local plan-making process alongside the definition of the relevant principles of strategic planning policy, with detailed boundary definition being done later in the local plan-making process during the definition of more detailed local plan policy, or after the adoption of local plans through the definition of new neighbourhood plans in conformity with the adopted local plan.

4.4 NPPF paragraph 17 states that “strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:

- joint or individual local plans, produced by authorities working together or independently (and which may also contain non-strategic policies); and/or
- a spatial development strategy produced by an elected Mayor or combined authority, where plan-making powers have been conferred.”

4.5 The former route is open to Uttlesford District Council; however, the necessary exceptional circumstances have not been identified by the Council at this stage, and there are no proposals to extend the Green Belt.

4.6 It is not clear what has changed since the designation of the Green Belt to warrant such an exceptional measure, and it is not clear why local planning and development management policies, such as countryside protection zones, areas of separation, landscape policies and designations, regional or country parks and/or green and blue infrastructure policies and designations would not achieve the same goals. It would also be necessary to demonstrate that Green Belt extensions would:

1. not undermine the ability to deliver the overarching objectives of the NPPF for achieving sustainable development set out in paragraph 8 on the NPPF, in particular meeting long term growth needs;
2. help shape a future sustainable pattern of development; and,
3. be compatible with the spatial strategies of neighbouring plan areas.

4.7 The Green Belt within Uttlesford District prevents the narrowing of the gap between the neighbouring towns of Bishop’s Stortford to the west and Harlow to the south west (Purpose 2) and inhibits the encroachment of the villages along the A1060 (Hatfield Heath, Leaden Rodding, Little Hallingbury, White Roding and Wright’s Green), and B1383 (Birchanger and Stanstead Mountfitchet) into the countryside (Purpose 3).

4.8 Extensions to the existing Green Belt into Uttlesford District would not contribute to these specific functions. Only the development of new towns and

villages beyond the existing Green Belt boundary of the A1060 would result in new Green Belt land making a similar contribution to the Green Belt purposes.

4.9 Should new settlements be planned in Uttlesford District on the edge of the existing Green Belt, an assessment of likely contribution to the five Green Belt purposes would be needed to inform judgements on the most appropriate extent of an extension to the Green Belt around such settlements, including consideration of appropriate readily recognisable and permanent Green Belt boundaries.

Chapter 5

Opportunities to Enhance the Green Belt

5.1 Paragraph 150 of the NPPF states “Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”

5.2 The Uttlesford Green and Blue Infrastructure Strategy (2023) identifies the following key challenges effecting the open countryside in the south west of the District:

- Areas of flood risk.
- Limited and fragmented woodland cover and limited habitat connectivity.
- Recreational pressures the area.
- Limited access to semi-natural greenspaces in some areas.
- Recorded poor water quality in some watercourses.

5.3 The Uttlesford Green and Blue Infrastructure Strategy (2023) identifies the following opportunities to enhance the beneficial uses of the District’s Green Belt land:

- **Enhancement of the Flich Way**, a decommissioned railway line directly east of Bishop Stortford, improving access into the Green Belt and beyond from the town. The western terminus of Flich Way is poorly connected to the surrounding area, with barriers to Bishop’s Stortford, Stansted Airport and surrounding villages provided by the M11, A120 and Junction 8. This area would benefit from:

- Improved the route surfacing, active travel links, signage, wayfinding, resting and points of interest.
- Removal of a number of existing access barriers along the route and safer road crossing points.
- Enhance habitat connectivity, including open grassland, woodlands, and wetlands.
- **Enhancement of the Harcamlow Way**, a 227km long-distance walking route (LDWR) traversing much of the District. The southwestern most portion of the route, west of the M11, lies within the Green Belt south of Little Hallingbury. Notable opportunities include:
 - Address barriers to movement under the M11, including improved route surfacing, active travel links, signage, wayfinding, resting and points of interest.
 - Join-up and strengthen existing nature networks by providing green links and pocket parks, and a way of signposting through the landscape using the Harcamlow Way as a recreational spine.
- **Greening Stansted Mountfitchet** and enhancing access to the Green Belt and wider green and blue infrastructure network. The residents of Stansted Mountfitchet currently lack access to natural/semi-natural greenspace within a 15-minute walk. In the area east of Stansted Mountfitchet, west of the M11 corridor there are existing areas of fragmented woodland habitats, some of which are designated Local Wildlife Sites. There is also a reasonably well connected PRoW network and opportunities exist to create and improve access to natural and semi-natural greenspace for the residents of Stansted Mountfitchet. Key opportunities include:
 - Woodland planting and habitat creation, including the creation of riparian and floodplain habitats along the Stansted Brook, Ugley Brook and at Stansted Park where there are areas of surrounding land within a flood risk zone 3. Providing increased habitat connectivity along these stretches along to mitigate flood risk and improve habitat corridors.

- Embedding recreational access, where it will not impact on important habitats, will also improve access to natural and semi-natural greenspace for the residents of Stansted Mountfitchet.
- Upgrading Stansted Park, south of Dairy Lane, would provide an easily accessible, centrally located natural and semi-natural greenspace within Stansted Mountfitchet.
- Upgrade and extend PRow/cycle links to the south-east of Stansted Mountfitchet, particularly connections to Stansted Airport and industrial estate via Birchanger (improving surfacing of Parsonage Way PRow and providing onwards connections to the Flitch Way. This may include the widening of pathways along Church Road to accommodate shared use with pedestrians.

5.4 The Uttlesford Green and Blue Infrastructure Strategy (2023) forms the basis for a subsequent delivery plan which will be additionally informed by the outcomes of the Local Plan consultation and further targeted consultation on the identified opportunities. The Council's duty to enhance the beneficial uses of the Green Belt should be a key consideration in the development and delivery of future green and blue infrastructure opportunities.

5.5 Further details on policy implementation and delivery can be found in the Uttlesford Green and Blue Infrastructure Strategy (2023).

References

- 1 Ministry of Housing, Communities & Local Government, National Planning Policy Framework (last updated in December 2023). Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- 2 Ministry of Housing, Communities & Local Government, Planning Practice Guidance (Green Belt guidance last updated in July 2019). Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>
- 3 Ove Arup & Partners Ltd, Uttlesford District Green Belt Review (published March 2016). Available at: <https://www.uttlesford.gov.uk/article/4937/Environment>
- 4 This is in line the Lee Valley Regional Park Authority v Epping Forest DC and Valley Grown Nurseries Ltd (2016), which found that glasshouse development in the Green Belt is appropriate since it is a 'building for agriculture' deemed an appropriate Green Belt land use in the NPPF and therefore not capable of generating harm to the Green Belt designation. Further details available at: <https://www.efdclocalplan.org/wp-content/uploads/2019/04/EB614-Approved-Judgment-Lee-Valley-Regional-Park-Authority-v-Epping-Forest-District-Council-Royal-Courts-of-Justice-June-2019.pdf>
- 5 Two important Planning Appeal judgements (Heath & Hampstead Society v Camden LBC & Vlachos (2008) and Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016)) define openness as having both a spatial aspect and a visual aspect. However, in February 2020 the Supreme Court overturned the Court of Appeal Ruling on the case of Sam Smith v North Yorkshire County Council and Darrington Quarries Ltd (2018), and in doing so asserted that openness does not imply freedom from all forms of potential development and that visual impact is not an obligatory consideration when assessing Green Belt openness. Further details available at: <https://www.north-herts.gov.uk/sites/northherts-cms/files/CD5.5%20Turner%20v%20SSCLG%202016%20EWCA%20Civ%20466.pdf>

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Landscape Design / Strategic Planning & Assessment
Development Planning / Urban Design & Masterplanning
Environmental Impact Assessment / Landscape Planning & Assessment
Landscape Management / Ecology / Historic Environment / GIS & Visualisation

Site Ref	Site	Status	Pitches	Meet Planning Definition		Not Meet Planning Definition		Undetermined		5-Year Target PPTS 2023		PPTS 2023 Need		5-Year Target NPPF		NPPF Need		Site Summary (UDC prepared)
				Current Need	Future Need	Current Need	Future Need	Current Need	Future Need	Current Need Met	Residual Need	Current Need Met	Residual Need	Current Need Met	Residual Need			
UTT01	Felsted Travellers Site	Public	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site allocated for 14 additional pitches. No demand generated from the site, however, as a publicly owned site (Essex County Council), there is an opportunity to allocate an additional 14 pitches in this location, which will meet the accommodation needs of the Gypsy and Traveller community more broadly. The site is in an accessible and sustainable location on an enclosed site which has previously had permission granted for an additional 10 pitches beyond what is currently in situ. The allocation therefore only represents an increase in density of 4 pitches over what was previously permitted. The allocation therefore represents the opportunity to deliver significant benefits to the community in a location with no overriding constraints.
UTT02	Honey Orchard, High Easter	Private	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No additional demand at the site over the 5-year period.
UTT03	Land north of Bardfield Road, Thaxted	Private	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No additional demand at the site over the 5-year period.
UTT04	Land north of North Hall Road, Henham	Private	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	No additional demand at the site over the 5-year period.
UTT05	Land south of Brick End, Broxted	Private	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No additional demand at the site over the 5-year period.
UTT06	Land to the north of Birchanger Lane, Birchanger	Private	6	13	4	0	0	0	0	13	6	7	0	0	0	0	0	No additional demand at the site over the 5-year period. Superior allocated, 6 pitches granted on appeal under ref. APP/C1570/W/23/324961 and a further 6 pitches have been applied for under application ref. UTT/24/1282/FUL which is yet to be determined.
UTT07	Middleside, Stansted	Private	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site subject to several constraints including impact on Green Belt openness and adverse noise impact on occupants from the nearby road network and Stansted Airport. With the 5-year need accommodated on alternative sites, exceptional circumstances are not deemed to exist for Green Belt Release.
UTT08	Oak Tree Close, Little Hallingbury	Private	5	0	0	0	0	3	2	2	0	2	1	0	0	1	0	No additional demand at the site over the 5-year period. Site not allocated. Site subject to several constraints including impact on Green Belt openness and adverse noise impact on occupants from the nearby road network. With the 5-year need accommodated on alternative sites, exceptional circumstances are not deemed to exist for Green Belt Release.
UTT09	Star Green, Radwinter End	Private	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No additional demand at the site over the 5-year period.
UTT10	Tall Trees, Stansted	Private	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No additional demand at the site over the 5-year period.
UTT11	Tandans, Great Canfield	Private	3	0	0	0	0	1	0	1	0	0	1	0	0	1	0	Site not allocated. No further capacity at the site to deliver an additional pitch.
UTT12	The Caravan, Barnston	Private	1	0	0	2	1	0	0	0	0	0	2	0	0	0	2	Site not allocated. No further capacity at the site to deliver an additional pitch.
UTT13	The Caravan, Stebbing	Private	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No additional demand at the site over the 5-year period.
UTT14	The Ford, Great Dunmow	Private	1	3	0	0	0	0	0	3	0	3	0	0	0	0	0	Site allocated for 2 additional pitches. Site situated in Flood Zone 2 and in part on Flood Zone 3. The need for additional pitches stems from occupants already living on the site, as such, the number of occupants living within an area of flood risk will not increase as a result of additional living space. Furthermore, the lack of alternative available sites to meet the needs of the Gypsy and Traveller Community (as demonstrated by the HELAA) lend weight to social benefits outweighing the flood risk. Subject to any proposal according with the wider development plan, it is considered that this site would pass the Sequential and Exception test.
UTT15	The Patch, Clavering	Private	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No additional demand at the site over the 5-year period.
UTT16	The Pickle, High Roding	Private	1	0	0	2	1	0	0	0	0	0	2	0	2	0	0	No additional unmet demand at the site over the 5-year period.
UTT17	The Two Willows, High Easter	Private	3	2	2	0	0	0	0	2	2	0	0	0	0	0	0	No additional unmet demand at the site over the 5-year period.

UTT18	Willow Farm, Great Dummow	Private	1	0	0	1	2	0	0	0	0	0	0	0	1	0	0	1	0
UTT19	Pennington Lane, Stansted	Tolerated	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UTT20	Land At North Hall Road, Henham	Private	1	0	0	0	0	1	1	0	1	0	0	0	0	1	0	0	0
TOTAL			59	18	7	5	5	5	5	4	21	8	13	7	2	5			

Site allocated for a single additional pitch. Site is enclosed and has no clear constraints other than limited pedestrian accessibility. However, the need stems from occupants already living on site, as such there would be no additional movements to and from the site as a result of the proposal.

No additional demand at the site over the 5-year period. Site allocated for a single additional pitch. An additional pitch could feasibly be located within the existing boundary treatments and would not generate significant additional visual impact. Whilst the site does not lie within or adjacent to an existing settlement, constraints at the site are mitigatable and there are a lack of alternatives as demonstrated within the Council's HELAA. The need for an additional pitch stems from existing occupants and there would be no additional movements generated as a result of the allocation.



Heritage Assessments on Regulation 19 Local Plan Allocations

Oxford Archaeology on behalf of Uttlesford District
Council

June 2024

List of Site Assessments

Residential Allocations

- I. Great Dunmow 009 RES
- II. Great Dunmow 017 RES
- III. Henham 006 RES
- IV. Saffron Walden 001 RES
- V. Saffron Walden 003 RES
- VI. Saffron Walden 006 RES
- VII. Saffron Walden 008 RES
- VIII. Saffron Walden 037 RES
- IX. Stansted 013 RES
- X. Stansted 015 RES
- XI. Stansted 023 and 024 RES
- XII. Takeley 007 MIX
- XIII. Takeley 016 RES
- XIV. Little Canfield 003 RES

Employment Allocations

- XV. Elsenham 003 MIX and 004 EMP
- XVI. Great Chesterford Research Park
- XVII. Little Canfield 004 EMP
- XVIII. Takeley 005 EMP

Introduction

1. Oxford Archaeology were commissioned by Uttlesford District Council to review the draft allocations proposed for inclusion in the forthcoming Regulation 19 Local Plan, building upon the heritage assessments undertaken at Regulation 18 stage. These sites are situated on the edge of Stansted Mountfitchet, Elsenham, Great Dunmow, Saffron Walden, Takeley and Little Canfield.
2. The heritage sensitivity of the area surrounding these settlements was assessed at an earlier stage of the Local Plan Process to inform the selection of potential site allocations¹. During this earlier phase of assessment, no information regarding the locations of the preferred option sites or nature of the developments being proposed within these sites was available. As a result, it was not possible to assess specific impacts that could result from these site allocations.
3. This review of the proposed allocations builds upon the Stage 1 Heritage Sensitivity Assessment² to characterise the potential impacts that could arise from the allocation of these sites and makes recommendations, where possible for how these impacts could be avoided, reduced or mitigated.
4. The information collected as part of the Stage 1 Heritage Sensitivity Assessments, including data from the Essex Historic Environment Record, National Heritage List for England, Essex Protected Lane data set, Natural England's Ancient Woodland dataset and various online sources, was reviewed to identify key constraints within each of the preferred options sites and to identify heritage assets within the site and the surrounding area that may be affected by allocation of the preferred option sites either directly or via changes to their setting.
5. Following the identification of potential impacts, recommendations were made regarding how these impacts could be avoided, reduced or mitigated. The assessments and recommendations made regarding these sites can be found within the individual technical notes below.

¹ Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessment, Stage 1: Towns and Key Villages

² Ibid

Uttlesford Local Plan: Great Dunmow 009 Res (amended)

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Great Dunmow 009 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 3.
- 1.1.2 The site comprises several fields situated on either side of the B1057 (The Broadway). The northern part of the site is bordered to the south-west by Bigods Lane, to the north-east by a track providing access to Moloney Veterinary Clinic (formerly Marks Farm), to the north-west by agricultural land and to the south-east by the B1057. The southern parcel of land is bordered to the north-west by the B1057, to the south-west by residential development alongside St Edmunds Lane and to the north-east and south-east by agricultural land and woodland. Several houses are located alongside the B1057 between the two parcels, including the Grade II listed buildings of Diamond Cottage (NHLE ref. 1142499) and Crouches (NHLE ref. 1142500), and these are excluded from the site. Two Grade II listed buildings, Marks (NHLE ref. 1098285) and Marks Cottage (NHLE ref. 1054918), are located to the north-east of the site at the Moloney Veterinary Clinic.
- 1.1.3 The site is situated on the west facing slope of the Chelmer Valley and is partially visible in long range views looking east from Parsonage Down in the northern part of the Great Dunmow Conservation Area. The scheduled monuments of Parsonage Farm moated site (NHLE ref. 1017469) and Square and circular barrows 260m south-east of Parsonage Farm (NHLE ref. 1017231) are situated between the site and Parsonage Down. Although views between these assets and the site are partially screened by existing planting and development, the topography of the area means that the site forms part of their setting. Similarly, the modern development and tree growth along the River Chelmer, screens the Church End Conservation Area from the site, but does not screen the site from being in the background of views of Church End from the Great Dunmow Conservation Area to the west.
- 1.1.4 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Great Dunmow (Oxford Archaeology 2022). During this assessment, the site and surrounding agricultural land (Sensitivity Area GD A43) were assessed as being of unknown sensitivity due to their potential to contain previously unidentified archaeological remains.
- 1.1.5 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated to the east of Great Dunmow and Church End. The site shares intervisibility with several listed buildings and the scheduled moated site and barrows. It is also visible in long range views looking out from the Great Dunmow Conservation Area and Church End Conservation Area. An area of ancient woodland is also located at the north-east corner of the site.
- 2.1.2 The site has been subject to little previous archaeological investigation and contains cropmark features indicative of former field boundaries and linear features. In addition, a medieval moated site has been recorded at Marks Farm and this extends partially into the northern part of the site.
- 2.1.3 Development within the site has the potential to adversely affect the setting of the Church End Conservation Area and the northern part of the Great Dunmow Conservation Area, as well as the setting of the scheduled monuments between the conservation areas, the listed buildings located along the B1057 and the ancient woodland to the north. It could also have a direct effect upon known and previously unidentified archaeological remains within the site.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site including the remains of the potential medieval and/or post-medieval moated site at Marks Farm and the field boundaries at Diamond Cottage recorded by the Essex Historic Environment Record (EHER).
- 3.2.2 Adverse effects upon archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below). Impacts upon the non-designated moated site could be avoided by preserving this asset *in-situ*. If this is not possible full archaeological excavation and recording of this feature may be required.

4 INDIRECT IMPACTS

4.1 Great Dunmow Conservation Area

- 4.1.1 The Great Dunmow Conservation Area is situated some distance to the east of the site on the east facing slope of the Chelmer Valley. There are long range views from Parsonage Down, in the northern part of the conservation area, overlooking the agricultural land on the west-facing side of the valley (of which the site forms a part). While the Great Dunmow Conservation Area Appraisal does not categorise these as 'important views' it does highlight that the modern development which encloses much of the conservation area does not affect Parsonage Down which still retains its open countryside setting. The conservation area appraisal goes on to state that it is important

- that the 'countryside setting of this area is not further compromised' (Uttlesford District Council 2007, 8). The views from Parsonage Down over the agricultural landscape to the east make a positive contribution to the open character and countryside character of this part of the conservation area.
- 4.1.2 Development within the site would introduce new housing into these views which, depending on its location and scale, could harm the setting of this part of the conservation area. Adverse effects upon the setting of the conservation area resulting from development within the site could not be entirely avoided, however it may be possible to reduce these affects through the careful use of green space and by limiting the scale and density of development in this area. Development on high ground within the site would be particularly prominent in views from the conservation area as would large blocks of new development. The southern part of the site is less prominent in views from Parsonage Down and thus may be more able to accommodate new development.
- 4.2 Church End Conservation Area and the Grade I listed Church of St Mary the Virgin**
- 4.2.1 The Church End Conservation Area is situated within 50m of the south-west boundary of the site on the opposite side of Bigods Lane. This forms a distinctive settlement on the river crossing on the B1057 to the north of Great Dunmow. This area is focused on the church which has its origins in the 13th century and sits in the north of the conservation area. Views of the church dominate the landscape from many local vantage points, with the agricultural landscape to the east of the conservation area making a positive contribution to the open and countryside character of the area. Although the modern development and tree growth along the River Chelmer screens the site from the conservation area, the focus of the views that are considered important are those between Church End and the town to the south-west, especially Beaumont Hill and the Causeway. Here, the location of the site is visible in the background of the views from Beaumont Hill and the Causeway, and where existing modern development interrupts views of the church, these detract from the setting.
- 4.2.2 The church sits within a tranquil area on the edge of the conservation area with a wooded area surrounding it. The countryside setting of the site makes a positive contribution to this setting, allowing the churchyard to be a place of reflection.
- 4.2.3 Development within the site would introduce new housing into these views which depending on its location and scale could harm the setting of the conservation area by removing part of the open countryside setting and of the church by removing the prominence of its tower in the landscape. Adverse effects upon the setting of the conservation area resulting from development within the site could not be entirely avoided due to the topography of the landscape. However, it may be possible to reduce these effects through the careful use of green space and by limiting the scale and density of development, especially close to the conservation area. Development on high ground and in the northern block of the site would be particularly prominent in views beyond the church from Parsonage Down, as would large blocks of new development, detracting from the setting of the

conservation area and prominence of the church tower. The southern part of the site is less prominent in views including the church tower and thus may be more able to accommodate new development.

- 4.2.4 Development along Bigods Lane would introduce increased traffic levels to this area which would harm the tranquillity of the churchyard. Adverse effects upon the setting of the church resulting from development within the site could be reduced by using green space and planting along Bigods Lane to reduce the traffic in this area and to provide a buffer for the noise.

4.3 Scheduled Monuments south-west of the site

- 4.3.1 The site falls to the east of the scheduled medieval moated site of Parsonage Farm and may form part of the setting of any buildings that were on the raised island. Although some screening is provided by the surrounding planting and development, due to the topography of the area the northern block of the site shares intervisibility with the monument.
- 4.3.2 A second scheduled monument, the square and circular barrows 260m south-east of Parsonage Farm, has been identified as cropmarks of three square enclosures and a round barrow comprising broad ditches with internal burial pits. These are thought to be Romano-British in date and may be part of a wider burial cemetery extending to the Romano-British cemetery to its east. Intervisibility between this monument and the site is more restricted than those of the moated site due to the church, but the northern edge is visible between gaps in the trees.
- 4.3.3 Development within the site would introduce new housing into the views from both scheduled monuments, which depending on its location and scale could harm their setting. Adverse effects upon the setting of the scheduled monuments resulting from development within the site could be reduced through the careful use of green space and by limiting the scale and density of development, especially in the north-western part of the site. Development on high ground within the site would be particularly prominent in views from the moated site as would large blocks of new development. The southern part of the site is less prominent in views from the scheduled monuments and thus may be more able to accommodate new development.

4.4 Listed buildings adjacent to the site

- 4.4.1 The Grade II listed buildings of Diamond Cottage and the Crouches are situated along the B1057 between the northern and southern parts of the site. There are views from Crouches looking north across the agricultural land in the northern part of the site. Views across the southern part of the site appear to be restricted by the dense tree planting to the rear of the property. There are views from Diamond Cottage across the northern and southern parts of the site. The open agricultural character of the site visible in these views and the spacing between the buildings along the B1057 make a low positive contribution to the setting of these listed buildings, allowing them to be understood as part of the dispersed rural settlement that grew up along The Broadway (B1057) during the post-medieval period.
- 4.4.2 Two Grade II listed buildings, Marks and Marks Cottage, are located to the north of the site at the Moloney Veterinary Clinic. These buildings are separated from the site by hedgerows and planting. There is likely to be some
-

degree of intervisibility between the north-eastern part of the site and these listed buildings. These views would allow the original isolated rural character of the moated site and farm buildings to be appreciated and would make a low positive contribution to their setting. The ponds to the south-east of the listed buildings (and just outside the site) may be remnants of an earlier moated site recorded by the EHER. The moat would have formed part of the immediate setting of the listed farm buildings and makes a high positive contribution to their setting. The extent of the moated site as mapped by the EHER extends into the site and accordingly there could be archaeological remains associated with the moat within the site.

4.4.3 Development within the agricultural land adjacent to these listed buildings would adversely affect their setting. Adverse effects could be reduced by:

- Using green space to separate these buildings from any new development.
- Preserving the area to the south of Marks Farm as green space. This would also help to preserve any archaeological remains associated with the Marks Farm moated site; and
- Avoiding infill development along the B1057 which would erode the dispersed character of the settlement in this area.

4.5 Markshill Wood ancient woodland

4.5.1 The ancient woodland of Markshill Wood extends south from the southern edge of the site. The agricultural and open nature of the site makes a positive contribution to the tranquil and rural setting of this woodland.

4.5.2 Development within the southern part of the site would introduce new housing into the woodland's setting. This would adversely affect its setting by increased noise levels, introducing lighting in closer proximity to the woodland and by reducing wildlife habitats. Adverse effects could be reduced by:

- Using green space to separate the woodland from any new development.
- Using sensitive design to create a gradual transition into the development and consideration of the placement of lighting.
- Avoiding large blocks of new development which would erode the rural character of the woodland.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Cropmark remains of former field boundaries and other linear features have been recorded within the site, as has part of the Marks Farm medieval moated site. Any archaeological remains within the site would be adversely affected by development within the site.

5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would

result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated within agricultural land to the north-east of Great Dunmow. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could also affect the setting of the nearby scheduled monuments and listed buildings, the Church End Conservation Area and the northern part of the Great Dunmow Conservation Area and the ancient woodland of Markshill Wood.
- 6.1.2 Some parts of the site may be able to accommodate development, but large-scale development would have an adverse effect upon the setting of the Parsonage Farm scheduled monument and the Church End and Great Dunmow Conservation Areas. Adverse effects upon the setting of the nearby scheduled monuments and listed buildings could be reduced through implementation of design measures. Due to the open and less wooded nature of the northern block of the site, as well as the topography of the site and its visibility in views from Parsonage Down and the Church of St Mary the Virgin, it is unlikely that the adverse effects upon the setting of the two conservation areas could be completely mitigated.
- 6.1.3 The southern block, however, due to its closer proximity to modern development and the lower level of its western end, may be more able to accommodate development if appropriate design measures were implemented to protect the ancient woodland to the east and the listed buildings to the west. Again, due to the topography of the site development on the high ground in the centre of the area would become prominent in views across the Church End Conservation Area. Avoiding dense areas of development within these areas would allow the rural setting of the area to be maintained and limit the additional noise and traffic created.
- 6.1.4 Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous evaluations would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site, including a non-designated moated site.	A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.

		<p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p> <p>If possible, the remains of the non-designated moated site should be preserved <i>in situ</i>. If this is not possible, and depending on the results of the evaluation, full archaeological excavation and recording of this feature may be required.</p>
	<p>Development within the site could erode the rural setting of the scheduled moated site</p>	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views to and from the moated site.</p> <p>Green space and planting should be used to break up new development and help preserve the rural character of this area.</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>
	<p>Development within the site could erode the dispersed rural character of the listed buildings along the B1057 (The Broadway)</p>	<p>Infill development along the road which amalgamates the listed buildings into a single block of development should be avoided and care should be taken to preserve the dispersed character of the settlement along The Broadway.</p> <p>Parts of the site adjacent to the listed buildings could be retained in use as green space to help preserve the rural character of the buildings and prevent them from being amalgamated into larger blocks of development.</p>
	<p>Development within the site could affect the isolated rural character of the listed building at Marks Farm and could disturb archaeological remains associated with the moated site at Marks Farm.</p>	<p>If possible, remains of the moat should be preserved <i>in situ</i> and a buffer area of green space should be maintained around the former moated site to separate it from any surrounding development and preserve the isolated rural character of the farm.</p>
	<p>New development could become visually prominent in the view looking east that incorporates the Church End Conservation Area. This could detract from the setting of the church and its prominence within views.</p>	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views from the conservation area and looking towards the conservation area from the west.</p> <p>Green space and planting should be used to break up new development and help preserve the rural character of this area.</p>

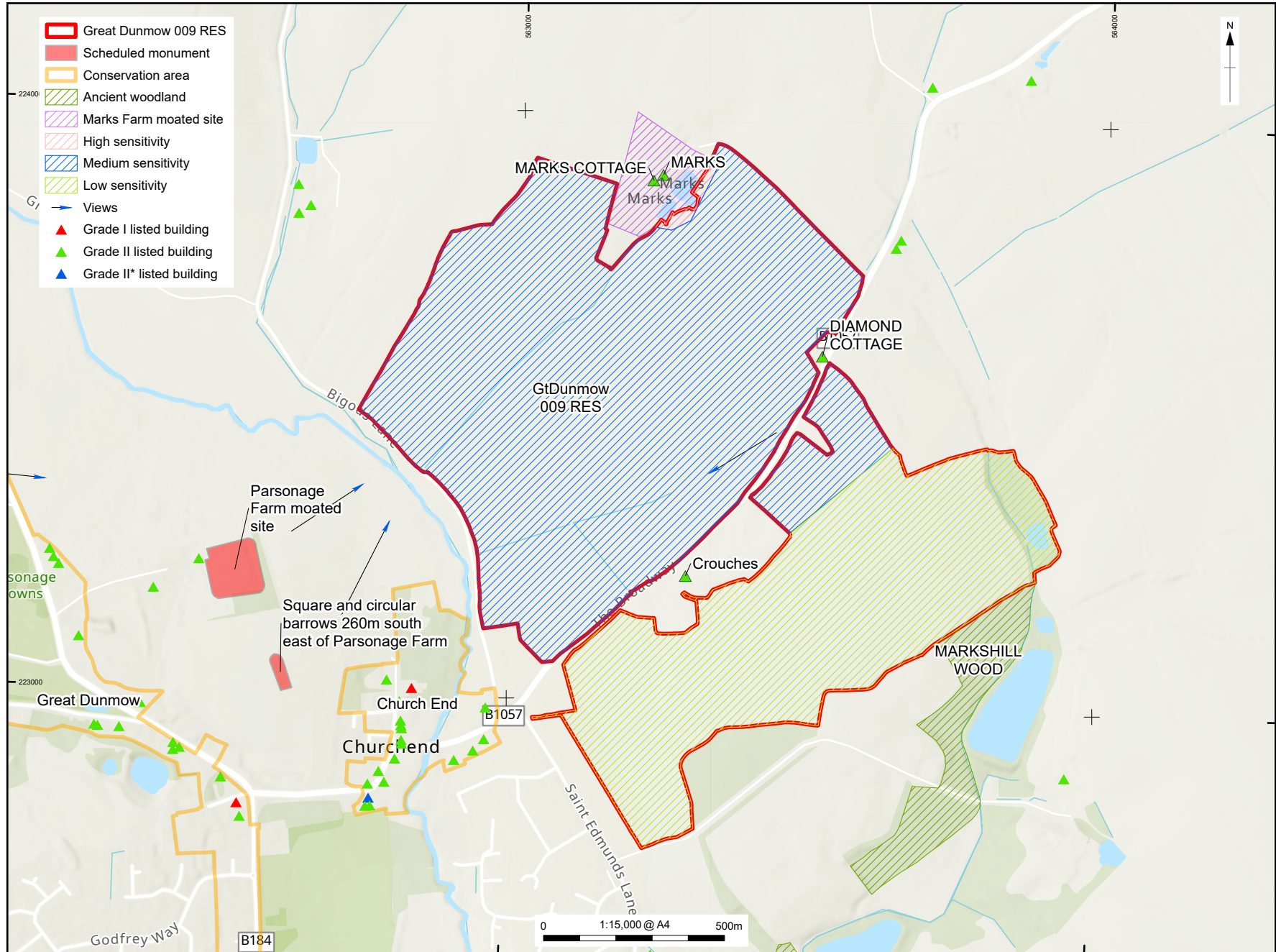
	<p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>
<p>New development could become visually prominent in view looking east from Parsonage Down in the northern part of the Conservation Area. This could reduce the open character and countryside setting of this part of the conservation area.</p>	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views from the conservation area. Green space and planting should be used to break up new development and help preserve the rural character of this area</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>
<p>New development could detract from the tranquil and rural setting of Markshill Wood ancient woodland.</p>	<p>The use of green space to separate the woodland from any new development and sensitive design to create a gradual transition into the new landscape could help preserve the setting.</p> <p>Large blocks of new development should be avoided so that they do not dominate and erode the rural character of the woodland.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford District Council 2007, Great Dunmow Conservation Area and Management Proposals, Approved November 2007

https://files.oxfordarchaeology.com/nextcloud/index.php/apps/files/?dir=/HMS/HMS%20Working%20Project/Essex%2C%20Uttlesford_Local_Plan_Great-Chesterford&fileid=24076985



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Figure 3: Site location and key constraints
Great Dunmow 009 RES

Uttlesford Local Plan: Great Dunmow 017 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Great Dunmow 017 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 1.
- 1.1.2 The site comprises agricultural land situated to the south-west of Bigods Lane. It is situated on the east facing slope of the Chelmer Valley. It is bordered to the north and east by a stream, to the west by the Great Dunmow Conservation Area and the B184, and to the south by agricultural land and the Church End Conservation Area. There are clear views across the southern part of the site from the Church End conservation area, and across its northern end from Parsonage Down in the northern part of the Great Dunmow Conservation Area and from some of its Grade II listed buildings (16-18, Parsonage Downs, NHLE ref. 1087879; 21 Parsonage Downs, NHLE ref. 1051088; 29-31 Parsonage Downs, NHLE ref. 1051063; Burgoyne Cottage, NHLE ref. 1049060; Herb of Grace, NHLE ref. 1334874; and Rosemary Cottage, NHLE ref. 1087880), with the site making a low positive contribution to their setting. Two scheduled monuments, Parsonage Farm moated site (NHLE ref. 1017469) and Square and circular barrows 260m south-east of Parsonage Farm (NHLE ref. 1017231), are located to the west of the site, and while the moated site is excluded from the site, the area of the barrows extends approximately 40m into the allocation. Although views between these assets and the site are partially screened by existing planting and development, the topography of the area means that the site forms part of their setting. Two Grade II listed buildings, The Parsonage (NHLE ref. 1087886) and Parsonage Barn (NHLE ref. 1052360) are located between the site and the conservation area.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Great Dunmow (Oxford Archaeology 2022). During this assessment, the heritage sensitivity of the site was assessed. The site forms part of two sensitivity areas (GD A33 and GD A34). The south-west corner of the site is within Sensitivity Area GD A33, which is considered to be of high sensitivity due to the historic rural character of the settlement at Parsonage Down and the views over the surrounding countryside. This area also includes the nationally important scheduled monuments of Parsonage Farm moated site and Square and circular barrows 260m south-east of Parsonage Farm, and a Romano-British cemetery area associated with the Roman town of Great Dunmow. Sensitivity Area GD A34, covering most of the site, is considered to be of medium sensitivity due to the contribution the area makes to the setting of the neighbouring conservation areas, listed buildings and scheduled monuments.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated to the east of the Great Dunmow Conservation Area and the north and east of the Church End Conservation Area, and is visible in mid and long range views from these areas. The site also shares intervisibility with several listed buildings and the scheduled monuments of Parsonage Farm moated site and Square and circular barrows 260m south-east of Parsonage Farm, with the latter extending into the site.
- 2.1.2 The site has been subject to limited previous archaeological investigation. Where investigation has taken place, it has identified the scheduled barrows and a Romano-British cemetery in the south of the site.
- 2.1.3 Development within the site has the potential to adversely affect the scheduled monument of Square and circular barrows 260m south-east of Parsonage Farm, as well as the settings of the scheduled Parsonage Farm moated site, the Church End Conservation Area and the northern part of the Great Dunmow Conservation Area and their listed buildings, as well as those of the listed buildings of The Parsonage and Parsonage Barn. It could also have a direct effect upon known and previously unidentified archaeological remains within the site.

3 DIRECT IMPACTS

3.1 Designated Assets

Scheduled monument of Square and circular barrows 260m south-east of Parsonage Farm

- 3.1.1 The site includes the northern part of the scheduled monument of the Square and circular barrows 260m south-east of Parsonage Farm. This has been identified as three square enclosures and a round barrow comprising broad ditches with internal burial pits. They are thought to be Romano-British in date and may be part of a wider burial cemetery extending to the Romano-British cemetery to its east.
- 3.1.2 The remains of the barrows would be adversely affected by any groundworks in their vicinity. Impacts upon the designated barrows could be avoided by preserving this asset *in-situ*. If this is not possible, full archaeological excavation and recording may be required.

3.2 Non-designated archaeological remains

- 3.2.1 The site includes the remains of a Romano-British cemetery in the south, while the route of the Roman Road between Chesterford, Thaxted and Great Dunmow lies by the western boundary. In addition to these, the sites of World War Two pillboxes span the site and the eastern boundary follows the line of an anti-tank ditch. As such the site may contain associated and unidentified remains of unknown significance, and these would be adversely affected by groundworks associated with development.
- 3.2.2 Adverse effects upon archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below). Impacts upon the non-designated moated site and

pillboxes could be avoided by preserving these assets *in-situ*. If this is not possible, full archaeological excavation and recording may be required.

4 INDIRECT IMPACTS

4.1 Great Dunmow Conservation Area and Grade II listed buildings on Parsonage Down

4.1.1 The Great Dunmow Conservation Area extends to the west and south of the site. The Great Dunmow Conservation Area Appraisal (Uttlesford District Council 2007) identified that there were ‘important views’ looking east from Parsonage Down across the site. Although these views are partially screened by trees, the lower hedge at the northern end of the site provides less cover. The conservation area appraisal goes on to state that it is important that the ‘countryside setting of this area is not further compromised’ (Uttlesford District Council 2007, 8). The views from Parsonage Down over the agricultural landscape to the east make a positive contribution to the open and countryside character of this part of the conservation area.

4.1.2 Development within the site would introduce new housing into these views which, depending on its location and scale, could harm the setting of this part of the conservation area. Adverse effects upon the setting of the conservation area resulting from development within the site could not be entirely avoided, however it may be possible to reduce these affects through the careful use of green space, sensitive design and by limiting the scale and density of development in this area. Development on high ground within the site would be particularly prominent in views from the conservation area, as would large blocks of new development.

4.2 Church End Conservation Area and the Grade I listed Church of St Mary the Virgin

4.2.1 The Church End Conservation Area is adjacent to the southern boundary of the site. This forms a distinctive settlement on the river crossing of the B1057 to the north of Great Dunmow. This area is focused on the church which has its origins in the 13th century and sits in the north of the conservation area. Views of the church dominate the landscape from many local vantage points, with the agricultural landscape to the north and east of the conservation area making a positive contribution to the open and countryside character of the area. Although the trees surrounding Parsonage Farm reduces intervisibility between the northern part of the site and the conservation area, views from the conservation area look across the southern part. The church tower is also prominent in views back towards the conservation area across the southern part of the site.

4.2.2 The church sits within a tranquil area on the edge of the conservation area with a wooded area surrounding it. The countryside setting of the site makes a positive contribution to this setting, allowing the churchyard to be a place of reflection.

4.2.3 Development within the site would introduce new housing into these views which, depending on its location and scale, could harm the setting of the conservation area by removing part of the open countryside setting and of the church by removing the prominence of its tower in the landscape.

Adverse effects upon the setting of the conservation area resulting from development within the site could not be entirely avoided due to the topography of the landscape. However, it may be possible to reduce these affects through the careful use of green space, sensitive design and by limiting the scale and density of development, especially close to the conservation area. Development on high ground would be particularly prominent in views beyond the church from Parsonage Down, as would large blocks of new development, detracting from the setting of the conservation area and prominence of the church tower.

- 4.2.4 Development along Bigods Lane would introduce increased traffic levels to this area which would harm the tranquillity of the churchyard. Adverse effects upon the tranquillity of the setting of the church resulting from development within the site could be reduced by ensuring adequate links to the surrounding road network away from the church and using green space and planting along Bigods Lane to reduce the traffic in this area and to provide a buffer for the noise.

4.3 Scheduled monument of Square and circular barrows 260m south-east of Parsonage Farm

- 4.3.1 The site extends across the northern part of the scheduled monument of the Square and circular barrows 260m south-east of Parsonage Farm. However, the open post-medieval agricultural landscape of the area provides an altered, although still peaceful, setting to that in which the barrows would have been established, and no earthwork remains are visible on the ground. As such, the site provides a neutral contribution to the setting of the monument.
- 4.3.2 Development within the site would introduce new housing into the area surrounding the barrows, further changing their setting by removing its open and tranquil nature. Depending on its location and scale, this development could harm its setting. Adverse effects upon the setting of the scheduled monument resulting from development within the site could be reduced through the careful use of green space and by limiting the scale and density of development, especially in the immediate vicinity of the asset.
- #### **4.4 Scheduled monument of Parsonage Farm moated site**
- 4.4.1 The site surrounds the scheduled medieval moated site of Parsonage Farm on three sides and may form part of the setting of any buildings that were on the raised island. There is some intervisibility between the site and the moated site despite the presence of trees. These views would allow the original isolated rural character of the moated site to be appreciated and would make a low positive contribution to its setting.
- 4.4.2 Development within the site would introduce new housing into the views from this designated asset, which depending on its location and scale could harm its setting. Adverse effects upon the setting of the scheduled monument resulting from development within the site could be reduced through the careful use of green space and by limiting the scale and density of development. Development on high ground within the site would be particularly prominent in views from the moated site as would large blocks of new development.

4.5 Grade II listed buildings of The Parsonage and Parsonage Barn

- 4.5.1 The Grade II listed buildings of The Parsonage and Parsonage Barn are surrounded on three sides by the site. Although these buildings are separated from the site by hedgerows and planting, there is likely to be some degree of intervisibility between the site and these listed buildings. These views would allow the original rural character of the listed buildings to be appreciated and would make a low positive contribution to their setting.
- 4.5.2 Development within the agricultural land adjacent to these listed buildings would adversely affect their setting. Adverse effects could be reduced by:
- Using green space to separate these buildings from any new development.
 - Limiting the scale and density of development in the area surrounding the listed buildings.
 - Using sensitive design to lessen the impact of buildings close to the listed buildings. This could include ensuring that building styles, rooflines and surface treatments within the development are sympathetic to other properties in the area.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. A Roman cemetery has been identified in the southern part of the site and may be associated with the designated barrows in the same field. The site also borders the route of a Roman road linking Great Dunmow with Thaxted and Great Chesterford and associated remains may extend onto the site. Any archaeological remains within the site would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated within agricultural land to the north-east of Great Dunmow. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site, including those of the scheduled monument of the Square and circular barrows 260m south-east of Parsonage Farm, and could also affect the setting of the nearby scheduled monument of Parsonage Farm moated site and listed buildings, the Church End Conservation Area and the northern part of the Great Dunmow Conservation Area.

- 6.1.2 Some parts of the site may be able to accommodate development, but large-scale development would have an adverse effect upon the setting of the Parsonage Farm scheduled monument, Grade II listed buildings adjacent to the site, and the Church End and Great Dunmow Conservation Areas. Adverse effects upon the setting of the scheduled monuments and listed buildings could be reduced through implementation of design measures. Due to the open nature of the site, as well as its topography and visibility in views from Parsonage Down and towards the Church of St Mary the Virgin, it is unlikely that the adverse effects upon the setting of the two conservation areas could be completely mitigated. Utilising small-scale development within the site would allow the rural setting of the area to be maintained and limit the additional noise and traffic created.
- 6.1.3 Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development within the site.

Table 1.1 Summary of impacts and possible mitigation measures

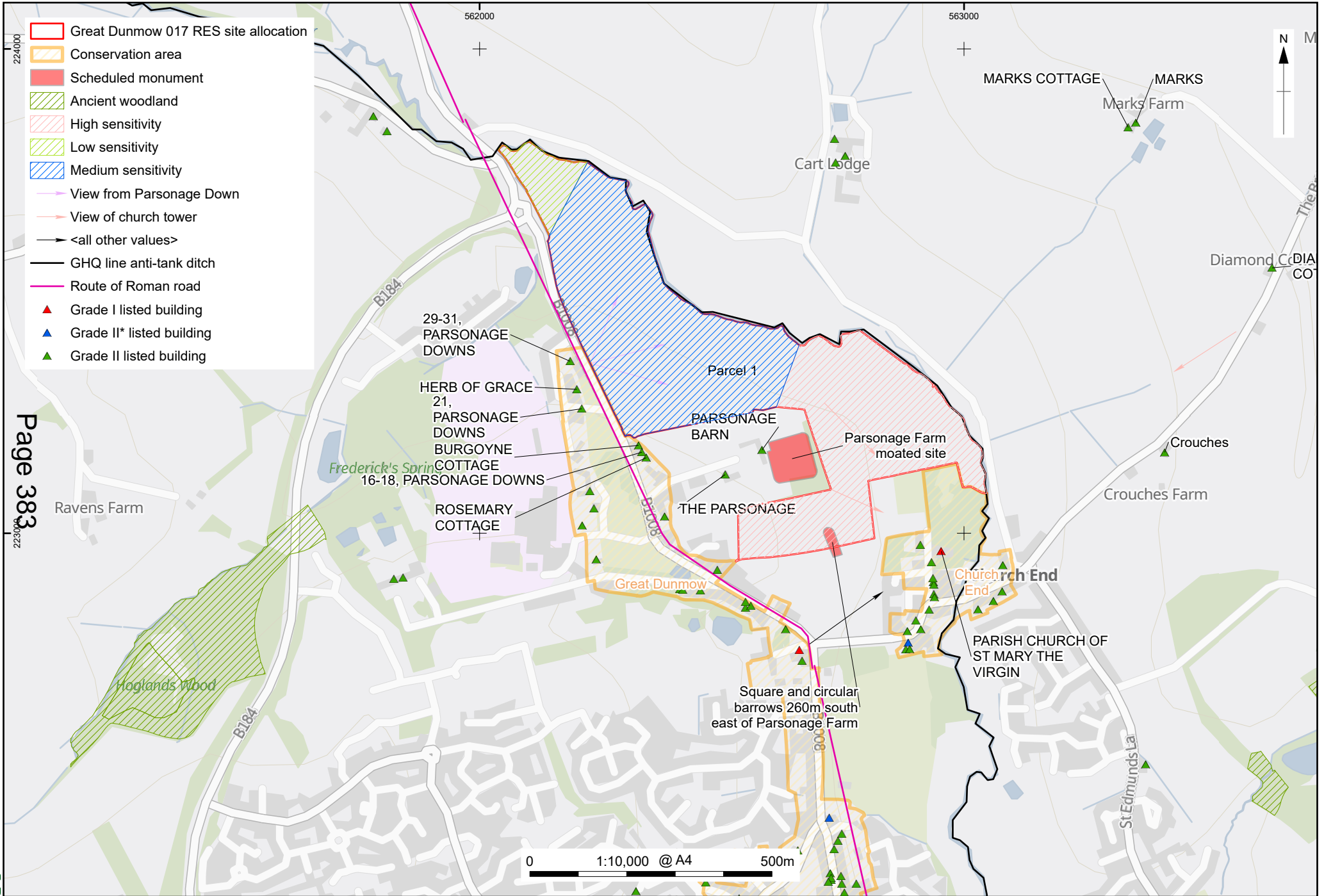
Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site, including the designated barrows and non-designated remains of a moated site and Roman cemetery area.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p> <p>If possible, the remains of the designated barrow site and non-designated moated site and pillboxes should be preserved <i>in situ</i>. If this is not possible, and depending on the results of the evaluation, full archaeological excavation and recording of these features may be required.</p>
Development within the site could erode the remaining open and tranquil nature of the scheduled monument of the Square and circular barrows 260m south-east of Parsonage Farm.	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views to and from the scheduled monument.</p> <p>Green space and planting should be used to break up new development and help preserve the open and tranquil character of this area.</p>
Development within the site could erode the rural setting of the scheduled monument of Parsonage Farm moated site.	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views to and from the moated site.</p>

Potential impacts	Possible mitigation
	<p>Green space and planting should be used to break up new development and help preserve the rural character of this area.</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>
<p>Development within the site could erode the rural character of the listed buildings of The Parsonage and Parsonage Barn.</p>	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views to and from the listed buildings.</p> <p>Green space and planting should be used to break up new development and help preserve the rural character of this area.</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>
<p>New development could become visually prominent in the view looking east that incorporates the Church End Conservation Area. This could detract from the setting of the church and its prominence within views.</p>	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views from the conservation area and looking towards the conservation area from the west.</p> <p>Ensuring adequate links to the surrounding road network away from the church.</p> <p>Green space and planting should be used to break up new development and help preserve the rural character of this area.</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>
<p>New development could become visually prominent in view looking east from Parsonage Down in the northern part of the Great Dunmow Conservation Area. This could reduce the open character and countryside setting of this part of the conservation area.</p>	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views from the conservation area. Green space and planting should be used to break up new development and help preserve the rural character of this area</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford District Council 2007, Great Dunmow Conservation Area and Management Proposals, Approved November 2007



- Great Dunmow 017 RES site allocation
- Conservation area
- Scheduled monument
- Ancient woodland
- High sensitivity
- Low sensitivity
- Medium sensitivity
- View from Parsonage Down
- View of church tower
- <all other values>
- GHQ line anti-tank ditch
- Route of Roman road
- ▲ Grade I listed building
- ▲ Grade II* listed building
- ▲ Grade II listed building

Figure 1: Great Dunmow 017 RES

Uttlesford Local Plan: Henham 006 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Henham 006 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 1.
- 1.1.2 The site comprises part of an agricultural field situated approximately 1.5km to the south-west of Henham and 300m east of Elsenham Station. While the northern edge is bounded by a hedgerow, the remaining sides of the site are open to the existing field. Agricultural land surrounds the site to the north and east, while beyond the field of the site, new development of Elsenham Park lies to the south and the town of Elsenham to the west. The Grade II listed building of the Waiting Room on East Side of Line at Elsenham Station (NHLE ref. 1305711) lies approximately 310m to the west. Additional Grade II listed buildings lie to the north-west, south and south-east and the ancient woodland of Alsa Wood, but are separated from the site by distance, topography, trees, hedgerows and development.
- 1.1.3 The site lies within the Land adjacent to Henham Road (EL A9) sensitivity area covered by the Heritage Sensitivity Assessment for the area surrounding Elsenham (Oxford Archaeology 2022). This is an area of unknown sensitivity that includes records of several findspots and cropmark remains in the EHER. The site contains no designated heritage assets and is separated from the listed buildings of the Waiting Room on East Side of Line at Elsenham Station by agricultural land and a hedgerow. Limited archaeological investigation has taken place within the site, and it has the potential to contain unidentified archaeological remains of unknown significance. Accordingly, the site is considered to have an unknown sensitivity.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated to the east of Old Mead Road and north of the new development at Elsenham Park. Although several listed buildings lie within 1km of the site, only that of the Waiting Room on East Side of Line at Elsenham Station shares intervisibility with the site.
- 2.1.2 The site has been subject to little previous archaeological investigation, although cropmarks of field boundaries have been identified in the surrounding fields. Archaeological investigations to the immediate west and south of the site identified that the area has been in agricultural use throughout its recorded history. To the south of the site, these also identified a multi-phase late Bronze Age to early Iron Age occupation and funerary site,

with cultivation associated with this expected to extend northwards. An undated, incomplete rectilinear enclosure is also recorded in the area to the west of the site and the line of the Elsenham and Thaxted Light Railway, dismantled in the 1960s, extended across the northern part of the site. To the south-east of the site, Neolithic pit dwellings, as well as prehistoric finds and early medieval burials, are recorded as having been in the area of the 20th century quarrying at Pledgdon Sandpit. These or associated remains may extend onto the site.

- 2.1.3 Development activity within the site has the potential to directly affect any archaeological assets within the site. It also has the potential to affect the setting of the listed building of the Waiting Room on East Side of Line at Elsenham Station to the west of the site.

3 DIRECT IMPACTS

3.1 Designated heritage assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site.
- 3.2.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Grade II listed building of the Waiting Room on East Side of Line at Elsenham Station

- 4.1.1 The Grade II listed building of the Waiting Room on East Side of Line at Elsenham Station is located on the western edge of the arable field encompassing the site. The building itself derives its interest from its architectural and historical interest related to the railway. The setting, however, has changed with the modernisation of the railway line and the substantial footbridge over the line, as well as the growth of Elsenham to the west. This setting has been further eroded by the tarmacked station carpark to the north, the commercial buildings to the north-east and the modern residential development at Elsenham Park to the south-east. Despite this, the broader setting to the east of the waiting room maintains its open agricultural nature.
- 4.1.2 The site can clearly be seen alongside the listed building from the elevated bridge crossing the railway, with the site remaining as part of the open, rural backdrop of the building. However, views of the site from the waiting room are partially obscured by the intervening planting. The site, therefore, makes a low positive contribution to the historic interest of the Waiting Room on East Side of Line at Elsenham Station as a remaining part of its historic open agricultural setting.

- 4.1.3 Although this building is partially screened from the site by the hedgerow and there is a distance of approximately 310m between the listed building and the site, the site forms part of the background of the building and any development on the site would be visible above the hedgerow. Development within the former agricultural land to the east of this building would adversely affect its setting. Adverse effects could be reduced by using green space and avoiding block development where the site is visible from the waiting room to help preserve the rural character in these views.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Archaeological investigation to the south and west of the site identified that multi-phase Bronze Age to Iron Age occupation, cultivation and funerary activity was taking place in the vicinity, whilst the remains of historical field boundaries have also been identified across the field. The site has the potential to contain similar remains and features associated with these remains may extend onto the site. Any archaeological remains within the site would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required ahead of any development to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated to the east of Old Mead Road. A single listed building shares intervisibility with the site, although further listed buildings are situated in the area to the south and south-east. Development has the potential to affect the setting of this listed building, whilst those further afield are screened by the intervening topography, planting and development.
- 6.1.2 New development could be accommodated within the site so long as sufficient design measures were implemented to reduce the historic environment impacts of the scheme. The western part of the site, where it shares intervisibility with the Waiting Room, is the most sensitive part of the site due to its position as part of the limited surviving setting of the listed building. Careful consideration would need to be given to the location, density and design of development and the use of green space in this area to protect the setting of the listed building.
- 6.1.3 The whole site is considered to have the potential to contain archaeological remains which could be affected by development. Archaeological evaluation would be required to investigate the presence/absence and significance of

any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development within the site.

Table 1.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy, if required, and should also be used to guide the design of any development proposals.</p>
Development within the site could affect the remaining rural setting of the Waiting Room on East Side of Line at Elsenham Station.	Use of green space and the avoidance of block development should be considered in parts of the site sharing intervisibility with the listed building to help preserve the rural character of the area.

7 REFERENCES

Hawkins, E., 2022, *Archaeological Desk-Based Assessment. Land East of Station Road, Elsenham (Phase II)*, RPS Consulting Services Ltd Report JAC28338

Oxford Archaeology, 2022, *Uttlesford District Heritage Sensitivity Assessment, Stage 1: Towns and Key Villages*

Uttlesford Local Plan: Saffron Walden 001 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Saffron Walden 001 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 16.
- 1.1.2 The site covers an area of agricultural land to the east of Saffron Walden. The site is separated from the Saffron Walden Conservation Area by modern development and is not situated within any important views identified in the conservation area appraisal. It is not located in close proximity to any designed heritage assets.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Saffron Walden (Oxford Archaeology 2022). During this assessment the site and the surrounding agricultural land was assessed as being of unknown sensitivity (Sensitivity Area SW A13) due to its potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the east of Saffron Walden. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 The site of a post-medieval brickworks, known as Bell's Brickworks, is recorded within the site by the Essex Historic Environment Record (EHER). No other archaeological remains have been identified in the site but the site is considered to have a general potential to contain previously unidentified archaeological remains.
- 3.2.2 Ground works associated with the development of the site would have a direct impact upon any archaeological remains present.

- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

- 4.1.1 The site is separated from the nearby conservation area and surrounding listed buildings by distance, topography and existing development. Development within the site is unlikely to change the setting of any nearby designated heritage assets.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 No previous archaeological investigation has been carried out within the site. However, a programme of archaeological investigation was carried out to the south-west of the site which identified multi-period archaeological deposits and the remains of two Bronze Age barrows. In addition cropmark remains of former field boundaries, Roman and Iron Age pottery and fragments of a Roman millstone, have been recorded in the area to the east of the site. The site is considered to have the potential to contain similar, previously unidentified deposits.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

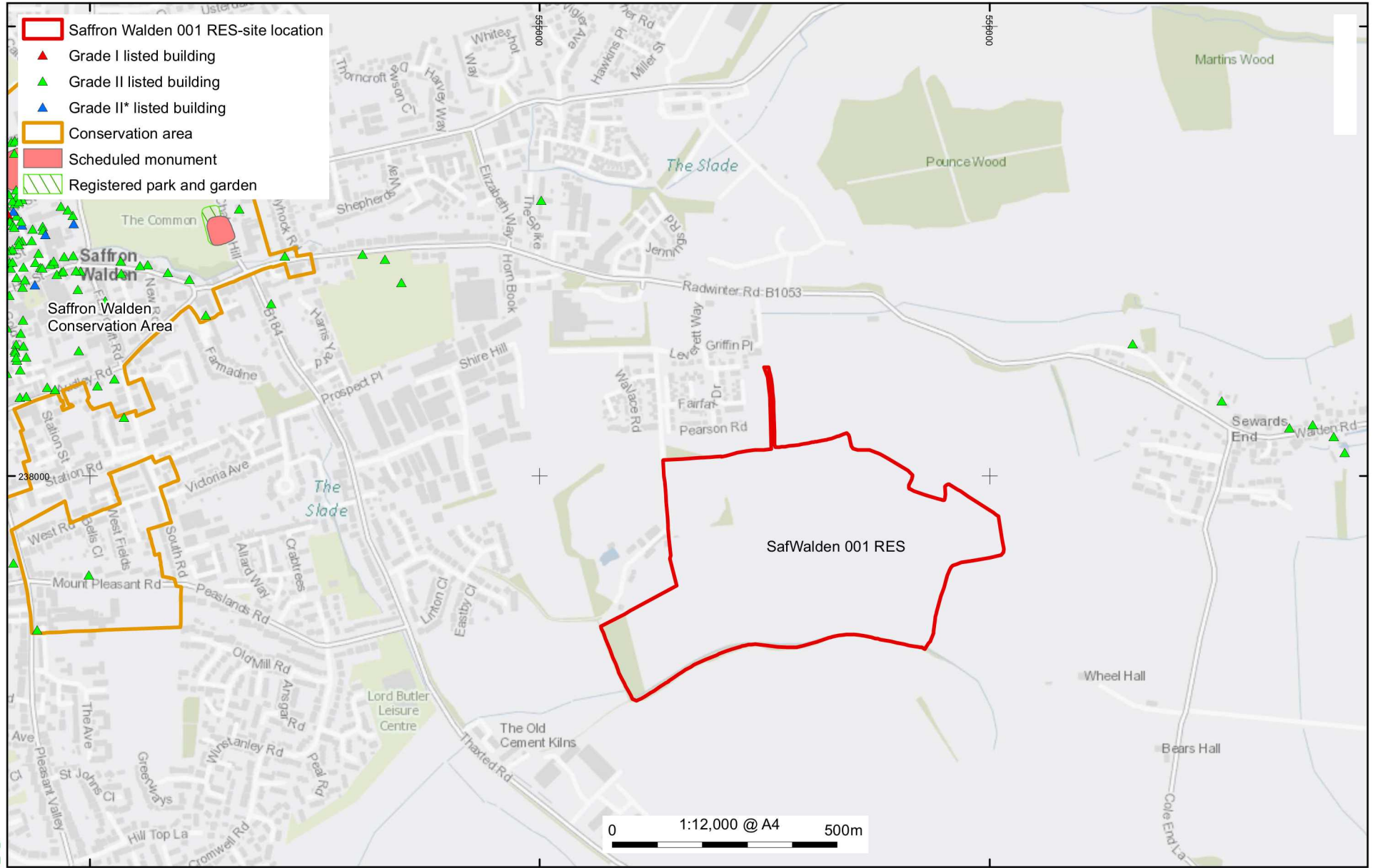
- 6.1.1 The site is made up of agricultural land to east of Saffron Walden. This area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out.
- 6.1.3 A pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages



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Figure 16: Site location and key constraints Saffron Walden 001 RES

Uttlesford Local Plan: Saffron Walden 003 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Saffron Walden 003 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 17. The site lies immediately to the north of Saffron Walden 001 RES and has similar constraints.
- 1.1.2 The site covers an area of agricultural land to the east of Saffron Walden and immediately to the south of the Radwinter Road. The site is separated from the Saffron Walden Conservation Area by modern development and is not situated within any important views identified in the conservation area appraisal. It is not located in close proximity to any designed heritage assets.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Saffron Walden (Oxford Archaeology 2022). During this assessment the site and the surrounding agricultural land was assessed as being of unknown sensitivity (Sensitivity Area SW A13) due to its potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the east of Saffron Walden. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 No archaeological remains have been identified in the site but the site is considered to have a general potential to contain previously unidentified archaeological remains.
- 3.2.2 Ground works associated with the development of the site would have a direct impact upon any archaeological remains present.
- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

- 4.1.1 The site is separated from the nearby conservation area and surrounding listed buildings by distance, topography and existing development. Development within the site is unlikely to change the setting of any nearby designated heritage assets.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 No previous archaeological investigation has been carried out within the site. However, a programme of archaeological investigation was carried out immediately to the west of the site ahead of the construction of the housing estate. The evaluation uncovered post-medieval field boundaries and hollows containing late Iron Age and Roman pottery. Iron Age and Roman finds have also been recovered from a field to the south of the site and two Bronze Age Barrows were recorded to the south-west. The site is considered to have the potential to contain similar, previously unidentified deposits.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to east of Saffron Walden and south of the Radwinter Road. This area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out.
- 6.1.3 A pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	A programme of archaeological evaluation would need to be carried out to confirm the

	<p>significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
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7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

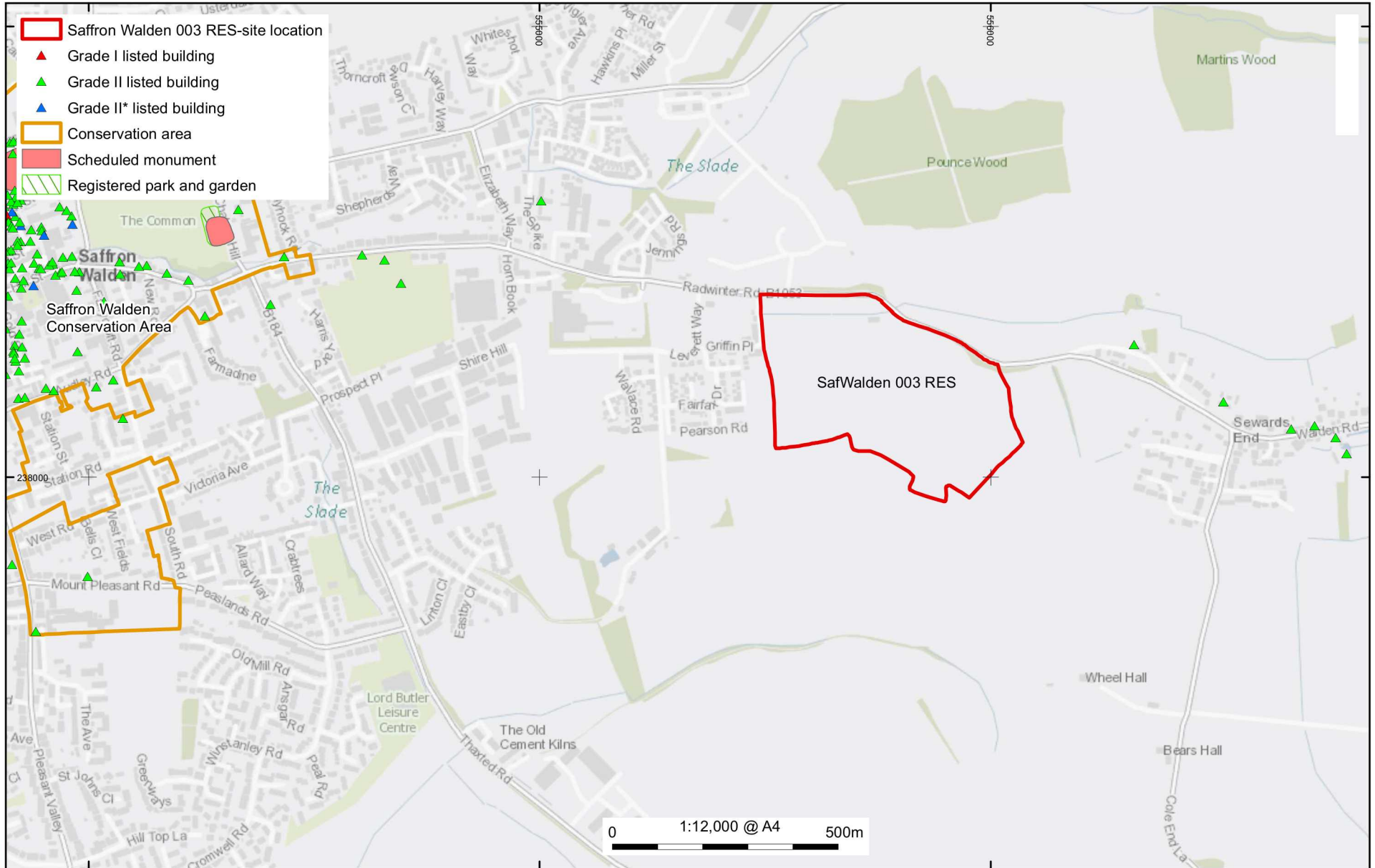


Figure 17: Site location and key constraints
Saffron Walden 003 RES

Uttlesford Local Plan: Saffron Walden 006 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Saffron Walden 006 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 6.
- 1.1.2 The site covers an area of agricultural land located to the south-east of Saffron Walden and to the south-west of the Thaxted Road (B184). The site is separated from the Saffron Walden Conservation Area by modern development and is not situated within any important views identified in the conservation area appraisal. Its boundaries are formed by hedgerows with residential housing to the west and agricultural land to the east. The southern end encircles the Grade II listed Barn at Herberts Farm (NHLE ref. 1205692).
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Saffron Walden (Oxford Archaeology 2022). During this assessment the site was assessed as being of unknown sensitivity (Sensitivity Area SW A13) due to its potential to contain previously unidentified archaeological remains. However, it does surround an area of high sensitivity (Sensitivity Area SW A7) which contains the Grade II listed Barn at Herberts Farm and borders an area of low sensitivity (Sensitivity Area SW A15) where modern development has taken place.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the south-east of Saffron Walden. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.
- 2.1.2 The north-west corner of the site has been subject to partial previous archaeological investigation, including a geophysical survey (Bartlett 2013). Although these works identified two Bronze Age ring-ditches and some post-medieval field boundaries in the field to the north of Thaxted Road, those within the site include possible traces of ridge and furrow agriculture. To the south-west of the site, cropmarks show the lines of former field boundaries.
- 2.1.3 The site is separated from the nearby conservation area, two areas of ancient woodland (Peveler's Wood and Crowney Wood), the scheduled monument of Thunderley Hall moated site and fishponds (NHLE ref. 1008559) and the Grade II listed buildings of Thunderley Hall (NHLE ref. 1238683), Old Pig and Whistle (NHLE ref. 1274041), Roos Farmhouse (NHLE ref. 1280593) and Barn and stable

west of Roos Farmhouse (NHLE ref. 1196165) by distance, the rolling topography of the area and the surrounding hedgerows. However, the southern part of the site surrounds the Barn at Herbert's Farm and has the potential to adversely affect its setting.

3 DIRECT IMPACTS

3.1 Designated Assets

3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

3.2.1 Groundworks associated with the development of the site would have a direct impact upon the known and as yet unidentified archaeological remains within the site, including the traces of ridge and furrow agriculture identified within the site.

3.2.2 The north-western corner of the site has previously been subject to a geophysical survey. Whilst a trial trench evaluation and open area excavation were carried out to the north of Thaxted Road, it is not clear from the Essex Historic Environment Record (EHER) whether this part of the site was also part of the area investigated by the trial trench evaluation. These identified two Bronze Age round barrows as well as a Beaker pit and Late Bronze Age/Early Iron Age pit and quarry complex as well as post-medieval field boundaries to the north of Thaxted Road, whilst within the site possible traces of ridge and furrow agriculture were identified. Remains associated with these could be directly affected by the development of the site.

3.2.3 Cropmarks of post-medieval field boundaries have been identified to the south-west of the site. Remains associated with these may extend onto the site and would be directly affected by development within it.

3.2.4 Parts of the site which have not been previously investigated have the potential to contain as yet undiscovered archaeological remains which would be adversely affected by groundworks associated with development.

3.2.5 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Grade II listed building of Barn at Herbert's Farm

4.1.1 The site is situated to the north of the Grade II listed 16th century Barn at Herberts Farm and non-designated medieval manor house which sits in an illustrative agricultural setting outside the town. The agricultural land of the site makes a positive contribution to the setting of the listed building by preserving its historic and open agrarian setting, allowing the barn's historic use to be easily understood. Some separation of these assets and the site exists with a buffer of at least 100m surrounding the manor site and the presence of trees providing some screening between the two.

4.1.2 Adverse indirect effects upon the setting of the manor house and barn could be reduced by using further green space, planting and sensitive design to ensure that open and agrarian views from the manor and barn are maintained. A degree of separation from the urban edge of Saffron Walden should be maintained and large clusters of development should also be avoided so that the barn does not become encompassed by the town.

4.2 Cole End Lane (protected Lane)

4.2.1 Although adverse impacts upon the protected lane would not be caused by the visual presence of development on the site with the lane separated from the development by distance, topography and hedgerows, they may be caused by the increased utilisation of the lane to link between Radwinter Road to the north and Thaxted Road to the south. Currently the lane is a single-track road that has an open and rural character and is bordered by hedgerows but would be likely to lose the peacefulness of the area with increased traffic volumes, and the verges would be liable to become heavily disturbed by vehicles passing each other.

4.2.2 Adverse indirect impacts upon the lane could be reduced by ensuring that adequate provision for access between Radwinter Road to the north and Thaxted Road to the south is provided within the development to reduce the need for the lane's use.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

5.1.1 As noted above, the north-west corner of the site has been subject to a previous geophysical survey. This part of the site may also have been investigated during the trial trench evaluation carried out in 2013, but the extent of the previous trial trenching could not be confirmed. No other parts of the site have seen previous archaeological investigation. However, archaeological investigations carried out in the area surrounding the site have uncovered archaeological remains dating to the prehistoric, Roman and post-medieval periods. This includes former field boundaries to the south, south-west, east and north-west of the site. There is also the potential for industrial remains associated with the lime kilns, chalk pit and cement works which was previously located on the edge of Thaxted Road, north of the site, to be identified.

5.1.2 Previously un-investigated parts of the site are considered to have the potential to contain similar, previously unidentified remains, including those of prehistoric, Romano-British and post-medieval date as well as agricultural features. A programme of pre-determination archaeological evaluation would be required in parts of the site that have not been previously investigated to help understand the potential archaeological effects which would result from the development of the site.

5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation

strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to the south-east of Saffron Walden. It surrounds the Grade II listed building of the Barn at Herbert's Farm and the protected lane of Cole End Lane lies to the east. These assets could be adversely affected by the loss of the open agricultural land which currently makes up the site and by the introduction of new development into the site. In addition, this area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
- 6.1.2 It is anticipated that the majority of the site could accommodate development so long as appropriate design measures were implemented, including the use of green space, planting and an appropriate programme of archaeological investigation and recording. The exception is the southern end of the site where development would detract from allowing an easy understanding of the historic setting of the Barn at Herbert's Farm.
- 6.1.3 Pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used alongside previous archaeological work to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
Development within the site could affect the isolated rural character and agricultural setting of the Grade II listed barn and site of a possible medieval manor at Herberts Farm.	<p>A buffer area of green space and the use of planting should be maintained around the possible manor site and the listed building to separate it from any surrounding development and preserve the isolated rural character of the farm.</p> <p>Sensitive design should be used in the southern part of the site so that any buildings correspond to the historic agricultural setting of the barn.</p> <p>Separation should be maintained between the eastern edge of Saffron Walden and the barn so that the agricultural setting is maintained.</p>

Development within the site could lead to the increased utilisation of the Cole End Lane protected lane as access between Radwinter Road and Thaxted Road. This would lead to the loss of the character of the lane and probable damage to the verges either side.	The adequate provision of access between Radwinter Road to the north and Thaxted Road to the south could reduce the need for the use of Cole End Lane.
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7 REFERENCES

Bartlett, A D H 2013 Land off Thaxted Road Saffron Walden Essex: Geophysical Survey Report

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford Local Plan: Saffron Walden 008 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Saffron Walden 008 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 18.
- 1.1.2 The site covers two parcels of agricultural land located to the south-east of Saffron Walden and to the north-east of the Aldi store on the Thaxted Road (B184). The two parts of the site are divided by a narrow trackway. The site is separated from the Saffron Walden Conservation Area by modern development and is not situated within any important views identified in the conservation area appraisal. It is not located in close proximity to any designed heritage assets.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Saffron Walden (Oxford Archaeology 2022). During this assessment the northern part of the site was assessed as being of low sensitivity (Sensitivity Area SWA15) and the southern part of the site was assessed as being of unknown sensitivity (Sensitivity Area SW A13) due to its potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the south-east of Saffron Walden. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 A geophysical survey of the site and the surrounding area has previously been carried out (Bartlett 2013). Two ring ditches and some post-medieval field boundaries were recorded in the fields to the north of the site, but no definite archaeological remains were recorded within the site itself. Subsequent trial trenching and excavation of the site confirmed that the ring ditches were of Bronze Age date. It is not clear from the Essex Historic Environment Record

(EHER) whether the site was part of the area investigated by the trial trench evaluation.

- 3.2.2 Parts of the site which have not been previously investigated have the potential to contain as yet undiscovered archaeological remains which would be adversely affected by ground works associated with development.
- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

- 4.1.1 The site is separated from the nearby conservation area and surrounding listed buildings by distance, topography and existing development. Development within the site is unlikely to change the setting of any nearby designated heritage assets.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 As noted above the site has been subject to a previous geophysical survey. Parts of the site may also have been investigated during the trial trench evaluation carried out in 2013., but the extent of the previous trial trenching could not be confirmed. Previously un-investigated parts of the site would have some potential to contain prehistoric and Roman remains as well as later agricultural features although no such remains were recorded by the geophysical survey.
- 5.1.2 Archaeological trial trenching may be required in parts of the site that have not been previously investigated. The trial trenching would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to south-east of Saffron Walden. This area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out.
- 6.1.3 Archaeological trial trenching may be required to investigate the presence/absence and significance of any archaeological remains within previously un-investigated parts of the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

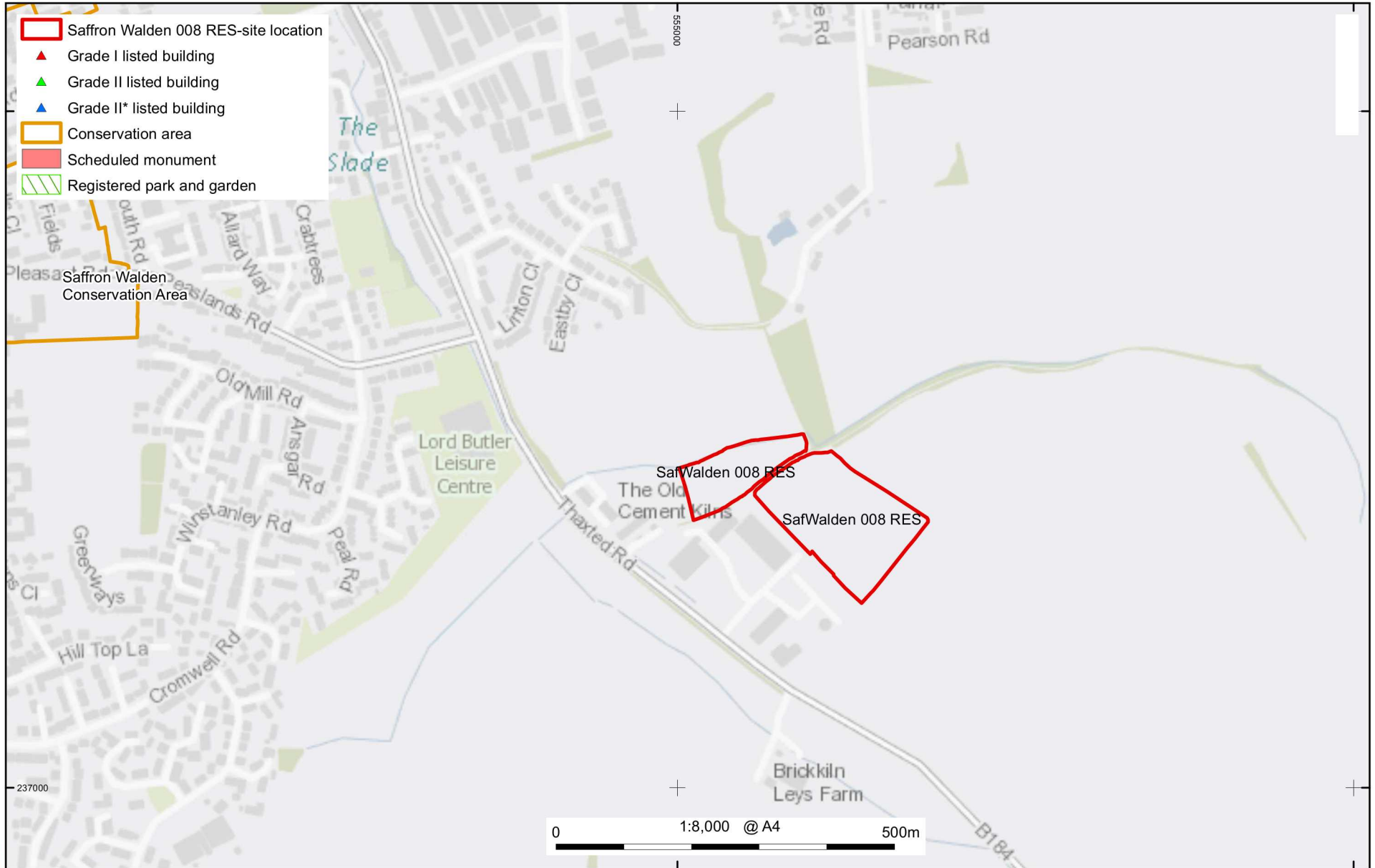
Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological trial trenching may be needed to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy if required.</p>

7 REFERENCES

Bartlett, A D H 2013 Land off Thaxted Road Saffron Walden Essex: Geophysical Survey Report

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages



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Figure 18: Site location and key constraints
Saffron Walden 008 RES

Uttlesford Local Plan: Saffron Walden 037 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Saffron Walden 037 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 19.
- 1.1.2 The site covers an area of agricultural land located to the south-east of Saffron Walden and to the north-east of the Thaxted Road (B184). The site is separated from the Saffron Walden Conservation Area by modern development and is not situated within any important views identified in the conservation area appraisal. It is not located in close proximity to any designed heritage assets.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Saffron Walden (Oxford Archaeology 2022). During this assessment the site was assessed as being of unknown sensitivity (Sensitivity Area SW A13) due to its potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the south-east of Saffron Walden. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 No archaeological remains have been recorded within the site. However prehistoric remains were discovered during an archaeological evaluation area of the area to the west. In addition, Roman and prehistoric finds have been recorded in the environs of the site as have post-medieval field boundaries. The site is considered to have the potential to contain similar previously unidentified archaeological remains as well as post-medieval industrial remains which would be adversely affected by ground works associated with development.

- 3.2.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

- 4.1.1 The site is separated from the nearby conservation area and surrounding listed buildings by distance, topography and existing development. Development within the site is unlikely to change the setting of any nearby designated heritage assets.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 No previous archaeological investigation has been carried out within the site. Archaeological investigations carried out in the area surrounding the site have uncovered archaeological remains dating to the prehistoric, Roman and post-medieval periods. The site is considered to have the potential to contain similar remains. There is also the potential for industrial remains associated with the lime kilns, chalk pit and cement works which was previously located on the edge of Thaxted Road.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to south-east of Saffron Walden. This area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out.
- 6.1.3 A pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

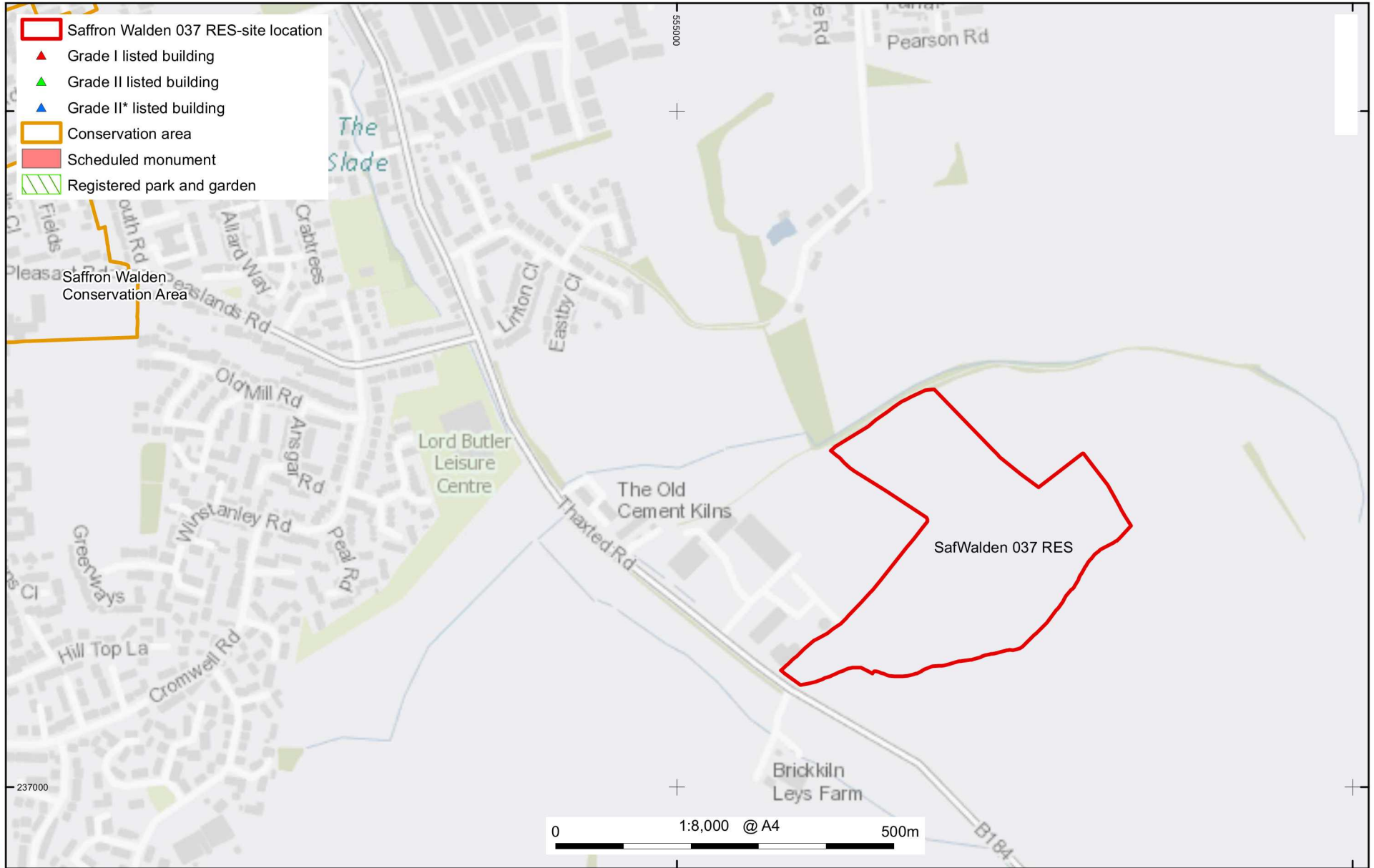
Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
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<p>Truncation or loss of archaeological features within the site.</p>	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
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7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages



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Figure 19: Site location and key constraints
Saffron Walden 037 RES

Uttlesford Local Plan: Stansted 013 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Stansted 013 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 20.
- 1.1.2 The site is situated on agricultural land to the north-east of Stansted Mountfitchet, to the east of High Lane (B1351) and south of Alsa Street. The site is separated from the Stansted Mountfitchet, Bentfield Green and Bentfield Causeway Conservation Areas by modern development and is not situated within any important views identified in the conservation area appraisal. The closest designated heritage assets to the site are the Grade II listed L-shaped range of barns to the west of Alsa Lodge (NHLE ref 1221438) and the Grade II listed Walpole House (NHLE ref. 1274143). The L-shaped barns are physically separated from the site by Alsa Street, while Walpole House is separated from the site by the modern development between Cambridge Road and High Lane. There is no intervisibility between the listed buildings and the site.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Stansted Mountfitchet (Oxford Archaeology 2022). During this assessment the site and surrounding area (Sensitivity Area SMA11) were assessed as being of unknown sensitivity due to its potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the north-east of Stansted Mountfitchet. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 No archaeological remains have been recorded within the site. However, medieval and post-medieval features were recorded during archaeological evaluations carried out to the west of the site. A small number of unstratified

prehistoric worked flints were also recorded during the evaluation which suggests that the area was being utilised during prehistory.

- 3.2.2 The site is considered to have the potential to contain similar previously unidentified archaeological remains. During the post-medieval period a number of dwellings were recorded alongside Alsa Street and as a result there is also the potential for pre-modern settlement along the edge of the road. Any archaeological remains within the site would be adversely affected by ground works associated with development.
- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

- 4.1.1 The site is separated from the nearby conservation area and surrounding listed buildings by distance, topography, planting and existing development. Development within the site is unlikely to change the setting of any nearby designated heritage assets.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 No previous archaeological investigation has been carried out within the site. However, archaeological investigations carried to the west of the site have uncovered prehistoric finds and archaeological remains dating to the medieval and post-medieval periods. The site is considered to have the potential to contain similar remains. It may also contain evidence of the pre-modern settlement which ran alongside Alsa Street.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to north-east of Stansted Mountfitchet. This area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation was carried out.
- 6.1.3 A pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological
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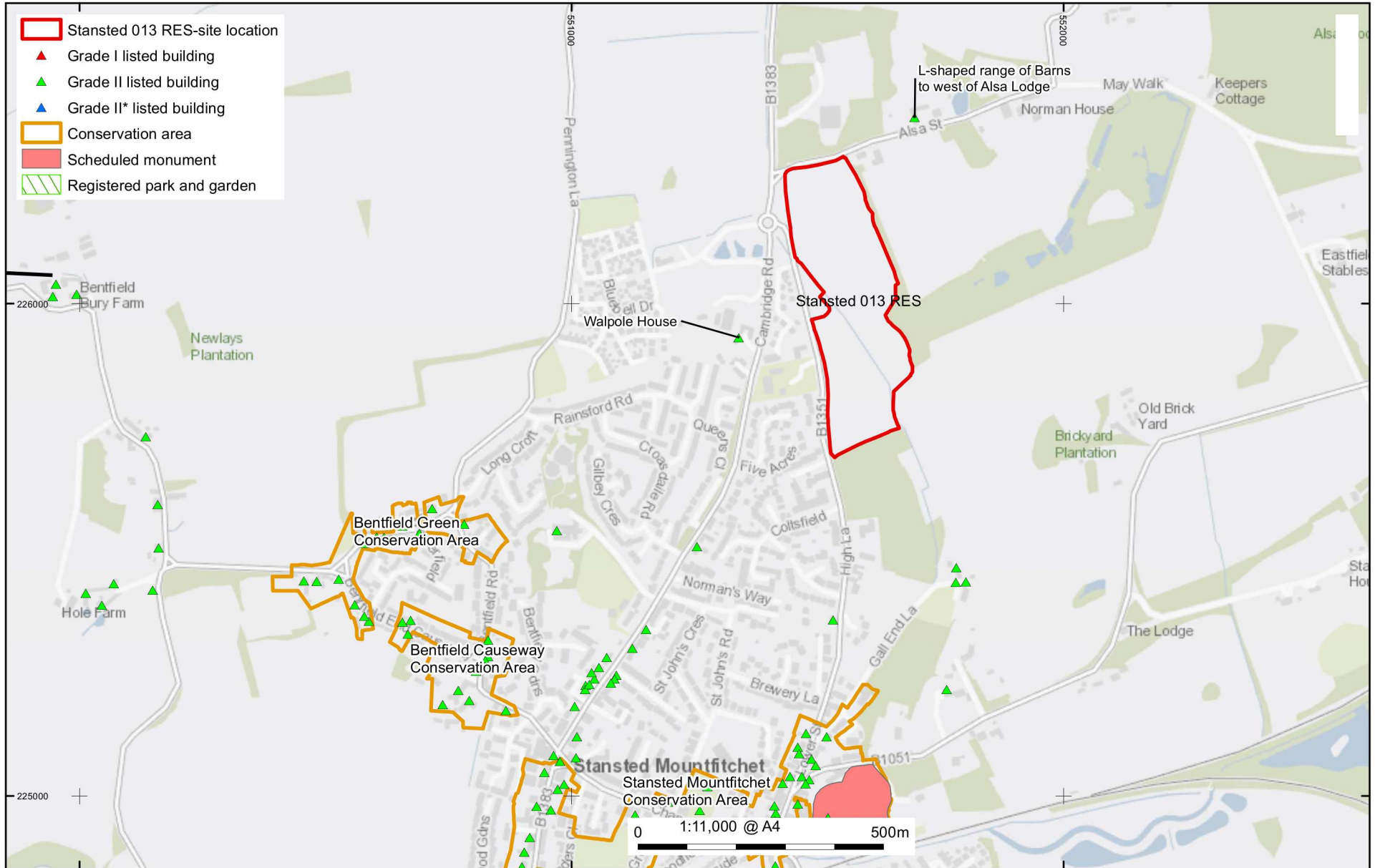
remains within the site. This information would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages



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Figure 20: Site location and key constraints
Stansted 013 RES

Uttlesford Local Plan: Stansted 015 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Stansted 015 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 21.
- 1.1.2 The site is situated on agricultural land to the north of Stansted Mountfitchet, and to the south and east of Pennington Lane, which is one of Essex's protected lanes. The site is separated from the Stansted Mountfitchet, Bentfield Green and Bentfield Causeway Conservation Areas by modern development and is not situated within any important views identified in the conservation area appraisal. The closest designated heritage assets to the site are the Grade II listed L-shaped range of barns to the west of Alsa Lodge (NHLE ref 1221438) and the Grade II listed Walpole House (NHLE ref. 1274143). There is no intervisibility between these listed buildings and the site.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Stansted Mountfitchet (Oxford Archaeology 2022). During this assessment the majority of the site and surrounding area (Sensitivity Area SMA18) were assessed as being of unknown sensitivity due to their potential to contain previously unidentified archaeological remains. The south-western corner of the site was assessed as low sensitivity.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the north of Stansted Mountfitchet. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.
- 2.1.2 Development within the site could also have direct and indirect (setting) adverse effects upon Pennington Lane.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the .site.

3.2 Pennington Lane (protected lane)

3.2.1 Pennington Lane is one of Essex's protected lanes and forms the northern and western boundaries of the site. Development within the site could have a direct adverse impact upon features and planting associated with the lane. These impacts could be avoided by ensuring that the trees hedgerows, banks ditches and verges associated with the lane are preserved within any new development.

3.3 Non-designated archaeological remains

3.3.1 The south-western corner of the site along with the area to the south was investigated as part of a previous evaluation carried out at Walpole Farm. The evaluation uncovered post-medieval field boundaries and ditches and unstratified prehistoric finds that were indicative of prehistoric activity in the area. Away from this area no other archaeological remains have been recorded in the site.

3.3.2 Any archaeological remains within the site would be adversely affected by ground works associated with development.

3.3.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Designated heritage assets

4.1.1 The site is separated from the nearby conservation areas and surrounding listed buildings by distance, topography, planting and existing development. Development within the site is unlikely to change the setting of any nearby designated heritage assets.

4.2 Pennington Lane (protected lane)

4.2.1 Pennington Lane is tree lined and hedged. There are intermittent views from the lane through the hedge line looking out over the surrounding agricultural land. These views contribute to the rural character and setting of the lane. Development within the site could change these views giving the road a more urban residential character which could harm the setting of the lane.

4.2.2 Adverse indirect impacts upon the setting of the lane could be avoided by maintaining the existing level of tree and hedgerow planting along the edge of the lane and by locating new development away from the road.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

5.1.1 The site is considered to have the potential to contain archaeological remains dating to the prehistoric, medieval and post-medieval periods. Any previously unidentified archaeological remains within the site would be adversely affected by groundworks associated with the proposed development.

- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to north of Stansted Mountfitchet and has the potential to contain archaeological remains which would be adversely affected by any development within the site. The Pennington Lane, protected lane borders the site to the north and the west. This lane could be adversely affected by the loss of historic features and planting associated with the lane, and by the loss of the open green space that currently makes up the site.
- 6.1.2 It is anticipated that this site could accommodate some level of development so long as an appropriate programme of archaeological investigation was carried out and appropriate design measures were implemented.
- 6.1.3 A pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

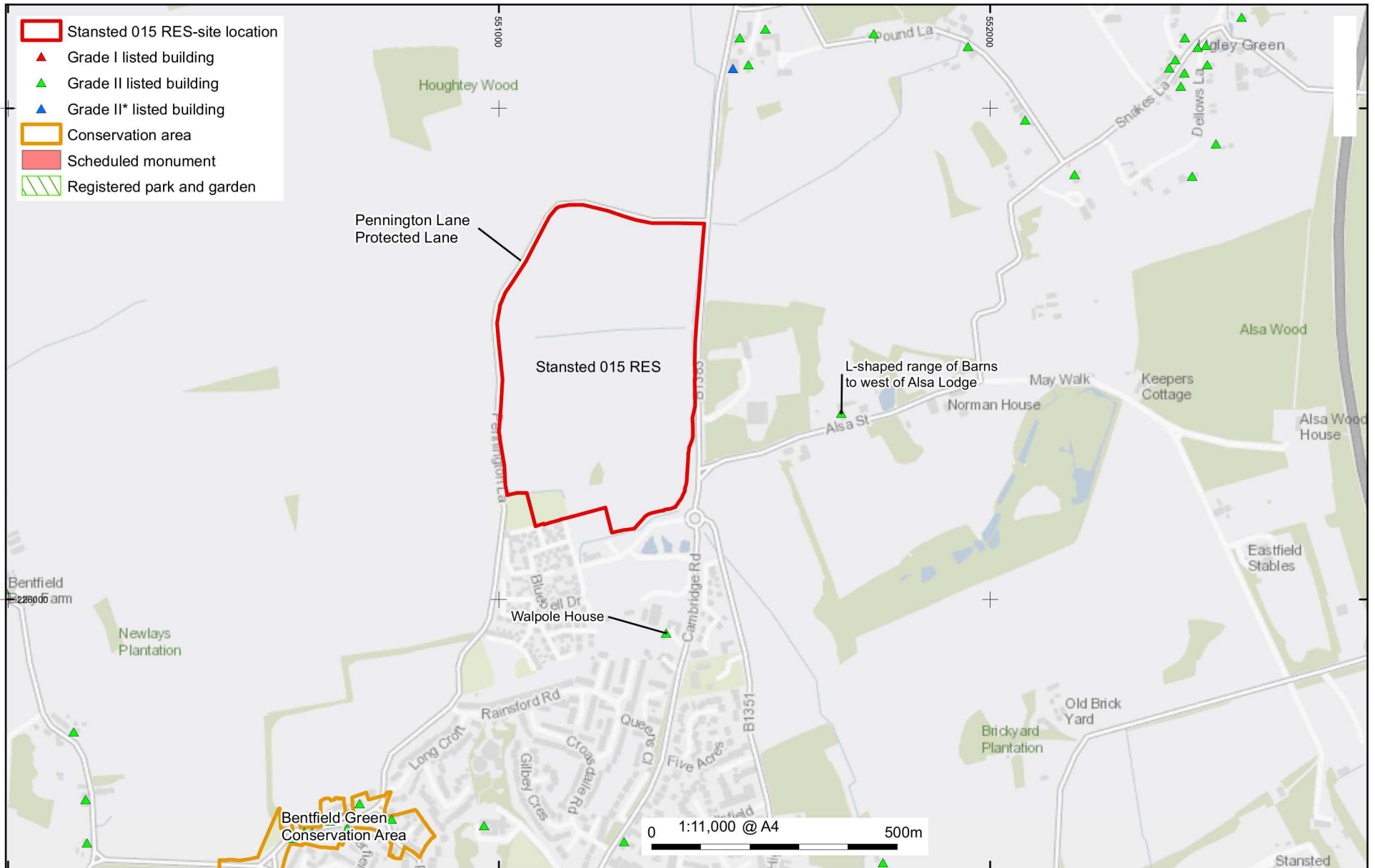
Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present. The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.
Loss of features associated with the Pennington Lane, protected lane	Trees, hedgerows, banks ditches and verges associated with the lane should be preserved within any new development.
Loss of views looking across open agricultural land from Pennington Lane. This could affect the setting of the protected lane	Development should be located away from Pennington Lane and the existing hedgerow and tree planting running alongside the lane should be preserved to maintain the open, rural views from the road.

	Development should be set back away from the road edge.
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7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages



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Figure 21: Site location and key constraints
Stansted 015 RES

Uttlesford Local Plan: Stansted 023 and 024 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Stansted 023 and 024 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 22. These allocations cover the same area and so have been discussed together.
- 1.1.2 The site covers an area of woodland situated to the east of High Lane on the eastern edge of Stansted Mountfitchet. It is separated from the Stansted Mountfitchet, Bentfield Green and Bentfield Causeway Conservation Areas by modern development and is not situated within any important views identified in the conservation area appraisals. The closest designated heritage assets to the site are the three Grade II listed buildings located at Gall End immediately to the south-east of the site. These buildings include North End House (NHLE ref: 1221496), Yew Tree Cottage (NHLE ref: 1221497) and the pump 15 metres to the west of Yew Tree Cottage (NHLE ref: 1275111). The listed buildings at Gall End are accessed by a public footpath which runs along the southern boundary of the site. These buildings are separated from the site by a small watercourse flowing along the site's eastern boundary.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Stansted Mountfitchet (Oxford Archaeology 2022). During this assessment the site and surrounding area (Sensitivity Area SMA11) were assessed as being of unknown sensitivity due to their potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site covers an area of woodland to the east of Stansted Mountfitchet. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.
- 2.1.2 Development within the site could also have an indirect adverse effect upon the setting of the listed buildings at Gall End.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 No archaeological remains have been recorded in the site. The cropmark remains of enclosures and field boundaries have been identified in the area to the north-east of the site and to the north-west archaeological evaluations have uncovered medieval and post-medieval remains and prehistoric finds. The site is considered to have the potential to contain similar archaeological remain.
- 3.2.2 Any archaeological remains within the site would be adversely affected by ground works associated with development.
- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Conservation Areas

- 4.1.1 The site is separated from the nearby conservation areas by distance, topography, planting and existing development. Development within the site is unlikely to change the setting of the nearby conservation areas.

4.2 Listed buildings at Gall End

- 4.2.1 The Grade II listed buildings North End House, Yew Tree Cottage and the pump 15 metres to the west of Yew Tree Cottage are situated to the south-east of the site at Gall End. The oldest of these buildings is North End House which was constructed in the 17th century as a workhouse. As a workhouse and possible leper colony this building would have been deliberately constructed in an isolated location away from the main settlement. During the 19th century Yew Tree Cottage was constructed at Gall End, but with the exception of this building North End House has retained its intended isolated and rural character. The physical separation of North End House from the main settlement at Stansted Mountfitchet makes a positive contribution to its setting.
- 4.2.2 The listed buildings at Gall End are situated to the south-east of the site separated from it by a small water course and footpath that runs along the eastern boundary of the site. High tree planting along the edge of the footpath appears to screen views between the eastern part of the site and the listed buildings at Gall End. The ground level within the site ascends to the west and it is possible that there is some intervisibility between the listed buildings and the higher ground within the site. These views if present would make a positive contribution to the rural isolated character of the listed buildings at Gall End.
- 4.2.3 Development within the site could reduce the isolated rural character of the buildings at Gall End and amalgamate the listed buildings into the residential development on the eastern edge of Stansted Mountfitchet. Adverse effects upon the setting of the listed buildings could be reduced by locating any new development away from the listed buildings at Gall End and maintaining the area adjacent to the listed buildings as green space, to preserve their physical separation from Stansted Mountfitchet. Preservation of the planting and trees
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along the eastern boundary of the site would also help to maintain this sense of separation. New buildings on the high ground to the west of the listed buildings, may become visible in views looking out from the listed buildings. This would erode the isolated character of the listed buildings at Gall End. Careful consideration should be given to the location and height of any new buildings in the southern western part of the site to minimise the visual intrusion caused by these buildings.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site is considered to have the potential to contain archaeological remains dating to the prehistoric, medieval and post-medieval periods. Any previously unidentified archaeological remains within the site would be adversely affected by groundworks associated with the proposed development.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of woodland land to the east of Stansted Mountfitchet and has the potential to contain archaeological remains which would be adversely affected by any development within the site. The site is situated a short distance to the west of three Grade II listed buildings located at Gall End. The setting of these listed buildings could be adversely affected by the introduction of new development into the site. The adverse effects of the development upon these assets could be reduced through good design, and the preservation of parts of the site as undeveloped greenspace/woodland.
- 6.1.2 It is anticipated that the site could accommodate some level of development so long as appropriate design measures were implemented and a programme of archaeological investigation was carried out. The southern part of the site, adjacent to the listed buildings at Gall End is the most sensitive part of the site and would be less suitable for development.
- 6.1.3 A pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
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<p>Truncation or loss of archaeological features within the site.</p>	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
<p>Development could amalgamate the listed buildings at Gall End into the residential development on the eastern side of Stansted Mountfitchet.</p>	<p>New development should be located away from the listed buildings at Gall End, and the adjacent part of the site should be retained as greenspace/woodland.</p> <p>The planting and trees along the eastern boundary of the site should be preserved to help to separate the listed buildings from the new development.</p>
<p>New buildings on the high ground to the west of Gall End may become visible in views looking out from the listed buildings.</p>	<p>The location and height of any new buildings in the southern western part of the site should be carefully considered to minimise the visual intrusion caused by any new development.</p> <p>The planting and trees along the eastern boundary of the site should be preserved to maintain the visual screening between the listed buildings and this part of the site.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

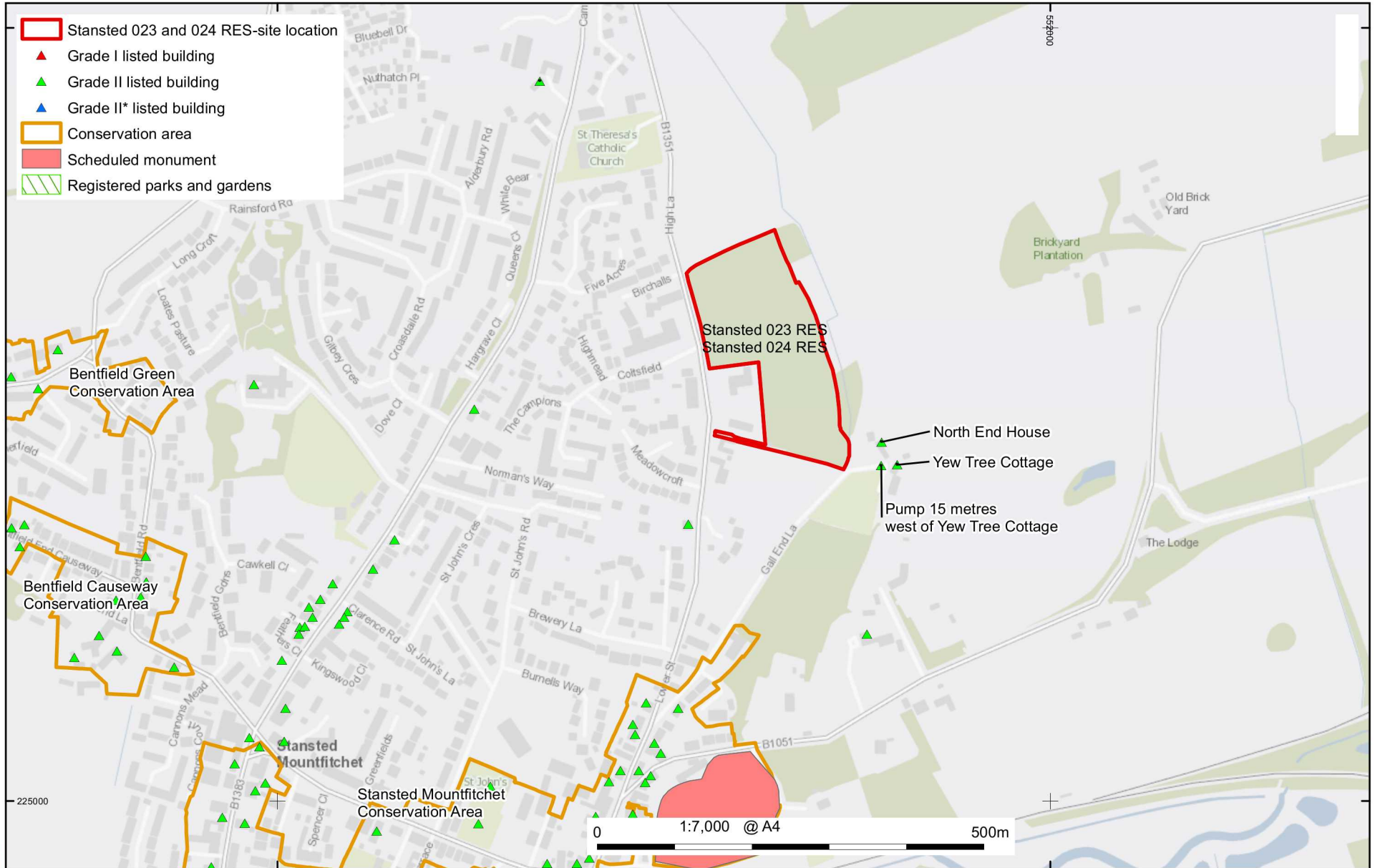


Figure 22: Site location and key constraints
Stansted 023 and 024 RES

Uttlesford Local Plan: Takeley 007 MIX

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Takeley 007 MIX (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 10. Part of the site (allocation Takeley 007 EMP) is already under development, and Parcel 3 has been granted consent for residential development of 40 dwellings.
- 1.1.2 The site comprises agricultural land and woodland situated to the north of Takeley and Little Canfield. It is divided into three parcels of land. Parcel 1 is situated to the west of Smiths Green Lane (which is a protected lane) and is bounded to the north by the A120 and to the south and south-west the settlement of Takeley. The north-west boundary of the site is defined by hedgerows and agricultural land. This parcel of land contains Prior's Wood, an area of ancient woodland, and lies to the north of several Grade II and Grade II* listed buildings (located on either side of Smiths Green Lane). The scheduled monument of *Warish Hall Moated site and remains of Takeley Priory* (NHLE ref. 10078434) are situated partially within and partially adjacent to this part of the site with the Grade I listed building of Warish Hall and moat bridge (NHLE ref. 1169063) within the scheduled area. To the west of the site is the Grade I listed Church of the Holy Trinity (NHLE ref. 1168843).
- 1.1.3 Parcel 2 is situated to the east of Smiths Green Lane. It is bounded to the north by the A120, to the west by Smiths Green Lane, hedgerows and agricultural land, to the east by hedgerows and agricultural land and to the south by the settlement of Takeley. The scheduled monument of *Warish Hall Moated site and remains of Takeley Priory* and Grade I listed building of Warish Hall and moat bridge are situated to the west of this land parcel on the far side of Smiths Green Lane, and the Grade II* listed building of Barn at Little Canfield Hall (NHLE ref. 1054762) and Grade II listed buildings of Little Canfield Hall (NHLE ref. 1097455) and Frogs Hall (NHLE ref. 1112288) lie to the east.
- 1.1.4 Parcel 3 is situated to the east of Smiths Green Lane. It is bounded to the south by Jacks Lane, to the north-east and east by a tree and hedge lined track, to the west by Smiths Green Lane and to the south-west by woodland and hedgerows. This parcel lies to the north of the Grade II listed building of Hollow Elm Cottage (NHLE ref. 1112220) and to the north-east of several listed buildings associated with the historic settlement of Smiths Green. This parcel has been granted consent for residential development of 40 dwellings.
- 1.1.5 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Takeley (Oxford Archaeology 2022). During this assessment, the heritage sensitivity of the site was assessed. Parcel 1 forms part of four sensitivity areas identified in this earlier assessment (TA A22, TA A25, TA A28, TA A38). Parcel 2 forms part of Sensitivity Area TA A25 and Parcel 3 forms part of Sensitivity Area TA A28.

- 1.1.6 Sensitivity Area TA A38 covers the scheduled Warish Hall and its immediate surrounds and was considered to be of high sensitivity as it contained nationally important archaeological remains. Sensitivity Area TA A22 covered Prior's Wood which is an area of ancient woodland. This area was considered to be of medium-high sensitivity as a surviving remnant of the medieval landscape and due to its potential to contain well preserved archaeological remains. The southern part of Parcel 1 and all of Parcel 3 are situated within Sensitivity Area TA A28. This area is considered to be of high sensitivity as it covers the historic settlements of Smiths Green and Jacks Green and their historic setting. The rest of Parcel 1 and all of Parcel 2 are situated within Sensitivity Area TA A25, this area was considered to have an unknown sensitivity, and has the potential to contain previously unidentified archaeological remains.
- 1.1.7 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

2.1 Parcel 1

- 2.1.1 Parcel 1 is situated on the edge of the modern settlement of Takeley which incorporates the historic settlements of Jacks Green and Smiths Green. This area contains part of the scheduled Warish Hall moated site, an area of designated ancient woodland, and contributes to the setting of several nearby listed buildings (located within Smiths Green). Parts of the site have been subject to previous archaeological investigation, including geophysical survey in the south that identified former field boundaries and agricultural activity, trial trench evaluation in the west that revealed an undated ditch and plough furrows/planting beds, and trial trench evaluation in the east that revealed a moated site. This parcel also contains cropmark remains that may be indicative of archaeological features. Archaeological investigation carried out to the north of the site has recorded evidence for prehistoric and Roman activity within the area.
- 2.1.2 Development activity within Parcel 1 could directly affect the nationally important scheduled moated site at Warish Hall, the Prior's Wood ancient woodland, the Smiths Green protected lane and any non-designated archaeological remains within the site. The development of this area could also indirectly affect the setting of the scheduled moated site at Warish Hall and the nearby listed buildings at Smiths Green. The Grade I listed buildings at Warish Hall are screened from the site by existing hedgerow and development on the edges of the scheduled monument, although there may be some intervisibility through gaps in the hedges and trees.

2.2 Parcel 2

- 2.2.1 Parcel 2 is situated to the north of the modern settlement of Little Canfield. The site has been subject to little previous archaeological investigation and has been in agricultural use since the medieval period, and accordingly has the potential to contain well preserved archaeological remains. The Essex

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- Historic Environment Record (EHER) records several possible non-designated archaeological assets within the area including a windmill mound and cropmarks of field boundaries. The windmill mound has been ploughed flat. Previous archaeological investigation carried out to the north of the site has identified evidence for prehistoric and Roman activity within the area.
- 2.2.2 Development activity within Parcel 2 could directly affect any non-designated archaeological remains within this part of the site and could also affect the Smiths Green Lane protected lane which borders the parcel. Development within this area could also indirectly affect the setting of the scheduled moated site at Warish Hall and protected lane to the west and the nearby listed buildings to the east.
- 2.3 Parcel 3**
- 2.3.1 Parcel 3 is situated to the north of the modern settlement of Takeley and Little Canfield and immediately adjacent to the historic settlement of Jacks Green. This part of the site has been subject to a geophysical survey which identified linear features interpreted as former field boundaries. It lies adjacent to a possible medieval moated site known as Goodwyns. A small part of the potential moated site was excavated in 2019 but no archaeological remains were found. The site has been in agricultural use since at least the post-medieval period and accordingly has the potential to contain well preserved archaeological remains.
- 2.3.2 Development activity within Parcel 3 has the potential to directly affect any non-designated archaeological remains within the site and could indirectly affect the setting of nearby listed buildings.
- 2.3.3 The Smiths Green Lane borders all three of the parcels that make up the site and is one of Essex County Council's protected lanes. Development within the site could have direct and indirect (setting) impacts upon this lane.

3 DIRECT IMPACTS

3.1 Warish Hall moated site and remains of Takeley Priory scheduled monument

- 3.1.1 Parts of the scheduled *Warish Hall Moated Site and remains of Takeley Priory* are situated within Parcel 1. Adverse, direct impacts upon the scheduled monument could be avoided by preserving all parts of the scheduled monument in situ. If the scheduled area is utilised for green infrastructure care should be taken to avoid, where possible, any hard landscaping or other groundworks. Any groundworks carried out in this area would require Scheduled Monument Consent.

3.2 Prior's Wood ancient woodland

- 3.2.1 Prior's Wood is an area of ancient woodland situated in Parcel 1. This was associated with the priory at Warish Hall and may contain archaeological remains associated with its management. Development which results in the loss or deterioration of ancient woodland would be refused unless there are wholly exceptional reasons (NPPF para 180). Adverse direct impacts upon the ancient woodland could be avoided by preserving the woodland *in situ*.

3.3 Smiths Green Lane protected lane

3.3.1 Smiths Green Lane is one of Essex's protected lanes. Parcels 1, 2 and 3 all have a border on this lane and accordingly development within the site could have a direct adverse impact upon features and planting associated with the lane. Adverse direct impacts upon the lane could be avoided by ensuring that the trees, hedgerows, banks, ditches and verges associated with the lane are preserved within any new development.

3.4 Non-designated archaeological remains

3.4.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site including the cropmark remains and windmill mound that were recorded within the site by the EHER.

3.4.2 The southern part of Parcel 1 and the whole of Parcel 3 have previously been subject to a geophysical survey and some targeted trenching. The trenching identified a well-preserved moated site (in Parcel 1) abutting Smiths Green Lane, to the south of Warish Hall (R. Havis, Pers Comms 2-8-22). This could be directly affected by the development of the site.

3.4.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below). Impacts upon the non-designated moated site in Parcel 1 could be avoided by preserving this asset *in-situ*. If this is not possible full archaeological excavation and recording of this feature is likely to be required.

4 INDIRECT IMPACTS

4.1 Warish Hall Moated Site and remains of Takeley Priory scheduled monument and Warish Hall and moat bridge Grade I listed building

4.1.1 Development within Parcel 1 has the potential to change the setting of the scheduled *Warish Hall Moated Site and remains of Takeley Priory*. Takeley Priory would historically have served as a focal point for a wider farming estate, of which the agricultural land and woodland within Parcel 1 would have formed a part. This relationship between the priory and these areas is preserved by the visual connection between the scheduled monument and the land to the south and by the name of the nearby woodland 'Prior's Wood'. The introduction of modern development into the area to the south of the scheduled monument (Parcel 1) could harm its setting by reducing the visible and functional connection between the moated site and the agricultural land and woodland that was historically associated with it. Views between the scheduled monument and the agricultural land to the north and west, are screened by tree planting and existing development, as a result the historic association between these parts of the site and the scheduled monument are less appreciable, suggesting therefore that these areas would be less sensitive to development.

4.1.2 The agricultural land surrounding the scheduled monument has the potential to contain archaeological remains associated with the scheduled monument. Such remains, if present, would make a positive contribution to

the setting of the scheduled monument. Development within Parcel 1 could remove any such remains and this could harm the setting of the scheduled monument. However, the presence of such remains could not be confirmed without further archaeological investigation of the site.

- 4.1.3 Adverse indirect (setting) impacts upon the scheduled monument could be reduced by maintaining the open green space, and woodland located to the south of the scheduled monument and alongside Smiths Green Lane (in Parcel 1) and by preserving the visual connection between the scheduled monument and the associated agricultural land. The preservation of green space in the area surrounding the scheduled monument (in Parcel 1) would also help preserve any archaeological remains in the immediate environs of the scheduled monument.

4.2 Smiths Green Lane protected lane

- 4.2.1 As well as the direct impacts upon the protected lane of Smiths Green Lane, which is an unlit road that runs alongside the boundaries of all three parcels, development within the site could have an indirect adverse impact upon it. In the assessment, this was classed as being associated with a moderate range of contemporary historic landscape features, a strong association with non-contemporary archaeological features, having a well-preserved historic fabric that has seen no improvements and contains continuous mixed species hedgerows, mature trees and verges.

- 4.2.2 Views along this lane into the site are partially blocked by hedgerows and trees running alongside the road. There are, however, some mid-range views from the lane looking across the agricultural land of the site that make a positive contribution to its tranquil and rural character and setting and which would be adversely affected by development. Increased use of the lane due to greater population levels within the area would result in damage to the condition of the lane as well as increased noise, pollution and light that would have an adverse impact on the hedgerows and verge alongside the lane as well as its rural setting.

- 4.2.3 Adverse indirect impacts upon the setting of the protected lane could be reduced by locating any new development in all three parcels away from the edge of the lane in order to maintain its rural character. Adverse impacts caused by the increased traffic levels could be reduced by ensuring adequate provision of alternative access between the B1256 and areas to the north of Takeley.

4.3 Prior's Wood ancient woodland

- 4.3.1 The ancient woodland of Prior's Wood lies within Parcel 1. Historically, this was associated with the priory at Warish Hall to its north-east and formed part of its rural setting. The agricultural land on which the site sits forms part of this landscape, making a positive contribution to the wood's setting by allowing it to be appreciated in association with priory site. The introduction of modern development into Parcel 1 could harm this setting by further reducing its connection with the historic settlement and priory.

- 4.3.2 The area surrounding the wood, being agricultural in nature, does not currently see large amounts of disturbance from noise or light. The impact of development can already be seen with warehouses being built in the western

part of Parcel 1 (allocation Takeley 007 EMP). Here, the size of the buffer, in conjunction with the height and darkness of the nearby warehouse, has resulted in a negative impact on the setting of the woodland by dominating the view on that side of the wood and losing the separation of the woodland from the surrounding development.

4.3.3 As shown with the development in allocation Takeley 007 EMP, development within Parcel 1 has the potential to dominate the woodland and remove its rural setting by getting too close. Development within Parcel 1 to the north and east of the woodland would also have a negative impact on the setting of the woodland by further removing the connecting agricultural land and visual connection between the wood and the priory site to the north-east. Further adverse effects from the development would be brought by the increase in noise and light that would penetrate the woodland and detract from its tranquil ambiance. It would be difficult to remove the adverse effects of development within Parcel 1, although they could be reduced by limiting the scope of development within the parcel, avoiding the use of large clusters of development, through the use of sensitive design to maintain the character of the surrounding area, and consideration of the location of street lighting and orientation of windows to reduce the flow of light towards the woodland.

4.3.4 Development within Parcels 2 and 3 would have a lesser impact on the ancient woodland, although there would remain the potential for the increased traffic, noise and light levels to detract from the tranquil nature of the woodland and its surroundings. This could be reduced through the use of sensitive design to provide green space and planting as separation between the parcels and the woodland and to break up areas of development. Consideration of the location and direction of light flows should also be made to reduce the amount penetrating the woodland.

4.4 Historic Settlements at Smiths Green and Jacks Green

4.4.1 The Grade II* listed Moat Cottage (NHLE ref.1112211) and the Grade II listed Beech Cottage (NHLE ref. 1112212), The Croft (NHLE ref. 122090), Goar Lodge (NHLE ref. 1168972), The Cottage (NHLE ref. 122092), The Gages (NHLE ref. 1168954), Pump at Pippens (NHLE ref. 111210), Cheerups Cottage (NHLE ref. 1112207), Hollow Elm Cottage (NHLE ref. 1112220) and White House (NHLE ref. 122089) are situated to the south and east of Parcel 1 and to the south and south-west of Parcel 3 alongside Smiths Green Lane. These buildings form part of the historic settlement of Smiths Green. The southern part of Parcel 1 makes a positive contribution to the setting of these assets by preserving the historic open and agrarian setting of the listed building. The views from Smiths Green Lane looking north-west across the southern part of Parcel 1 towards Prior's Wood allow the historic rural setting of these listed buildings to be appreciated, rooting the settlement into the surrounding historic landscape.

4.4.2 Development within the south-eastern part of Parcel 1 would erode this setting and would adversely affect the setting of these assets. Adverse effects upon the setting of these buildings could be reduced by locating any new development in Parcel 1 away from Smiths Green Lane, preserving the

open agrarian character of the land to the north of the listed buildings and maintaining views across this area to Prior's Wood.

4.4.3 The agricultural land within Parcel 3 is bordered by the track and historic green associated with the settlement at Jacks Green. This agricultural land preserves the historic separation between the historic settlements of Jacks Green and Smiths Green and allows the historic layout of the two settlements to be appreciated within the modern landscape. This separation makes a positive contribution to the historic character of the two settlements and to the setting of the listed buildings at Smiths Green. Development within this land parcel could erode this sense of separation resulting in the amalgamation of the listed buildings at Smiths Green into the urban development surrounding Takeley and Little Canfield. This would have an adverse effect upon the character of the two settlements and the setting of the nearby listed buildings.

4.4.4 It is possible that Parcel 3 area could accommodate some limited development. However, careful consideration would need to be given to its location, density and design, to ensure that it respects the historic layout of Jacks Green and Smiths Green and does not result in the amalgamation of these two settlements.

4.5 Grade I listed Church of the Holy Trinity

4.5.1 The Grade I listed building of the Church of the Holy Trinity is located to the west of the site. This is separated from the site by distance, trees and modern development at the northern end of Takeley. Although the church sits within a wooded area within the agricultural and wooded surroundings of Takeley and Little Canfield, the site does not contribute to this setting as it is hidden by modern development from the church.

4.6 Listed buildings at Little Canfield Hall and Frogs Hall

4.6.1 Additional Grade II* and Grade II listed buildings are located to the east of Parcel 2. Although these are not directly visible from the site due to the buffer of the rolling topography and trees, the agricultural land in which the site sits makes a positive contribution to their setting by allowing them to be appreciated within their open rural setting.

4.6.2 Development within the eastern part of Parcel 2 could have an adverse impact on the setting of these listed buildings. Adverse indirect impacts could be reduced by the use of green space and planting to provide a buffer between new development and these buildings and the use of sensitive design to limit the heights of buildings so that they do not become too prominent in views from the listed buildings towards Takeley.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

5.1.1 The site is considered to have the potential to contain prehistoric, Roman, medieval and post-medieval remains. Previous archaeological work carried out as part of the A120 works to the north of the site have identified the remains of Iron Age settlement activity, prehistoric field systems and Roman finds and features. In addition, a prehistoric urn and tools have previously

been recovered from within the site and its immediate surrounds. A possible moated site has been identified on the eastern edge of Parcel 1, whilst the site of a moated mill mound is located towards the east of Parcel 2 and former field boundaries cross Parcel 3. Due to the mill mound having been ploughed flat, archaeological investigation may be required to establish to what extent it survives beneath the surface and to record any remains.

- 5.1.2 A programme of pre-determination archaeological evaluation would be required in parts of the site that have not been previously evaluated. This would help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated on the edge of the historic settlements of Jacks Green and Smiths Green and is divided by Smiths Green Lane (a protected lane). It contains part of the scheduled *Warish Hall Moated site and remains of Takeley Priory* and an area of ancient woodland known as Prior’s Wood and is situated a short distance to the north of several listed buildings (located in Smiths Green). These heritage assets could be adversely affected by the loss of the open agricultural land and woodland which currently make up the site and by the introduction of new development into the site. The adverse effects of the development upon these assets could be reduced through good design, the preservation of nationally important remains *in situ* and the preservation of parts of the site as undeveloped open green space and woodland.
- 6.1.2 Parcels 1 and 3 remain the most sensitive to development due to their proximity to the designated heritage assets, although part of Parcel 1 may be able to accommodate development so long as appropriate design measures are implemented. Parcel 2, however, would be less sensitive to development.
- 6.1.3 The whole site is considered to have the potential to contain archaeological remains which could be affected by development. Archaeological evaluation would be required in all previously un-evaluated parts of the site to investigate the presence/absence and significance of any archaeological remains within the site. This information, alongside the information from previous investigations, would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.

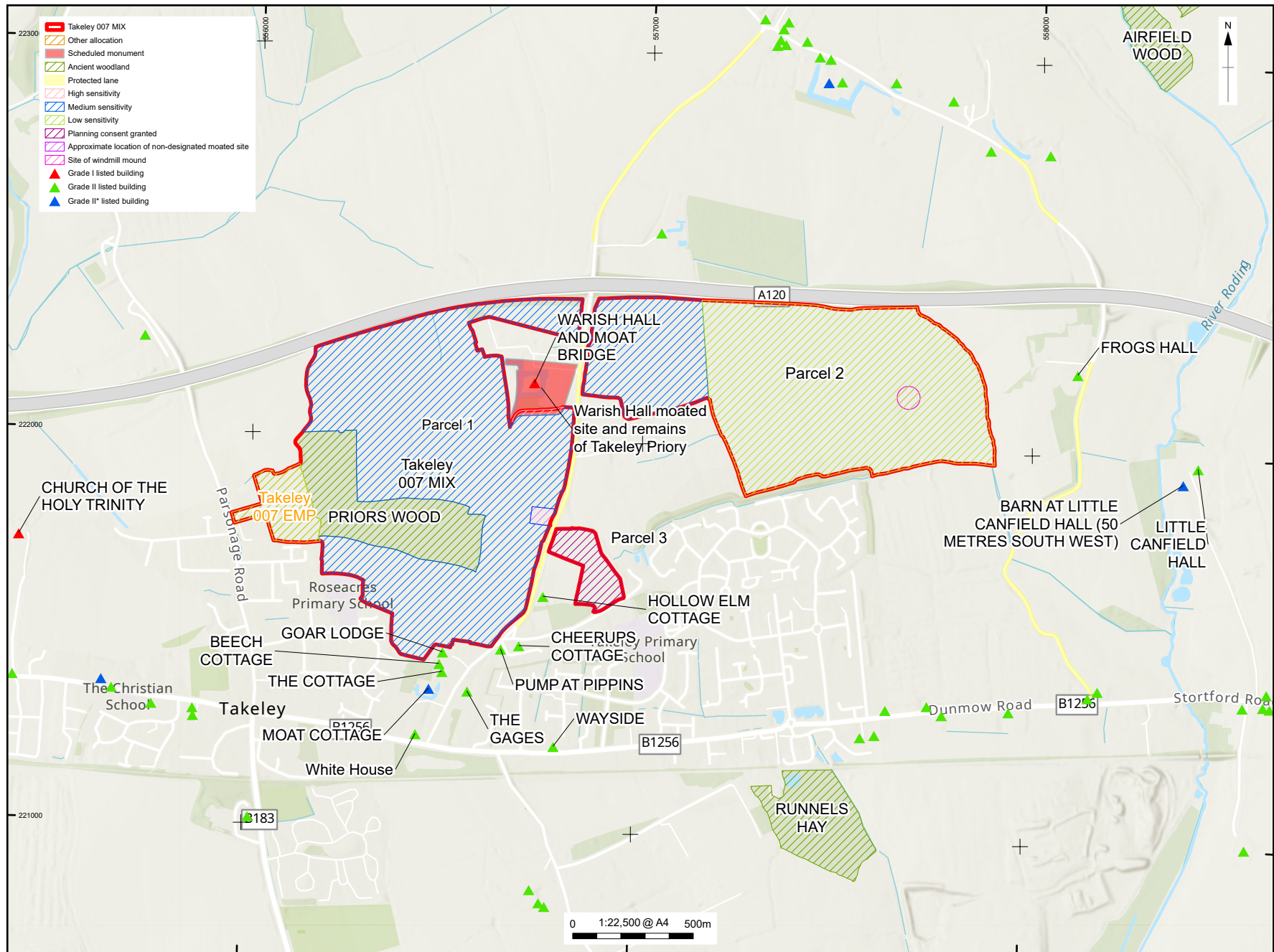
	The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.
Truncation or disturbance of part of the Warish Hall moated site.	All parts of the scheduled monument should be preserved <i>in situ</i> . No groundworks associated with the development, enabling works or any green infrastructure should be carried out within the scheduled area.
Deterioration or loss of the Prior's Wood ancient woodland	The ancient woodland should be preserved within any development proposals.
Loss of features associated with the Smiths Green Lane	Trees, hedgerows, banks, ditches and verges associated with the lane should be preserved within any new development.
Development could erode the visual connection between Warish Hall Moated Site and its surviving historic rural setting (which includes Prior's Wood)	<p>A buffer zone of green space should be preserved around the moated site to preserve the character of the monument. This would also help preserve any archaeological remains in the immediate environs of the scheduled monument</p> <p>The open green space to the south of the scheduled monument and alongside Smiths Green Lane should be preserved to maintain the functional relationship and visual connection between the scheduled monument and former estate. Views between the monument and Prior's Wood should also be maintained.</p>
Loss of views looking across open agricultural land from Smiths Green Lane. This could affect the setting of the listed buildings at Smiths Green and the protected lane	<p>Development should be located away from Smiths Green Lane to preserve the open, rural views from the road.</p> <p>The agricultural land to the north of Smiths Green Lane should be preserved along with views from the listed buildings looking across this landscape towards Prior's Wood.</p>
Damage to, or loss of, the tranquil nature of Smiths Green Lane through increased traffic	Adequate alternative access between the B1256 and areas north of Takeley should be provided within the development to reduce the expected use of the protected lane.
Amalgamation of the historic settlements of Jacks Green and Smiths Green could adversely affect the historic character of the settlements and the setting of the listed buildings in Smiths Green.	The location, density and design of any new development within Parcel 3 should be carefully considered and should respond to the historic layout and character of Smiths Green and Jacks Green. Any new development should avoid amalgamating the two historic settlement areas.

<p>Loss of the open setting and tranquil nature of Prior's Wood and its association with the priory to the north-east.</p>	<p>Limiting the scope of development within the parcel and avoiding the use of large clusters of development would help maintain an open setting and part of the historic character of the area.</p> <p>The use of sensitive design to keep buildings within the historic character of the surrounding area.</p> <p>Consideration of the location of street lighting and orientation of windows could help to reduce the flow of light towards the woodland.</p>
<p>Development could erode the visual connection between the listed buildings at Frogs Hall and Little Canfield Hall to the east and their surviving historic rural setting.</p>	<p>The use of green space and planting to provide a buffer, as well as sensitive design that limits the height of development and avoids prominent clusters of buildings could help to maintain views from the listed buildings across the remaining agricultural land.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessment, Stage 1: Towns and Key Villages

https://files.oxfordarchaeology.com/nextcloud/index.php/apps/files/?dir=/HMS/HMS%20Working%20Project/Essex%2C%20Uttlesford_Local_Plan_Creat-Chesterford&fileid=24076695



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Figure 10: Site location and key constraints
Takeley 007 MIX

Uttlesford Local Plan: Takeley 016 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Takeley 016 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 11.
- 1.1.2 The site comprises agricultural land surrounding Parkers Farm which is situated to the north of Takeley and Little Canfield. The site is bounded to the north and east by hedgerows and agricultural land, to the west by Smiths Green Lane (a protected lane), and to the south by a hedgerow lined track and a tree belt which separate the site from the modern residential suburb of Little Canfield. Parkers Farm is excluded from the site. The scheduled monument of *Warish Hall Moated site and remains of Takeley Priory* (NHLE ref. 10078434), Grade I listed building of Warish Hall and moat bridge (NHLE ref. 1169063) and ancient woodland of Prior's Wood are situated to the west of the site on the far side of Smiths Green Lane.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Takeley (Oxford Archaeology 2022). During this assessment, the heritage sensitivity of the site was assessed. The site forms part of Sensitivity Area TA A25 which was considered to have an unknown sensitivity with the potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated to the north of the modern settlement of Takeley and Little Canfield which incorporate the historic settlements and listed buildings of Jacks Green and Smiths Green. The scheduled monument of Warish Hall moated site and Takeley Priory and Grade I listed building of Warish Hall and moat bridge are sited on the opposite side of the protected lane of Smiths Green Lane, by the western edge of the site. The ancient woodland of Prior's Wood to the west also shares intervisibility with the site.
- 2.1.2 The site has been subject to little previous archaeological investigation and has been in agricultural use since the medieval period. Accordingly, it has the potential to contain well preserved archaeological remains. The Essex Historic Environment Record (EHER) records the site of a possible medieval moated site at Parkers Farm in the centre of the site with an additional medieval to post-medieval moat to the south and notes that a carved stone object was recovered from this area. Archaeological investigation to the south of the site has also identified prehistoric and Roman activity, whilst cropmarks of field

boundaries are noted to the east. Archaeological remains associated with these may extend onto the site.

- 2.1.3 Development activity within the site could directly affect any non-designated archaeological remains within the site, including the possible moated site at Parkers Farm and could also affect the protected lane of Smiths Green Lane which forms the western boundary of the site. This activity could also indirectly affect the setting of the listed buildings surrounding the site and the scheduled monument, ancient woodland and protected lane to the west.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Smiths Green Lane protected lane

- 3.2.1 Smiths Green Lane is one of Essex's protected lanes. The site borders this lane and accordingly development within the site could have a direct adverse impact upon features and planting associated with the lane. In the assessment of the lane, this was classed as including a wide range of components which have the potential to contain archaeological evidence and continuous mixed species hedgerows, mature trees, flowers and grass verge. Adverse direct impacts upon the lane could be avoided by ensuring that the trees, hedgerows, banks, ditches and verges associated with the lane are preserved within any new development.

3.3 Non-designated archaeological remains

- 3.3.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site, including the remains of the potential medieval and/or post-medieval moated site recorded at Parkers Farm by the EHER.
- 3.3.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below). Impacts upon the non-designated moated site in the centre could be avoided by preserving this asset *in-situ*. If this is not possible full archaeological excavation and recording of this feature may be required.

4 INDIRECT IMPACTS

4.1 Warish Hall Moated Site and remains of Takeley Priory scheduled monument and Grade I listed building of Warish Hall and moat bridge

- 4.1.1 The scheduled Warish Hall moated site, which contains the Grade I listed Warish Hall and Moat Bridge, is situated to the north-west of the site on the far side of Smiths Green Lane. The hedgerow and tree planting along the west side of the lane blocks views between these designated heritage assets and the site, and this screening would help prevent visual impacts upon the scheduled monument and listed building from development within the site.
- 4.1.2 The site does, however, contain a potential medieval moated site (located at Parkers Farm). This asset is one of several potential moated sites located
-

- within the environs of Warish Hall. If this asset proved to be contemporary with the scheduled monument it would make a positive contribution to the setting of the scheduled monument. However, its contribution to the setting of the scheduled monument could not be confirmed without further archaeological investigation.
- 4.1.3 Development within the site could affect the remains of a non-designated moated site, located to the east of the scheduled *Warish Hall Moated Site and remains of Takeley Priory*. Currently there is no visual relationship between the two areas due to the tree planting on the western side of Smiths Green Lane. Adverse impacts upon the setting of Warish Hall Moated site resulting from the loss of the non-designated moated site at Parkers Farm could be avoided by preserving this non-designated asset in situ.
- 4.1.4 Takeley Priory would historically have served as a focal point for a wider farming estate, with the agricultural landscape, of which the site forms a part, making a positive contribution to this setting.
- 4.1.5 Adverse effects of development within the site due to the loss of the agricultural setting would be difficult to avoid due to the open nature of the fields. However, these adverse effects could be reduced by limiting development to the southern and eastern parts of the site and planting hedges and trees to provide separation between the two. Limiting development to this part of the site would also help to reduce any potential contribution made by the possible moated site at Parkers Farm by maintaining the landscape between the two.
- 4.2 Historic Settlements at Smiths Green and Jacks Green**
- 4.2.1 The Grade II* listed building of Moat Cottage (NHLE ref.1112211) and the Grade II listed buildings of Beech Cottage (NHLE ref. 1112212), Goar Lodge NHLE ref. 1168972), The Cottage (NHLE ref. 122092), The Gages (NHLE ref. 1168954), Pump at Pippens (NHLE ref. 111210), Cheerups Cottage (NHLE ref. 1112207), Hollow Elm Cottage (NHLE ref. 1112220) and White House NHLE ref. 122089) comprise part of the historic settlement of Smiths Green. These are situated to the south-east of the site alongside Smiths Green Lane. These buildings form part of the historic settlement of Smiths Green. Although they are mostly separated from the site by trees and surrounding development, the agricultural land in which the site sits makes a positive contribution to the historic settlement by preserving the historic open and agrarian setting of the area.
- 4.2.2 Between Smiths Green and the site are the track and historic green associated with the settlement at Jacks Green. A visual buffer between this and the site is currently provided by trees, whilst an agricultural field provides some physical separation and preserves the historic separation between the historic settlements of Jacks Green and Smiths Green and allows the historic layout of the two settlements to be appreciated within the modern landscape. This separation makes a positive contribution to the historic character of the two settlements and to the setting of the listed buildings at Smiths Green. Development in the south-west of the site, to the north of this land parcel, could erode this sense of separation resulting in the amalgamation of the listed buildings at Smiths Green into the urban development surrounding Takeley and Little Canfield. This would have an

adverse effect upon the character of the two settlements and the setting of the nearby listed buildings.

- 4.2.3 Adverse effects upon the setting of these historic settlements could be reduced by limiting the scale of any development and locating any new development in the site away from Smiths Green Lane and Jacks Green, preserving the open agrarian character of the land to the north-east of these settlements.

4.3 Smiths Green Lane protected lane

- 4.3.1 As well as the direct impacts upon the protected lane of Smiths Green Lane, which runs alongside the western boundary of the site, development within the site could have an indirect adverse impact upon it. In the assessment, this was classed as being associated with a moderate range of contemporary historic landscape features, a strong association with non-contemporary archaeological features, having a well-preserved historic fabric that has seen no improvements and contains continuous mixed species hedgerows, mature trees and verges.

- 4.3.2 Views along this lane into the site are partially blocked by hedgerows and trees running alongside the road. There are however some mid-range views from the lane looking across the agricultural land of the site that make a positive contribution to its tranquil and rural character and setting and which would be adversely affected by development. Increased use of the lane due to greater population levels within the area would result in damage to the condition of the lane as well as increased noise, pollution and light that would have an adverse impact on the hedgerows and verge alongside the lane as well as its rural setting.

- 4.3.3 Adverse indirect impacts upon the setting of the protected lane could be reduced by locating any new development away from the edge of the lane in order to maintain its rural character. Adverse impacts caused by the increased traffic levels could be reduced by ensuring adequate provision of alternative access between the B1256 and areas to the north of Takeley

4.4 Prior's Wood ancient woodland

- 4.4.1 The ancient woodland of Prior's Wood lies across agricultural land to the west of the site. Historically, this was associated with the priory at Warish Hall to its north-east and formed part of this rural setting. The agricultural land on which the site sits forms part of this, making a positive contribution to the wood's setting by allowing it to be appreciated within its agrarian setting. The introduction of modern development into the area to the east could harm this setting by further reducing its connection with the historic settlement.

- 4.4.2 The area surrounding the wood, being agricultural in nature, does not currently see large amounts of disturbance from noise or light. Although at a distance, the site has the potential to adversely affect this tranquil setting. Adverse effects could be reduced through careful design, including the use of planting to provide a screen towards the woodland, and consideration of the location of street lighting and orientation of windows to reduce the flow of light towards the woodland.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site is considered to have the potential to contain prehistoric, Roman, medieval and post-medieval remains. Previous archaeological work carried out as part of the A120 works to the north of the site have identified the remains of Iron Age settlement activity, prehistoric field systems and Roman finds and features. In addition, the remains of a possible medieval and/or post-medieval moated site have been recorded at Parkers Farm in the centre of the site with an additional one to the south and a carved stone object recovered from the site. Prehistoric and Roman activity has been identified to the south of the site, whilst former field boundaries have been identified to the east. The site has the potential to contain associated or similar remains which would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated within agricultural land to the north of Takeley and Little Canfield. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could also affect the Smiths Green Lane protected lane. It also has the potential to indirectly affect the setting of Warish Hall moated site and Takeley Priory, the Grade I listed building of Warish Hall, the historic settlements at Smiths Green and Jacks Green and the ancient woodland of Prior’s Wood.
- 6.1.2 Due to the proximity of designated assets and the protected lane, the western part of the site is the most sensitive. The south-eastern part of the site is less sensitive and would be able to accommodate development, appropriate design measures were implemented and a programme of archaeological investigation and recording was carried out.
- 6.1.3 Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information, alongside the information from previous evaluations, would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

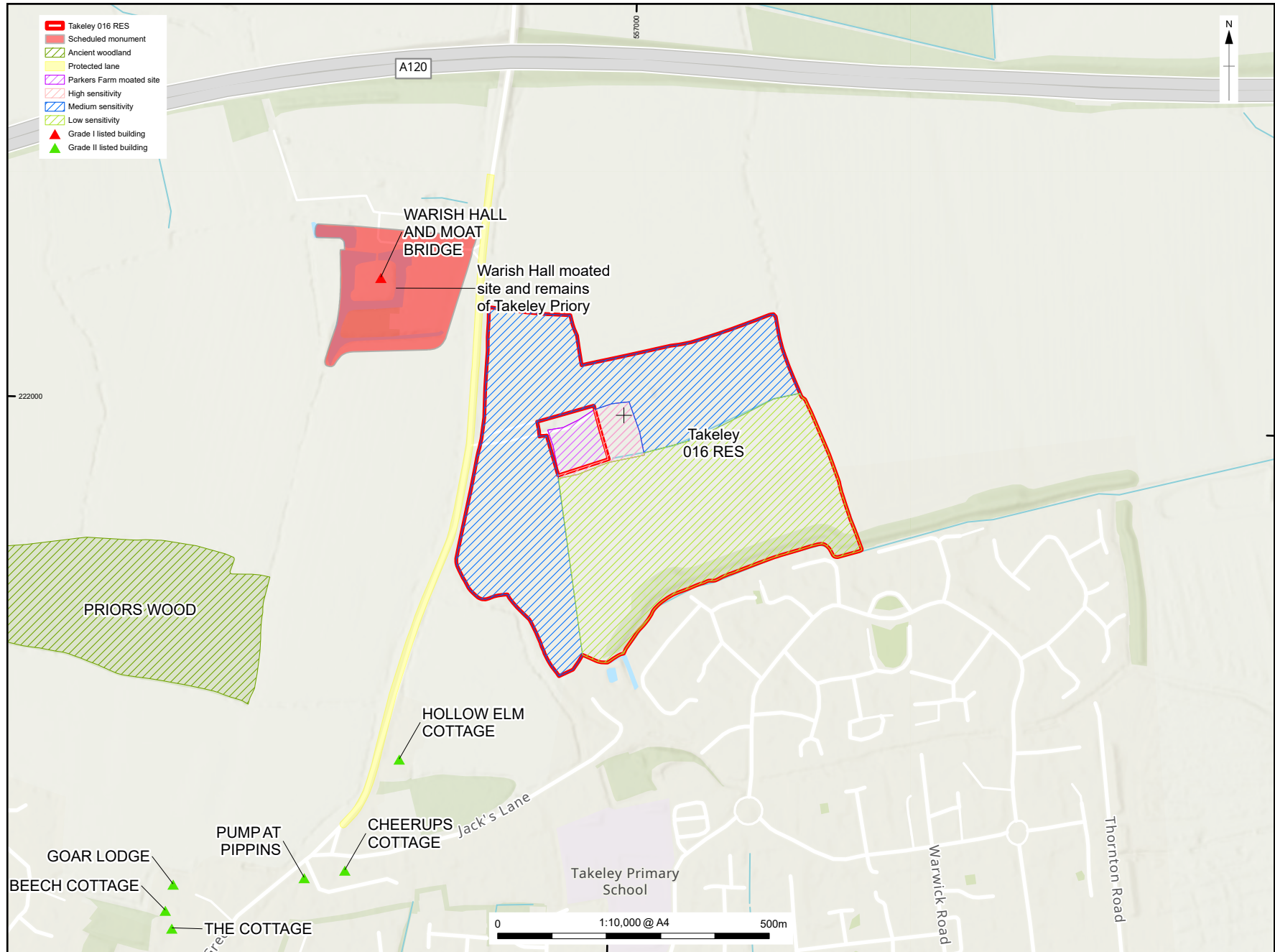
Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site, including a non-designated moated site which, if present, could contribute	A programme of archaeological evaluation would need to be carried out to confirm the

	<p>to the setting of the scheduled Warish Hall Moated site.</p>	<p>significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p> <p>If possible, the remains of the non-designated moated site should be preserved in situ. If this is not possible, and depending on the results of the evaluation, full archaeological excavation and recording of this feature may be required.</p>
	<p>Loss of the agricultural landscape that would historically have centred on Takeley Priory.</p>	<p>Limiting development to the southern and eastern parts of the site and planting hedges and trees to provide separation between the two could help to maintain the setting for Takeley Priory.</p>
	<p>Loss of features associated with the protected lane (Smiths Green Lane) to the west of the site.</p>	<p>Trees, hedgerows, banks ditches and verges associated with the lane should be preserved within any new development.</p>
	<p>Loss of views looking across open the open agricultural land from the protected lane.</p>	<p>Development should be located away from Smiths Green Lane to preserve the open, rural views from the road.</p>
	<p>Loss of the rural character of the protected lane and damage to its structure through increased traffic.</p>	<p>Adequate provision should be ensured to facilitate access between the B1256 and areas to the north of Takeley and the A120 without recourse to the protected lane.</p> <p>Access from the site should be focused to the south-east.</p>
	<p>Loss of the historic setting of the settlements at Smiths Green and Jacks Green.</p>	<p>Locating any new development in the site away from Smiths Green Lane and Jacks Green, and the avoidance of large clusters of development would help to preserve the separation of these settlements from the modern development.</p> <p>Sensitive design could be used to fit buildings into the character of the historic settlement.</p>
	<p>Loss of the agricultural setting and tranquil nature of the ancient woodland of Prior’s Wood.</p>	<p>Planting could be used to provide separation between the ancient woodland and new development.</p> <p>Careful consideration of the location of street lighting and orientation of windows should be made within the site in order to orientate the glow of light away from the woodland.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments,
Stage 1: Towns and Key Villages

https://files.oxfordarchaeology.com/nextcloud/index.php/apps/files/?dir=/HMS/HMS%20Working%20Project/Essex%2C%20Uttlesford_Local_Plan_Great-Chesterford&fileid=24076695



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Figure 11: Site location and key constraints
Takeley 016 RES

Uttlesford Local Plan: Little Canfield 003 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Little Canfield 003 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 4.
- 1.1.2 The site comprises agricultural land situated to the north of the B1256 and to the east of the modern settlement of Little Canfield. The site is bounded to the west by modern residential development, to the south by the B1256 and some small-scale roadside development, to the east by a protected lane and field boundaries, and to the north by field boundaries, agricultural land and a small belt of trees. The Grade II listed buildings of Warren Cottage (NHLE ref. 1054758), Lion and Lamb Public House (NHLE ref. 1054810), Warren Farmhouse (NHLE ref. 1097450), Warren Yard (NHLE ref. 1097454), Baileys (NHLE ref. 1334090), Squires Cottage (NHLE ref. 1367097), West Cottage and East Cottage (NHLE ref. 1054815) and Hawthorns (NHLE ref. 1334088) are situated to the south and east of the site on either side of the B1256, whilst the scheduled monument and Grade I listed of Warish Hall moated site and remains of Takeley Priory (NHLE refs 1007834 and 1169063) are 1.2km to the north-west, and the Grade II* listed building of Barn at Little Canfield Hall (NHLE ref. 1054762) and the Grade II listed buildings of Frogs Hall (NHLE ref. 11122188) and Little Canfield Hall (NHLE ref. 1097455) are to the north-east. The ancient woodland of Runnels Hay lies to the south-west of the site. The Essex Historic Environment Record (EHER) recorded the cropmark remains of an undated field system and an undated pit in the south-west of the site along with the course of a prehistoric paleochannel (former watercourse) towards the east.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Takeley and Little Canfield (Oxford Archaeology 2022). The site is situated partly within Sensitivity Area TA A25 and partly within Sensitivity Area TA A36.
- 1.1.4 Sensitivity Area TA A25 was considered to have an unknown sensitivity with the potential to contain previously unidentified archaeological remains.
- 1.1.5 Sensitivity Area TA A36 was considered to be of high sensitivity as it contained nationally important listed buildings which form part of a small settlement which grew up along the B1256 in the medieval and post-medieval periods. The modern B1256 follows the route of a prehistoric routeway, which was straightened in the Roman period and later became known as Stane Street. The site of a possible medieval moated site was also recorded within this sensitivity area.
- 1.1.6 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.
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2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the east of Little Canfield and to the north of the B1256. The site shares intervisibility with several listed buildings that form part of the historic settlement activity along the B1256, as well as with further listed buildings to the north-east and the scheduled monument and Grade I listed building at Warish Hall. A protected lane forms part of the site's eastern boundary. Whilst the ancient woodland of Runnels Hay lies to the south-west of the site, this is separated by modern development and trees. Little archaeological investigation has been undertaken on the site, although an undated pit was identified towards the south-west corner of the site and an undated field system and palaeolithic watercourse towards the eastern edge. The site may contain remains associated with these, as well as currently unknown archaeological remains of unknown significance.
- 2.1.2 Development activity within the site has the potential to directly affect features associated with the protected lane to the east of the site and any archaeological assets within the site. It also has the potential to affect the setting of the historic settlement and listed buildings which run along the B1256 to the south of the site as well as those to the north-east and the scheduled monument and listed building to the north-west.

3 DIRECT IMPACTS

3.1 Designated heritage assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Protected Lane

- 3.2.1 Parts of Bambers Green Road are classed as one of Essex's Protected Lanes. This includes the stretch running along the eastern edge of the site. In the assessment, this was classed as including components which have the potential to contain archaeological evidence and significant lengths of intermittent hedge and verge. Development within the site could have a direct adverse impact upon features and planting associated with the lane. These effects could be avoided by ensuring that the trees hedgerows, banks, ditches and verges associated with the lane are preserved within any new development.

3.3 Non-designated archaeological remains

- 3.3.1 Groundworks associated with the development of the site would have an adverse impact upon known and as yet unidentified archaeological remains within the site, including the remains of the paleochannel and the undated field system and pit. In addition, remains associated with the prehistoric and later phases of Stane Street along the southern edge of the site may extend onto the site.
- 3.3.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Scheduled monument of Warish Hall moated site and remains of Takeley Priory and the Grade I listed Warish Hall and moat bridge

4.1.1 Although separated from the site by a distance of c. 1.2km and modern development, the site of the scheduled monument of Warish Hall moated site and remains of Takeley Priory and Grade I listed building of Warish Hall and moat bridge share a small degree of intervisibility across the northern part of the site. Due to the modern development of Takeley and the hedgerows alongside Smiths Green Lane, views toward the site from the scheduled monument are restricted. However, the site is within part of the agricultural setting of the scheduled monument, and as such has a low positive contribution to the setting of the listed building, allowing it to be appreciated as part of the dispersed rural settlement and agrarian setting of the area.

4.1.2 Adverse indirect impacts upon the setting of the scheduled monument could be reduced by locating any new development away from the northern edge of the site and utilising this area for green space so that the agricultural setting of the scheduled monument and listed building is maintained.

4.2 Historic Settlement Activity along B1256

4.2.1 Several Grade II listed buildings (Warren Cottage, Lion and Lamb Public House, Warren Farmhouse, Warren Yard, Baileys, Squires Cottage, West Cottage and East Cottage, and Hawthorns) are situated to the south and east of the site on either side of the B1256. These buildings range in date from the 15th to the 18th century and form part of the settlement that developed along the road in the medieval and post-medieval periods. This area of development has a dispersed, rural character which is clearly distinct from the residential suburb of Little Canfield which ends at Thornton Road to the west of the site.

4.2.2 The dispersed settlement pattern and the separation of the buildings along the B1256 contributes to the historic character of the settlement in this area and makes a positive contribution to the setting of the listed buildings.

4.2.3 There are intermittent views from the B1256 taking in the listed buildings to the north of the road and the agricultural land beyond (which forms part of the site). There are also some partial views of these buildings from the protected lane to the east of the site through gaps in the hedgerows along the lane. These views take in the agricultural land to the south and west of the lane (southern part of the site) with the listed buildings beyond.

4.2.4 The intervisibility between the B1256, the listed buildings, and the surrounding agricultural land, make a low positive contribution to the setting of the listed buildings. The undeveloped nature of the landscape to the north of the road and its visibility from the road and the listed buildings, helps preserve the historic layout and rural dispersed character of the post-medieval settlement in this area allowing it to be appreciated within the modern landscape.

- 4.2.5 Development in the southern part of the site could erode the historic layout and dispersed rural character of the settlement along the B1256 and this would have an adverse impact upon the setting of the listed buildings.
- 4.2.6 Adverse impacts upon the character of the historic settlement and the setting of these buildings could be reduced through good design. Any new development within the site should respect the historic layout of the settlement along the road. Infill development that removed the gaps between the historic buildings and amalgamated this area of dispersed settlement into the residential suburb to the west should be avoided and care should be taken to ensure that the historic settlement pattern is still appreciable within the new development. This could be achieved by maintaining green space between and to the rear of the listed buildings, and by restricting building height so that any new buildings do not loom above the historic settlement along the road edge. The historic buildings fronting onto the B1256 vary in character and are well spaced out and separated by dense leafy hedgerows. Densely clustered housing fronting directly onto the road should be avoided and where possible the green leafy character of the road should be maintained to preserve the character of the historic settlement and the setting of the listed buildings.

4.3 Listed buildings at Little Canfield Hall and Frogs Hall

- 4.3.1 In addition to the listed building associated with the historic settlement along the B1256, the Grade II* listed building of Barn at Little Canfield Hall and Grade II listed buildings of Little Canfield Hall and Frogs Hall lie to the north-east of the site. Although there is limited intervisibility between these and the site due to trees, hedgerows and the gently rolling topography of the area, the agricultural character of the area, including the site, makes a positive contribution to their setting, allowing them to be understood within their open and agrarian rural setting. However, part of this has already been lost by development along the western edge of the site.
- 4.3.2 Development within the site, especially along the eastern edge, would adversely affect the setting of these listed buildings by removing part of their open agricultural setting. Adverse effects could be reduced by:
- Using green space and planting to provide screening between the listed buildings and the site.
 - Sensitive design with limits to the heights of buildings so that development is less visible over the hedgerows forming part of the agricultural landscape.

4.4 Protected Lane

- 4.4.1 As well as the direct impacts upon the protected lane of Bambers Green Road which runs alongside part of the eastern boundary of the site, development within the site could have an indirect adverse impact upon it. In the assessment, this was classed as having a direct association with at least one historic settlement, has seen moderate improvements or loss to its historic fabric and has significant lengths of intermittent hedge and verge.
- 4.4.2 Views along this lane into the site are partially blocked by the hedgerows and trees running alongside the road. There are, however, some mid-range views

from the lane looking across the agricultural land in the southern part of the site which would be adversely affected by development in this part of the site. Increased use of the lane due to greater population within the area would result in damage to the condition of the lane as well as increased noise, pollution and light that would have an adverse impact on the hedgerows and verge alongside the lane, as well as its rural setting.

- 4.4.3 Adverse indirect impacts upon the setting of the protected lane could be reduced by locating any new development away from the edge of the lane in order to maintain its rural character. Adverse impacts caused by the increased traffic levels could be reduced by ensuring adequate provision of alternative access between the B1256 and areas to the north of Takeley.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site is considered to have the potential to contain prehistoric, Roman, medieval and post-medieval remains. Previous archaeological work carried out as part of the A120 works to the north of the site have identified the remains of Iron Age settlement activity, prehistoric field systems and Roman finds and features, whilst the remains of a paleochannel, undated field system and pit have been identified on the site and the prehistoric and later phases of Stane Street run along the southern edge of the site. The site has the potential to contain associated or similar remains which would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required ahead of any development to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated to the north of the B1256 and east of Little Canfield. Several listed buildings are situated to the south of the site alongside the B1256. The setting of these listed buildings could be adversely affected by infill development along the road, and as a result of the development of the land immediately to the north (the site). The open agricultural character of the landscape forming the setting of the listed buildings to the north-east and the area of the scheduled monument to the north-west of the site would also be adversely affected by development along the eastern and northern parts of the site respectively. The development of the site could also adversely affect the open and rural character of the protected lane which forms its eastern boundary.
- 6.1.2 New development could be accommodated within the site so long as sufficient design measures are implemented to reduce the historic

environment impacts of the scheme. The southern part of the site, adjacent to the B1256, the south-eastern part of the site which adjoins the protected lane, the northern part of the site which shares limited intervisibility with Warish Hall and the eastern edge of the site which shares limited intervisibility with the listed buildings to the north-east are the most sensitive parts of the site. Careful consideration would need to be given to the location, density and design of development and the use of green space in these areas to protect the setting of the scheduled monument, listed buildings and protected lane. The area in the centre and west of the site would be less sensitive to development.

- 6.1.3 The whole site is considered to have the potential to contain archaeological remains which could be affected by development. Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development within the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p>
Loss of part of the historic setting of Warish Hall moated site and remains of Takeley Priory	Development should be located away from the northern end of the site, with this area utilised for green space to maintain the rural nature of the area.
The historic layout and character of the settlement and listed buildings along the B1256 could be lost and the historic buildings in this area could be amalgamated into the residential development to the west.	<p>The location, density and design of development in the southern part of the site should be carefully considered and care should be taken to preserve the historic character and layout of the settlement fronting onto the B1256.</p> <p>Infill development between the historic buildings should be avoided and new development fronting onto the road should respect the historic dispersed settlement pattern.</p> <p>Existing hedgerows and tree planting along the B1256 should be maintained as far as possible to preserve the leafy, rural character along the road.</p>

<p>Loss of the setting of the listed buildings to the north-east of the site through the removal of part of their open agricultural setting.</p>	<p>Green space and planting should be used to provide separation and to screen views between the listed buildings and the site.</p> <p>Sensitive design should be used with limits to the heights of buildings so that development is less visible over the hedgerows forming part of the agricultural landscape.</p>
<p>Loss of features associated with the protected lane to the east of the site.</p>	<p>Trees, hedgerows, banks ditches and verges associated with the lane should be preserved within any new development.</p>
<p>Loss of views looking across the agricultural land in the southern part of the site from the protected lane.</p>	<p>Development should be located away from the edge of the protected lane to preserve the open rural character of the lane.</p>
<p>Loss of the rural character of the protected lane and damage to its structure through increased traffic.</p>	<p>Adequate provision should be ensured to facilitate access between the B1256 and areas to the north of Takeley and the A120 without recourse to the protected lane.</p> <p>Access from the site should be focused to the south and west.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

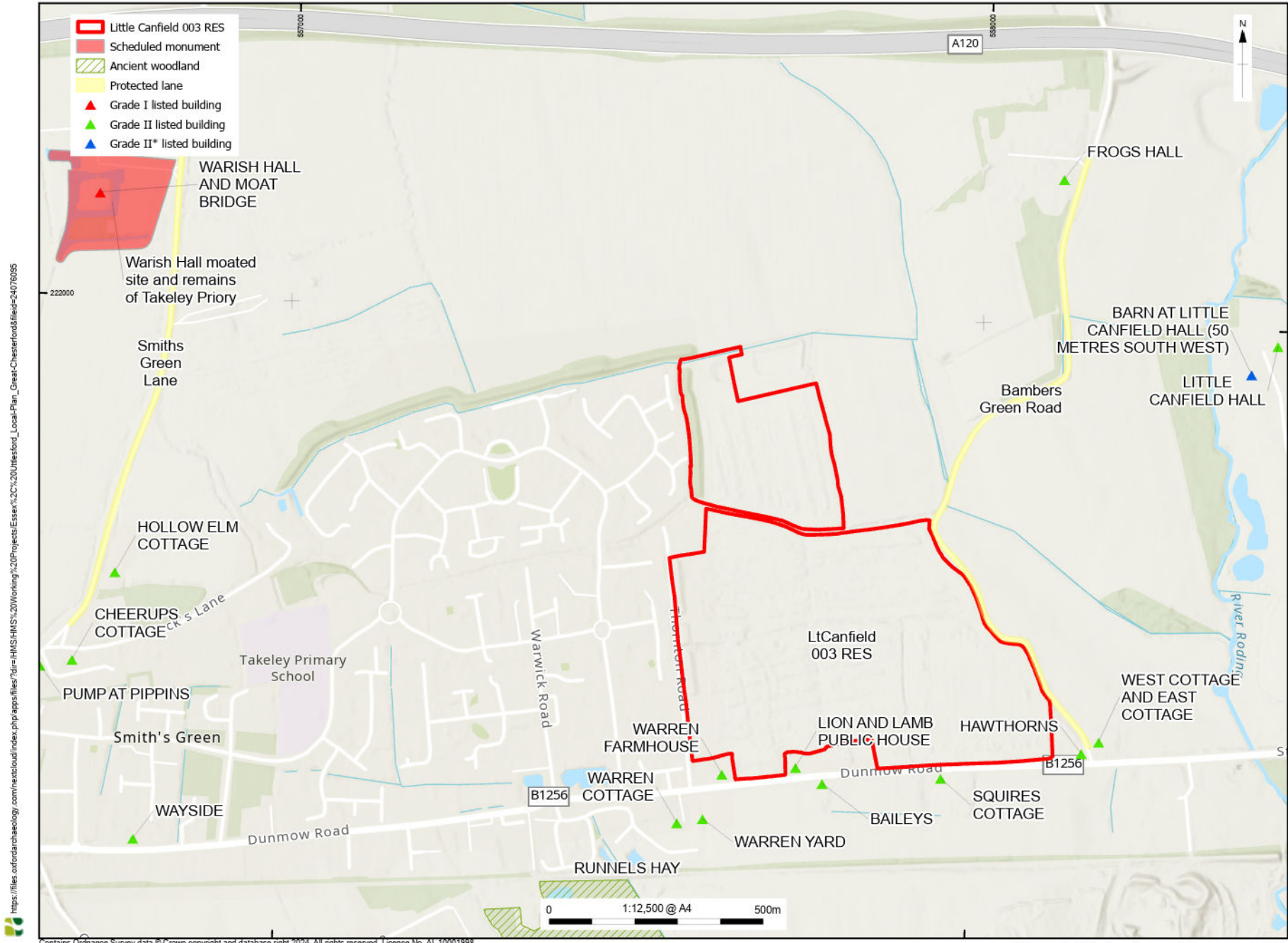


Figure 4: Site location and key constraints Little Canfield 003 RES

Uttlesford Local Plan: Elsenham 003 MIX and 004 EMP

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Elsenham 003 MIX and 004 EMP (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 1.
- 1.1.2 The site comprises former agricultural land situated at Gaunt's End, south-east of Elsenham. The site is bounded by hedgerows with agricultural land beyond, other than to the north where it is bounded by Hall Road/Elsenham Road. It surrounds the City Meadows and Gaunt's End industrial estates, as well as the Grade II listed buildings of Old Dairy Farmhouse (NHLE ref. 1112340) and Brewer Cottage and Sumach Cottage (NHLE ref. 1322496). Additional Grade II listed buildings of Barn approximately 90 metres to north-west of Home Farmhouse (NHLE ref. 1112331) and Home Farmhouse (NHLE ref. 1112330) lie to the north; Loppingdale Cottages (NHLE ref. 1112332) and Loppingdale Farmhouse (NHLE ref. 1112333) to the north-east; and Tumbleweed (NHLE ref. 1112341) to the south-east. To the north-west are the Grade I listed Church of St Mary the Virgin (NHLE ref. 1112335) and the Grade II listed Elsenham Hall (NHLE ref. 1112336). Eastend Wood, a nationally designated SSSI woodland lies to the east.
- 1.1.3 The site lies outside the areas covered by the Heritage Sensitivity Assessment for the area surrounding Elsenham (Oxford Archaeology 2022a). The site contains no designated heritage assets and is separated from the listed buildings of Elsenham Hall and the Church of St Mary the Virgin by dense woodland and planting. Limited archaeological investigation has taken place around the site, and it has the potential to contain unidentified archaeological remains of unknown significance. It does, however, border an area of medium-high sensitivity identified in the Stage 2 sensitivity assessment (Stage 2 ref. E12 A4) that includes part of a Roman cemetery that is considered to be of archaeological and historic interest and regional significance as well as possible prehistoric and Roman settlement. Accordingly, the site is considered to have an unknown sensitivity.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated to the north of Gaunt's End, south of Hall Road/Elsenham Road and crosses Green Street. It shares intervisibility with several listed buildings.
- 2.1.2 The site has been subject to little previous archaeological investigation, although a medieval to post-medieval strap fitting has been recovered from

the eastern part of the site and archaeological evaluation (Bamforth 2008) and excavation (Duffy 2013) have been undertaken to the north-east of the industrial estate that the site surrounds. These revealed a Late Bronze Age enclosure and dispersed pits and postholes as well as a Bronze Age or Iron Age structure and post-medieval field boundaries and drainage channels. In addition, the land to the south of the site contains a medieval moat, the regionally significant remains of a Roman cemetery and possible prehistoric and Roman settlement, whilst the fields to the east of the site contain cropmarks of former field boundaries. These or associated remains may extend onto the site.

- 2.1.3 Development activity within the site has the potential to directly affect any archaeological assets within the site. It also has the potential to affect the setting of the church and hall to the north-west, ancient woodland to the east and the listed buildings along Hall Road/Elsenham Road to the north of the site and the listed buildings by the centre of the site.

3 DIRECT IMPACTS

3.1 Designated heritage assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site.
- 3.2.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Grade I listed building of the Church of St Mary the Virgin and Grade II listed building of Elsenham Hall

- 4.1.1 The Grade I listed building of the Church of St Mary the Virgin and Grade II listed building of Elsenham Hall are located on the high ground to the north-west of the site. Although these buildings are visually screened from the site by dense trees and the site is no longer in arable use, it forms part of the open agricultural landscape in which they sit and provides a low positive contribution to the open agricultural character of the landscape, allowing them to be understood within the agricultural and woodland nature of the area. However, lighting introduced within the site may be visible through the trees which would have a low negative impact of the tranquil setting of the buildings. In addition, development on the site would be likely to increase traffic volumes along Hall Road, and although the woodland surrounding the listed buildings provides some buffering to the noise, it may not provide enough to cope with increased levels.

- 4.1.2 Development within the open land to the south-east of these listed buildings would adversely affect their setting. Adverse effects could be reduced by:

- Consideration of the location of lighting to reduce its visibility from the listed buildings.
- Considering/limiting development along Hall Road/Elsenham Road in relation to this and neighbouring allocations (Elsenham 001 RES and Elsenham 002 EMP) to limit potential traffic volume along the road.

4.2 Listed buildings adjacent to the site

4.2.1 The Grade II listed buildings of Old Dairy Farmhouse, Brewer Cottage, Sumach Cottage, Home Farmhouse, and the barn approximately 90 metres to north-west of Home Farmhouse lie adjacent to the site, whilst Loppingdale Cottages, Loppingdale Farmhouse and Tumbleweed lie nearby. Views from these listed buildings are for the most part partially screened by the trees and hedgerows along Elsenham Road. The open agricultural character of the land surrounding the site makes a low positive contribution to the isolated rural character of the listed buildings, allowing them to be understood as part of the agricultural setting outside Elsenham. However, these are not dense and building within the site may block parts of these views. In addition, Brewer Cottage and Sumach Cottage by the middle of the site would be in the midst of any development.

4.2.2 Development within the former agricultural land adjacent to these listed buildings would adversely affect their setting. Adverse effects could be reduced by:

- Using green space to separate these buildings from any new development.
- Avoiding block development along Hall Road and Elsenham Road which would erode the isolated rural character of the listed buildings.

4.3 Eastend Wood

4.3.1 The nationally designated SSSI site of Eastend Wood lies to the east of the site along Elsenham Road. The agricultural and former agricultural nature of the site makes a low positive contribution to the setting of this woodland, allowing its tranquillity to be appreciated. Although visually trees provide some screening between the woodland and the site, Elsenham Road would form access to the site and passes the woodland. Currently, the woodland has a rural setting, but increased traffic volume along the road may reduce its tranquillity.

4.3.2 Development within the former agricultural land to the west of this woodland would adversely affect its setting. Adverse effects could be reduced by:

- Consideration of the location of lighting to reduce its visibility from the woodland.
- Considering/limiting development along Hall Road/Elsenham Road in relation to this and neighbouring allocations (Elsenham 001 RES and Elsenham 002 EMP) to limit potential traffic volume along the road.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Archaeological evaluation and excavation to the north-east of the industrial estate surrounded by the site identified the remains of a Bronze Age enclosure and dispersed pits and postholes, a possible Bronze Age or Iron Age structure and post-medieval field boundaries, whilst a medieval moat lies by the southern edge of the site and cropmarks of former field boundaries have been identified in the fields to the east. In addition to these, possible prehistoric and Roman settlement has been identified during geophysical survey to the south of the site and a Roman cemetery also lies to the south of the site. The site has the potential to contain similar remains and features associated with these remains may extend onto the site. Any archaeological remains within the site would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required ahead of any development to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated to the south of Hall Road/Elsenham Road. Several listed buildings are situated in the area surrounded by the site and to its north. The setting of these listed buildings could be adversely affected by block development along the road and as a result of the development of the land immediately to the south (the site). The development of the site could also adversely affect the tranquil setting of the Church of St Mary the Virgin and Elsenham Hall.
- 6.1.2 New development could be accommodated within the site so long as sufficient design measures were implemented to reduce the historic environment impacts of the scheme. The central part of the site, adjacent to Brewer and Sumach Cottages, and the north-eastern part of the site along Elsenham Road are the most sensitive parts of the site due to their proximity to listed buildings. Careful consideration would need to be given to the location, density and design of development and the use of green space in these areas to protect the setting of the listed buildings.
- 6.1.3 The whole site is considered to have the potential to contain archaeological remains which could be affected by development. Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development within the site.
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Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p>
Development within the site could affect the isolated rural character of the listed building to the north and south-east of the site.	Parts of the site adjacent to the listed buildings could be retained in use as green space to help preserve the rural character of the buildings and prevent them from being amalgamated into larger blocks of development
Loss of the tranquillity of the setting of the Church of St Mary the Virgin and Elsenham Hall to the north-west and Eastend Wood to the east.	<p>Consideration should be taken as to the placement of lighting within any development to maintain the open setting of the church and hall and the rural setting of the woodland.</p> <p>Consideration should be made of the total development along Hall Road and Elsenham Road (in association with neighbouring allocations Elsenham 001 and Elsenham 002) to avoid increased traffic volumes along the road affecting the setting of the church, hall and woodland.</p>

7 REFERENCES

Bamforth, M., 2008, *Archaeological Evaluation of Trisail Towers Elsenham*, L-P Archaeology

Duffy, J., 2013, *Archaeological Excavation Report. Trisail Elsenham*, L-P Archaeology

Oxford Archaeology 2022a, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Oxford Archaeology 2022b, Uttlesford District Heritage Sensitivity Assessments, Stage 2: New Settlements

Uttlesford Local Plan: Great Chesterford Research Park

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Great Chesterford Research Park (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 2.
- 1.1.2 The site comprises parts of multiple agricultural fields and a carpark to the south-west, south and east of Chesterford Research Park. It lies to the east of Little Chesterford and south-east of Great Chesterford. Whilst the boundaries of the site mostly cut across the agricultural fields, the ancient wood of Emanuel Wood extends to the south-west of the site whilst Bassingbourne Wood extends from the north-west corner. To the north of the site lies the scheduled monument of *Moated site in Paddock Wood 560m north-east of Chesterford Park*, the ancient wood of Paddock Wood and the Grade II* listed building of Burntwood End (NHLE ref. 1196099), whilst the historic settlement and Grade II listed buildings of Little Walden lie to the south-east.
- 1.1.3 The site lies outside the areas of the Heritage Sensitivity Assessment for Great Chesterford (Oxford Archaeology 2022). The site contains no designated heritage assets but sits by the north-east corner of the ancient woodland of Emanuel Wood. It is on land formerly associated with the medieval manor of Manhall. Archaeological investigations undertaken within the research park have identified evidence of Iron Age field systems, late medieval to post-medieval ditches and residual Bronze Age finds. Due to the limited archaeological investigation that has taken place, the site has the potential to contain unidentified archaeological remains of unknown significance. Accordingly, it is considered to have an unknown sensitivity.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land surrounding the development of the Chesterford Research Park and to the east of Little Chesterford. It sits on land associated with the medieval manor of Manhall, adjacent to the north-east corner of the ancient woodland of Emanuel Wood and shares limited intervisibility with the scheduled monument of *Moated site in Paddock Wood 560m north-east of Chesterford Park* and the ancient woodland of Paddock Wood to the north of the site. The Grade II* listed building of Burntwood End and historic settlement of Little Walden are separated from the site by distance and trees.
- 2.1.2 The site has been subject to little previous archaeological investigation, although archaeological works within the research park to the north

extended onto the central part of the site. These identified evidence of Iron Age field systems, late medieval to post-medieval ditches and residual Bronze Age finds around the centre of the site and to the north, whilst to the south, late post-medieval made-ground was encountered. The possible course of a Roman road runs to the south of the site towards Great Chesterford and it lies on land associated with Manhall Manor. Remains associated with these features, as well as previously unknown remains, may extend onto the site.

- 2.1.3 Development activity within the site has the potential to directly affect any archaeological assets within the site. It also has the potential to affect the settings of the ancient woodland to the north and south of the site as well as the scheduled monument to the north.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site including potential remains associated with the Iron Age field systems and late medieval to post-medieval ditches identified to the north of and across the centre of the site, the possible course of a Roman road to the south, and the land of Manhall Manor on which the site sits.
- 3.2.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Scheduled monument of Moated site in Paddock Wood 560m north-east of Chesterford Park

- 4.1.1 The scheduled area of the moated site in Paddock Wood lies across agricultural land to the north of the site. Although there are views between the site and the scheduled area, these are blocked by trees with the exception of the north-east corner of the site. The open agricultural land and trees to the north of the site make a low positive contribution to the setting of the scheduled monument allowing the topography of the area and the mixed agricultural and woodland setting of the moated site and 13th century castle to be appreciated.
- 4.1.2 Development within the site would adversely affect the setting of the scheduled monument. Adverse effects could be reduced by using green space and planting to screen development in the north-east of the site from the scheduled area.

4.2 Ancient woodland of Emanuel Wood and Paddock Wood

- 4.2.1 Two areas of ancient woodland (Emanuel Wood by the southern edge of the site and Paddock Wood to the north) share intervisibility with the site,

including with the surrounding open agricultural land and more recent woodland. This forms a tranquil setting for both of the woods, although some disturbance is caused by the research park. These, alongside rural nature of the landscape of which the site forms a part, would have formed part of the landscape around Manhall Manor. The open nature of the site makes a low positive contribution to the setting of these woodlands allowing the tranquillity of the woodland to be appreciated.

4.2.2 Development within the site would adversely affect the setting of the ancient woodlands, especially Emanuel Wood to the south where its proximity to the site could result in light from new development penetrating the woodland. Adverse effects could be reduced by:

- Using green space and planting as a buffer, especially in the north-east of the site towards Paddock Wood and in the south of the site towards Emanuel Wood. Planting will need to be more intensive in the south of the site to screen the development from Emanuel Wood.
- Utilising sensitive design along the southern edge of the site to create a gradual transition from former agricultural land to the research park and the careful placement/design of lighting so that it does not penetrate the woodland.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. The site sits to the north of the possible route of a Roman road heading to Great Chesterford and within land of the former Manhall Manor, and evidence of Iron Age field systems, late medieval to post-medieval ditches and residual Bronze Age finds has been identified in the research park to the north and across the centre of the site. Remains associated with these may be present within the site. Any archaeological remains within the site would be adversely affected by development within the site.

5.1.2 A programme of pre-determination archaeological evaluation would be required in areas not previously evaluated to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

6.1.1 The site is made up of agricultural and former agricultural land to the south and east of Chesterford Research Park to the east of Little Chesterford. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could also

- affect the setting of the scheduled monument to the north of the site and the ancient woodlands to the north and south of the site.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out and green space and planting was used to create buffers in the north-east of the site towards the scheduled monument and Paddock Wood and along the southern part of the site towards Emanuel Wood.
- 6.1.3 Archaeological trial trenching may be required in parts of the site not already investigated to determine the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off-set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological trial trenching may be needed to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy if required.</p>
Development in the north-east of the site could erode the setting of the scheduled moated site at Paddock Wood to the north.	<p>Green space and planting should be used to provide a buffer in views to the north of the site and screen any buildings to maintain the agricultural and woodland setting of the scheduled monument.</p>
Development in the north-east and south of the site could erode the tranquil setting of the ancient woodland of Paddock Wood to the north and Emanuel Wood to the south.	<p>Green space and planting should be used to provide a buffer in views to the north of the site to further screen the research park from the woodland to the north and maintain its agricultural and woodland setting.</p> <p>A more intensive planting regime will be needed in the south of the site to screen the longer visible stretch of Emanuel Wood.</p> <p>The location, scale and density of any new development along the southern edge of the site should be carefully considered to create a gentle transition from the former agricultural land by Emanuel Wood to the research park.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford Local Plan: Little Canfield 004 EMP

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Little Canfield 004 EMP (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 5.
- 1.1.2 The site comprises two agricultural fields and grassland either side of an unnamed road as well as the road itself. It lies along the north edge of Stortford Road (B1256), south of the A120, and between Little Canfield to the west and Great Dunmow to the east. The boundaries of the site are marked by hedgerows. The surrounding area comprises agricultural land, other than a pond by the north edge, and a residential property and the Grade II listed building of Strood Hall (NHLE ref. 1087908) that sit in enclaves of the southern boundary of the site. The Grade II* listed building of Stone Hall (NHLE ref. 1334091) lies to the north, whilst the Grade II listed buildings of Cottage west of junction with Highcross Lane (NHLE ref. 1054760), Greencrofts, (NHLE ref. 1333644) and Old Station House (NHLE ref. 1097463) lie to the east, the Grade II* listed building of Barn at Little Canfield Hall (NHLE ref. 1054762) and Grade II listed building of Little Canfield Hall (NHLE ref. 1097455) lie to the north-west, and the Grade II listed buildings forming part of the historic settlement at Canfield End (Blatches NHLE ref. 1097453; Hall Cottage, NHLE ref. 1097451; Culbone, NHLE ref. 1334089; Cottage west of Old Forge, NHLE ref. 1054788; Old Forge, NHLE ref. 1097452; and The Endway, NHLE ref. 1054783) lie to the west with the Grade II listed Church of All Saints (NHLE ref. 1367058) to their south. The modern B1256 follows the route of a prehistoric routeway, which was straightened in the Roman period and later became known as Stane Street, whilst the remains of a Romano-British farmstead lie by the eastern edge of the site. The ancient woodland of High Wood lies to the north-east, to the north of the A120.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Great Dunmow and Takeley (Oxford Archaeology 2022). During this assessment, the eastern part of the site was assessed as being situated within Sensitivity Areas GD A37 and GD A42. Whilst Sensitivity Area GD A37 is deemed to be of unknown sensitivity due to its potential to contain previously unidentified archaeological remains, Area GD A42 is considered to be of high sensitivity due to the presence of Strood Hall. The western half of the site lies outside the sensitivity areas of Great Dunmow. This part of the site contains no designated heritage assets and limited archaeological investigation has been undertaken on it. It has the potential to contain unidentified archaeological remains of unknown significance. Accordingly, it is considered to have an unknown sensitivity.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the

site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the east of Little Canfield and west of Great Dunmow. It shares intervisibility with the listed building of Strood Hall on the southern edge of the site and forms part of the setting of several other listed buildings and the dispersed settlement at Canfield End to the west. Although the ancient woodland of High Wood lies to the north-east of the site, the presence of the A120 separates the site from the woodland's setting through its visual and aural presence. The Grade II listed Church of All Saints to the south-west is separated from the site by distance and trees, whilst the Grade II listed buildings to the east are separated from the site by trees and the rise up to the junction with the A120.
- 2.1.2 Parts of the site have been subject to previous archaeological investigation that identified possible boundaries associated with Little Canfield Hall in the north-west corner of the site and a late Bronze Age pit/quarry towards the north-east. In addition, Stortford Road, along the southern boundary of the site, is built upon the line of an Iron Age trackway and Roman road. Further archaeological remains associated with these features may extend onto the site.
- 2.1.3 Development activity within the site has the potential to directly affect any archaeological assets within the site. It also has the potential to affect the setting of the listed buildings along the southern edge of the site, as well as those to the north, north-west, and forming part of the dispersed settlement to the west, and the ancient woodland of High Wood to the north-east.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site, including the possible remains of boundaries associated with the manor of Little Canfield Hall that have been identified as cropmarks recorded by the Essex Historic Environment Record (EHER) in the north-west corner of the site. Other known remains that would be affected are those of the late Bronze Age pit/quarry towards the north-east of the site.
- 3.2.2 In addition, parts of the site which have not been previously investigated have the potential to contain as yet undiscovered archaeological remains, including ones potentially associated with the Iron Age trackway and Roman road just beyond the southern boundary, or the Roman farmstead just beyond the eastern boundary of the site. These would be adversely affected by groundworks associated with development.

- 3.2.3 Adverse effects upon archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Grade II listed building of Strood Hall

- 4.1.1 The Grade II listed building of Strood Hall is situated in the enclave north of the B1256 along the southern edge of the site. Although this is partially screened from the site by the surrounding trees and hedges, these are mainly low to the ground. The open agricultural character of the site visible in these views makes a low positive contribution to the setting of the hall, allowing it to be understood within its isolated rural setting. However, the noise from the nearby A120 detracts from this rural setting.
- 4.1.2 Development within the site adjacent to Strood Hall would adversely affect its setting. Adverse effects could be reduced by:
- Using green space and planting to provide a buffer around the listed building so that it retains its open setting.
 - Using sensitive design to lessen the impact of buildings close to the Strood Hall so that new development corresponds to existing buildings in the area and the agricultural setting.

4.2 Listed buildings near the site

- 4.2.1 Additional Grade II listed buildings (the Cottage west of junction with Highcross Lane, Greencrofts and Old Station House) lie to the east of the site. As with Strood Hall, the open agricultural character of the area, including the site, makes a low positive contribution to their setting, allowing them to be understood as parts of the isolated rural settlement and farmsteads in the area. However, the topography of the area and modern development means that the site itself is screened from these listed buildings, whilst the noise from the nearby A120 detracts from their setting.
- 4.2.2 The Grade II* listed medieval barn and Grade II listed post-medieval building of Little Canfield Hall lie to the west of the site. Again, the open agricultural character of the area, including the site, makes a low positive contribution to their setting, allowing them to be understood within their agricultural landscape. Noise from the A120, however, detracts from this setting. Although the topography and hedgerows screen the site from these listed buildings from ground level, buildings may be visible over the top.
- 4.2.3 Development within the site would adversely affect the setting of the listed buildings to the east and north-west of the site by reducing the open agricultural setting. Adverse effects could be reduced by:
- Using green space and planting to break-up any new development.
 - Limiting the scale and density of development so that views to/from Little Canfield Hall remain agricultural in character.

4.3 Historic settlement activity along the B1256

- 4.3.1 Several listed buildings (Blatches, Culbone, Hall Cottage, Cottage west of Old Forge, Old Forge and The Endway) are situated to the west of the site. These post-medieval buildings range in date from the mid-15th to the 17th century and form part of the settlement that developed along the B1256 in the medieval and post-medieval periods. This area of development has a dispersed, rural character which is clearly distinct from the residential suburb of Little Canfield which lies to the west.
- 4.3.2 The dispersed settlement pattern and the separation of the buildings along the B1256 contributes to the historic character of the settlement in this area and makes a positive contribution to the setting of the listed buildings.
- 4.3.3 There are intermittent views from the B1256 taking in the listed buildings to the south of the road and the agricultural land beyond. Although the site is hidden from view from these listed buildings by the local topography and modern development, the intervisibility between the B1256, the listed buildings, and the surrounding agricultural land, makes a low positive contribution to the setting of the listed buildings. The undeveloped nature of the landscape to the north of the road and its visibility from the road helps preserve the historic layout and rural dispersed character of the post-medieval settlement in this area allowing it to be appreciated within the modern landscape.
- 4.3.4 Development in the southern part of the site could erode the historic layout and dispersed rural character of the settlement along the B1256 and this would have an adverse impact upon the setting of the listed buildings.
- 4.3.5 Adverse impacts upon the character of the historic settlement and the setting of these buildings could be reduced through good design. Any new development within the site should respect the historic layout of the settlement along the road. Care should be taken to ensure that the historic settlement pattern is still appreciable within the new development. This could be achieved by avoiding densely clustered buildings fronting directly onto the road, and where possible the green leafy character of the road should be maintained to preserve the character of the historic settlement and the setting of the listed buildings.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 As noted above, parts of the north of the site have been subject to previous archaeological works, including assessment of aerial photographs and excavation associated with the A120 in the north of the site. Previously uninvestigated parts of the site would have some potential to contain further prehistoric, Romano-British and post-medieval remains as well as agricultural features within the areas beyond those investigated.
- 5.1.2 Archaeological trial trenching may be required in parts of the site that have not been previously investigated. The trial trenching would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable

archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of grassland and agricultural land to the west of Great Dunmow and east of Little Canfield. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could affect the setting of the historic settlement of Canfield End to the west as well as the listed buildings in the surrounding area and the listed building of Strood Hall on the site's southern boundary.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out and sufficient design measures were implemented to reduce the historic environment impacts of the scheme. Green space and planting could be utilised in the area surrounding Strood Hall and along the western and southern boundaries of the site in order to break up the impact of the development. Sensitive design could also be used to lessen the impacts of buildings, and densely clustered building could be avoided to maintain the dispersed character of the area.
- 6.1.3 Archaeological trial trenching may be required to investigate the presence/absence and significance of any archaeological remains within previously un-investigated parts of the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off-set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site, especially potential remains associated with potential Bronze Age activity in the north, the Romano-British farmstead to the east, or the post-medieval boundaries associated with the manor at Little Canfield.	<p>A programme of archaeological trial trenching may be needed to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy if required.</p>
Development within the site could erode the dispersed rural character of the listed buildings associated with Canfield End.	<p>Prominent block development along the B1256 which contrasts with Little Canfield to the west should be avoided and care should be taken to preserve the dispersed character of the settlement at Little Canfield.</p> <p>Parts of the site towards the road could be retained in use as green space and planting to help preserve the rural character of the roadside and prevent views of larger blocks of development.</p>
Development within the site could affect the isolated rural character of the listed buildings of	If possible, a buffer area of green space should be maintained around Strood Hall to separate it

Strood Hall, Stone Hall, the Cottage west of junction with Highcross Lane, Greencrofts and Old Station House	from any surrounding development, and green space and planting should be utilised to preserve the isolated rural character of the listed buildings visible from the site.
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7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford Local Plan: Takeley 005 EMP

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Takeley 005 EMP (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 8.
- 1.1.2 The site comprises agricultural land situated to the north of the B1256 and south of the A120 to the north of the historic settlement of Takeley Street. The site is bounded to the west by the ancient woodland of Priory Wood; to the south by the B1256 and residential and farm buildings of Takeley Street, to the east by further agricultural fields, and to the north by woodland with the A120 beyond. The Grade II listed buildings of Bassingbourne Lodge (NHLE ref. 1322593), Taylors (NHLE ref. 1112213), Four Bay Barn to south-east of Taylors (NHLE ref. 1322556) and Old Mill Public House (NHLE ref. 1168993) are situated to the south, between the site and the B1256, whilst the Grade II* listed building of Josephes (NHLE ref. 1169005) and further Grade II listed buildings (Austin Villa NHLE ref. 1322557, Barn adjacent to Street Farmhouse NHLE ref. 1322559, Barn fronting road to south-west of Whites Farmhouse NHLE ref. 1322558, Clock House NHLE ref. 1168996, Four bay barn at Josephes Drive NHLE ref. 1112216, Four Gables NHLE ref. 1169008, Green Man Public House NHLE ref. 1169048, Hatfield Forest Cottage NHLE ref. 1112217, Old Bakehouse NHLE ref. 1112214, Post Cottage NHLE ref. 1247305, Rayleigh Cottage NHLE ref. 1168998, Stable range west of Street Farmhouse NHLE ref. 1169056, Street Cottage NHLE ref. 1112215, Street Farmhouse NHLE ref. 1112219, Whites Farmhouse NHLE ref. 1169036, Yew Tree House NHLE ref. 1112218 and Yew Tree House and Jonyers NHLE ref. 1306740) that form part of the historic settlement of Takeley Street lie to the south-east, and the Grade II listed buildings of Cartlodge at Thremhall Priory (NHLE ref. 1239845), Dovecote approximately 60m to the south-west of Thremhall Priory (NHLE ref. 1239238), Garden House wall at Thremhall Priory (NHLE ref. 1221503), Granary approximately 60m to the south-west of Thremhall Priory (NHLE ref. 1239237), Great Hallingbury End (NHLE ref. 1365615), Stables and lodge to south of Thremhall Priory (NHLE ref. 1275076) and Thremhall Priory (NHLE ref. 1275070) to the west of the site. The ancient woodland of Hatfield Forest also lies on the opposite side of the B1256 to the south of the site.
- 1.1.3 The site lies outside the areas covered by the Heritage Sensitivity Assessment for the area surrounding Takeley and Little Canfield (Oxford Archaeology 2022). The site contains no designated heritage assets but borders the ancient woodland of Priory Wood and several listed buildings lie to the south-east with a buffer between. Due to the limited archaeological investigation that has taken place, it has the potential to contain unidentified archaeological remains of unknown significance. Accordingly, it is considered to have an unknown sensitivity.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the
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site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the north of Takeley Street and the B1256, and south of the A120. The southern edge of the site borders the route of Stane Street Roman Road and there is the chance that associated activity may expand onto the site. This has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.
- 2.1.2 Listed buildings forming part of the historic dispersed settlement of Takeley Street are located along the B1256 to the south-east and south-west of the site. The ancient woodland of Priory Wood borders the western edge of the site with additional unnamed ancient woodland to the north of the A120 and the historic woodland of Hatfield Forest to the south. Development activity within the site has the potential to indirectly affect the setting of the historic settlement and listed buildings that run along the B1256, as well as the ancient woodland to the north, west and south of the site.

3 DIRECT IMPACTS

3.1 Designated assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 No archaeological remains have been recorded within the site. However, the route of Stane Street Roman road runs along the B1256 on the southern boundary of the site. The site is considered to have the potential to contain archaeological remains associated with Stane Street as well as previously unidentified archaeological remains of unknown significance, and these would be directly adversely affected by groundworks associated with development.
- 3.2.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Historic Settlement of Takeley Street

- 4.1.1 The Grade II listed buildings of Bassingbourne Lodge, Taylors, Four Bay Barn to south-east of Taylors and Old Mill Public House are situated to the south, between the site and the B1256, with the Grade II* listed building of Josephes and Grade II listed buildings of Austin Villa, Barn adjacent to Street Farmhouse, Barn fronting road to south-west of Whites Farmhouse, Clock House, Four bay barn at Josephes Drive, Four Gables, Green Man Public House, Hatfield Forest Cottage, Old Bakehouse, Post Cottage, Rayleigh Cottage, Stable range west of Street Farmhouse, Street Cottage, Street

- Farmhouse, Whites Farmhouse, Yew Tree House and Yew Tree House and Jonyers to the south-east of the site and the Grade II listed buildings of Cartlodge at Thremhall Priory, Dovecote approximately 60m to the south-west of Thremhall Priory, Garden House wall at Thremhall Priory, Granary approximately 60m to the south-west of Thremhall Priory, Great Hallingbury End, Stables and lodge to south of Thremhall Priory and Thremhall Priory to the west of the site. These buildings range in date from the late 14th to 19th century and form part of the settlement that developed along the road during the medieval and post-medieval periods. This area of development has a linear, roadside character that is clearly distinct from the residential estates of Takeley to the east. The agricultural land covered by the site makes a positive contribution to the setting of these assets by preserving the historic and open agrarian setting of the listed buildings that provides a counter to the wooded setting to their south.
- 4.1.2 Although these buildings probably formed part of the dispersed settlement pattern along the B1256, development along the road has filled in much of the space between the properties, resulting in some loss of the historic character of the settlement in this area. However, there are still some intermittent views from the B1256 taking in the listed buildings to the north of the road and the agricultural land beyond (which forms part of the site).
- 4.1.3 The intervisibility between the B1256, the listed buildings, and the surrounding agricultural land, make a low positive contribution to the setting of the listed buildings. The undeveloped nature of the landscape to the north of the settlement and its visibility from the road and the listed buildings, helps preserve the historic layout and rural roadside character of the post-medieval settlement in this area, allowing it to be appreciated within the modern landscape.
- 4.1.4 Development in the southern part of the site could erode the historic layout and roadside rural character of the settlement along the B1256 and this would have an adverse impact upon the setting of the listed buildings.
- 4.1.5 Adverse impacts upon the character of the historic settlement and the setting of these buildings could be reduced through sensitive design. Any new development within the site should respect the historic layout of the settlement along the road. Infill development that removed the gaps between the historic buildings and large clusters of development should be avoided. Care should be taken to ensure that the historic settlement pattern is still appreciable within the new development. This could be achieved by interspersing green space between small groups of buildings and by restricting building height, so that any new buildings do not loom above the historic settlement along the road edge. The historic buildings fronting onto the B1256 vary in character. Densely clustered housing fronting directly onto the road should be avoided and where possible the green leafy character of the road away from settlement should be maintained to preserve the character of the historic settlement and the setting of the listed buildings.
- 4.2 Ancient woodland**
- 4.2.1 The ancient woodland of Priory Wood borders the western edge of the site, whilst that of Hatfield Forest lies to the south. These woods will have been historically associated with the settlement and form part of their mixed

- agrarian and woodland setting. The introduction of modern development into the area to the east if Priory Wood could harm its setting by further reducing its connection with the historic settlement and other areas of woodland following the introduction of the A120 to the north. Recent development between the B1256 and Hatfield Forest to the south detract from views in this direction.
- 4.2.2 At present, the northern edge of the Priory Wood is disturbed by constant noise and light from the A120. In contrast, the western edge has smaller scale development more consistent with dispersed settlement causing low levels of noise and light disturbance, whilst the agricultural land to the east (forming part of the site) forms a buffer to the noise and light of Takeley Street and the B1256. Development within the western part of the site would adversely affect the woodland by introducing greater noise and light levels, whilst broader development on the site would bring greater traffic to the B1256.
- 4.2.3 Development in the western part of the site could detract from the rural mixed agrarian and woodland setting viewed from Hatfield Forest northwards. Development along both sides of the B1256 provides a buffer between Hatfield Forest and the eastern part of the site.
- 4.2.4 Adverse effects on the ancient woodland could be reduced through the use of green space and new habitat to provide a buffer and reduce the immediate light and noise infiltrating the woodland. Sensitive design could also be utilised to limit the height of buildings so that they do not loom over the woodland.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 No previous archaeological investigation has been carried out within the site. The site borders the route of Stane Street Roman Road, whilst archaeological investigations carried out by Bassingbourn Lodge by the southern edge of the site identified a brick and pebble surface of probable 19th/20th century date and that probably formed the access route to a barn that had previously been there. Post-medieval pottery has also been recovered in the land between the site and the B1256. The site is considered to have the potential to contain similar or associated remains which would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required ahead of any development to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated to the north of the B1256 and the historic settlement of Takeley Street, and east of the ancient woodland of Priory Wood. Several listed buildings are situated to the south of the site alongside the B1256. The setting of these listed buildings could be adversely affected by infill development along the road and heavy block development behind. Development in the west of the site could also adversely affect the setting of the ancient woodland that forms the site’s western boundary.
- 6.1.2 New development could be accommodated within the site so long as sufficient design measures were implemented to reduce the historic environment impacts of the scheme. The western part of the site adjacent to Priory Wood and the southern part of the site, adjacent to the B1256 and the historic settlement are the most sensitive parts of the site. Careful consideration would need to be given to the location, density and design of development and the use of green space in these areas to protect the setting of the ancient wood and the listed buildings. The area to the north, alongside the A120, and the east would be less sensitive to development.
- 6.1.3 The whole site is considered to have the potential to contain archaeological remains which could be affected by development. Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development within the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p>
The historic layout and character of the settlement and listed buildings along the B1256 could be lost and the historic buildings in this area.	<p>The location, density and design of development in the southern part of the site should be carefully considered and care should be taken to preserve the historic character and layout of the settlement fronting onto the B1256.</p> <p>Infill development between the historic buildings should be avoided and new development fronting onto the road should respect the historic dispersed settlement pattern.</p>

		Existing hedgerows and tree planting along the B1256 should be maintained as far as possible to preserve the leafy, rural character along the road.
	Development on the site could detract from the setting of the woodland to the west (Priory Wood) and South (Hatfield Forest), especially with noise and light.	<p>Green space should be used to create new habitat to form a suitable buffer between the woodland and new development in order to limit the disturbance caused by light and noise.</p> <p>Sensitive design should be used to avoid new development looming over the woodland or dominating views from the woodland.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford Local Plan

Habitat Regulations Assessment
Regulation 19

Uttlesford District Council

June 2024

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1. Introduction

Background

- 1.1 AECOM was appointed by Uttlesford District Council to produce a report to inform the Council's Habitats Regulations Assessment (HRA) of the potential effects of the Regulation 19 Uttlesford Local Plan (ULP) on the National Site Network of Special Areas of Conservation, Special Protection Areas and Ramsar sites. For simplicity these sites are referred to as Habitat sites throughout this report. The objectives of the assessment are to:
- Identify any aspects of the Local Plan that would cause an adverse effect on the integrity of Habitat sites either alone or in combination with other plans and projects; and
 - To advise on appropriate policy mechanisms for delivering mitigation where such effects were identified.
- 1.2 The HRA of the Uttlesford Local Plan is required to determine if there are any realistic linking pathways present between a Habitats site and the Local Plan and where Likely Significant Effects cannot be screened out, an analysis to inform Appropriate Assessment is undertaken to determine if adverse effects on the integrity of the Habitats sites will occur as a result of the Local Plan alone or in combination.

Legislative Context

- 1.3 The UK left the European Union (EU) on 31 January 2020 under the terms set out in the European Union (Withdrawal Agreement) Act 2020 ("the Withdrawal Act"). While the UK is no longer a member of the EU, a requirement for Habitats Regulations Assessment will continue as set out in the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
- 1.4 The HRA process applies the 'Precautionary Principle' to Habitats sites. Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the Habitat (formally "European") site(s) in question. To ascertain whether or not site integrity will be affected, an Appropriate Assessment should be undertaken of the Plan or project in question. Figure 1 below sets out the legislative basis for Appropriate Assessment.
- 1.5 Plans and projects that are associated with potential adverse impacts on Habitats sites may still be permitted if there are no reasonable alternatives and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation would be necessary to ensure the overall integrity of the site network.

Conservation of Habitats and Species Regulations 2017 (as amended)

The Regulations state that:

"A competent authority, before deciding to ... give any consent, permission or other authorisation for, a plan or project which – (a) is likely to have a significant effect on a European site ... (either alone or in combination with other plans or project)... must make an appropriate assessment of the implications of the plan or project in view of the site's conservation objectives... The competent authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site".

Figure 1: The legislative basis for Appropriate Assessment

- 1.6 Over time the phrase 'Habitats Regulations Assessment' (HRA) has come into wide currency to describe the overall process set out in the Regulations from screening through to IROPI. This has arisen in order to distinguish the process from the individual stage described in the law as an 'Appropriate Assessment'.

- 1.7 In spring 2018 the ‘Sweetman’ European Court of Justice ruling¹ clarified that ‘mitigation’ (i.e., measures that are specifically introduced to avoid or reduce a harmful effect on a Habitats site that would otherwise arise) should **not** be taken into account when forming a view on Likely Significant Effects. Mitigation should instead only be considered at the Appropriate Assessment stage. This HRA is cognisant of that ruling.

Habitats site scope of the project

- 1.8 There is no pre-defined guidance that dictates the physical scope of an HRA of a Plan document. Current guidance suggests that the following Habitats Sites should be included in the scope of an HRA assessment:
- All Habitats Sites within the boundary of the Uttlesford District;
 - Habitats Sites located within 20km of the District boundary; and
 - Habitats Sites located outside of the District boundary shown to be linked to development in the ULP through a known ‘pathway’ (discussed below).
- 1.9 Generally, it is uncommon for development plans to be deemed to have significant impacts on Habitats Sites situated more than 10km from areas of growth. For example, most core recreational catchments (except for some coastal sites) are under 10km in size and the average vehicle commuting distance of a UK resident is approx. 10km. However, there are exceptions and it should be noted that the presence of a conceivable impact pathway linking a Plan to a Habitats Site does not mean that Likely Significant Effects (LSEs) will occur.
- 1.10 In particular, development impacts can extend beyond 10km, particularly where hydrological pathways and surface water catchments are involved, which is why the source-pathway-receptor concept is also used to help determine whether there are potential pathways connecting development to Habitats Sites. This takes site-specific sensitivities into account, including issues such as nutrient neutrality or water levels, quantity and flow.
- 1.11 Briefly defined, impact pathways are routes by which the implementation of a policy within a Local Plan document can lead to an effect upon a Habitats Site. An example of this would be new residential development resulting in an increased population and thus increased recreational pressure, which could affect Habitats Sites through, for example, disturbance of ground-nesting birds. Guidance from the Ministry of Housing, Communities and Local Government (MHCLG, now the Department for Levelling Up, Housing and Communities (DLUHC)) states that the HRA should be ‘*proportionate to the geographical scope of the [plan policy]*’ and that ‘*an AA need not be done in any more detail, or using more resources, than is useful for its purpose*’ (MHCLG, 2006, p.6).
- 1.12 This basic principle has also been reflected in court rulings. The Court of Appeal² has ruled that provided the Council (competent authority) was duly satisfied that proposed mitigation could be ‘achieved in practice’ to satisfy that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied to planning permissions (rather than a Plan level document)³. In this case the High Court ruled that for ‘*a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of Reg 61 of the Habitats Regulations*’.
- 1.13 Habitats Sites identified as falling within the three bullet points in paragraph 1.8 of this HRA:
- Devil’s Dyke SAC,
 - Epping Forest SAC,
 - Essex Estuaries SAC,

¹ People Over Wind and Sweetman v Coillte Teoranta (C-323/17)

²No Adastral New Town Ltd (NANT) v Suffolk Coastal District Council Court of Appeal, 17th February 2015

³High Court case of R (Devon Wildlife Trust) v Teignbridge District Council, 28 July 2015

- Eversden & Wimpole Woods SAC,
- Lee Valley SPA,
- Lee Valley Ramsar,
- Wormley-Hoddesdonpark Woods SAC,
- Blackwater Estuary (Mid Essex Coast Phase 4) SPA, and
- Blackwater Estuary (Mid Essex Coast Phase 4) Ramsar.

There are no candidate SACs or proposed SPAs that require consideration in this HRA.

1.14 The distribution of the above Habitats Sites in relation to Uttlesford District is shown in Figure 2. An introduction to the qualifying features (species and habitats), Conservation Objectives, and threats and pressures to the integrity of these Habitats Sites are set out in Chapter 3.

1.15 In order to fully inform the screening for LSEs stage, several studies and online information databases have been consulted. These include:

- HRA of the Draft Uttlesford Local Plan 2021-2040
- Essex Coast Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document
- Anglian Water Drainage and Wastewater plan 2025-2050
- Anglian Water Revised Draft Water Resource Management Plan 2024 Environmental Report Sub-Report A: Habitats Regulations Assessment⁴
- Road traffic statistics from the Department for Transport (<https://roadtraffic.dft.gov.uk>);
- Journey-to-work data from the Population Census 2011 or 2021 (<https://www.nomisweb.co.uk/census/2011/WU03UK>);
- Site Improvement Plans and Supplementary Conservation Advice Notes for relevant Habitats Sites published by Natural England;
- The UK Air Pollution Information System (www.apis.ac.uk); and
- Multi Agency Geographic Information for the Countryside (MAGIC) and its links to SSSI citations and the JNCC website (www.magic.gov.uk).

Quality Assurance

1.16 This report was undertaken in line with AECOM's Integrated Management System (IMS). Our IMS places great emphasis on professionalism, technical excellence, quality, environmental and Health and Safety management. All staff members are committed to establishing and maintaining our certification to the international standards BS EN ISO 9001:2008 and 14001:2004 and BS OHSAS 18001:2007. In addition, our IMS requires careful selection and monitoring of the performance of all sub-consultants and contractors.

1.17 All AECOM Ecologists working on this project are members (at the appropriate level) of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow their code of professional conduct (CIEEM, 2019)

⁴ <https://www.anglianwater.co.uk/siteassets/household/about-us/wrmp/revised-draft-wrmp24-environmental-report-sub-report-a--hra.pdf> [Accessed 18/06/2024]

2. Methodology

Introduction

2.1 This section sets out the approach and methodology for undertaking the Habitats Regulations Assessment (HRA).

The Process of HRA

2.1 This HRA has been carried out with reference to the general EC guidance to the general EC guidance on HRA⁵ and general guidance on HRA published by government in July 2019⁶.

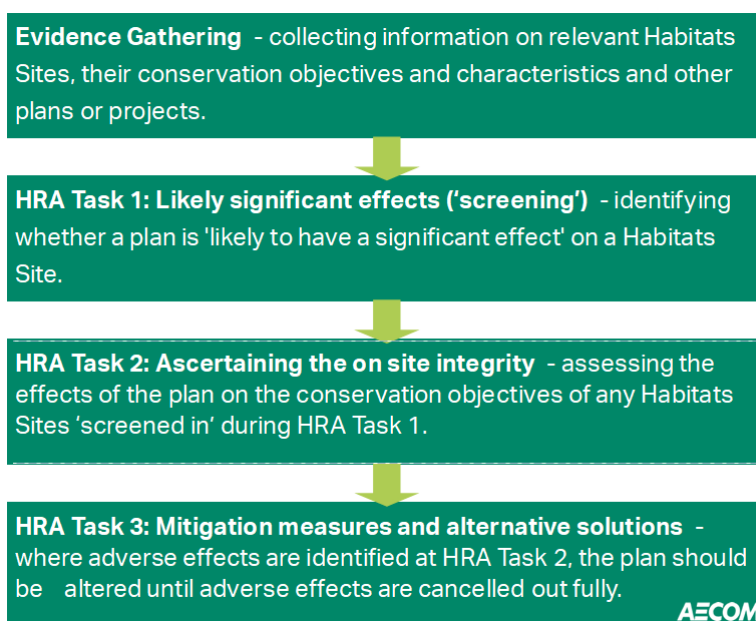


Plate 1. Four Stage Approach to Habitats Regulations Assessment. Source EC, 2001⁶.

2.2 Plate 1 above outlines the stages of HRA according to current Department for Levelling Up, Housing & Communities (DLUHC) guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations, and any relevant changes to the Plan until no significant adverse effects remain.

HRA Task One: Test of Likely Significant Effects

2.3 Following evidence gathering, the first stage of any Habitats Regulations Assessment is a Test of Likely Significant Effect (LSEs) - essentially a brief, high-level assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

“Is the plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon Habitat sites?”

2.4 The objective is to ‘screen out’ those plans and projects that can, without any detailed appraisal, be concluded to be unlikely to result in significant adverse effects upon Habitats sites, usually because there is no mechanism for an adverse interaction.

2.5 The LSEs screening is based on identification of the impact source, its pathway to receptors and an appraisal of the specific Habitat site receptors. These are normally designated features but also include

⁵ European Commission (2001): Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive.

⁶ <https://www.gov.uk/guidance/appropriate-assessment>

habitats and species fundamental for designated features to achieve favourable conservation status (notably functionally linked habitats outside the Habitat site boundary).

- 2.6 In the Waddenzee case⁷, the European Court of Justice ruled on the interpretation of Article 6(3) of the Habitats Directive, including that:
- An effect should be considered ‘likely’, “if it cannot be excluded, on the basis of objective information, that it will have a significant effect on the site” (para 44);
 - An effect should be considered ‘significant’, “if it undermines the conservation objectives” (para 48); and
 - Where a plan or project has an effect on a site “but is not likely to undermine its conservation objectives, it cannot be considered likely to have a significant effect on the site concerned” (para 47).
- 2.7 The LSEs screening consists of two parts: Firstly, it should determine whether there are any policies that could result in negative impact pathways and secondly it establishes whether there are any Habitat sites that might be affected. It identifies Habitat sites that are most likely to be impacted by the Plan and the impact pathways that are most likely to require consideration.
- 2.8 It is important to note that LSEs screening must generally follow the precautionary principle as its main purpose is to determine whether the subsequent stage of AA (i.e., a more detailed investigation) is required

The Geographic Scope

- 2.9 There is no standard criteria that dictates the ultimate physical scope of an HRA of a Plan in all circumstances. Therefore, in considering the physical scope of the assessment AECOM was guided primarily by the identified impact pathways rather than by arbitrary “zones”, i.e. a source-pathway-receptor approach. Current guidance suggests that the following Habitat sites be included in the scope of assessment:
- All sites within the District;
 - Habitats Sites located within 20km of the District boundary; and
 - Other sites shown to be linked to development within the District through a known “pathway” (discussed below).
- 2.10 Briefly defined, impact pathways are routes by which a change in activity within the plan area can lead to an effect upon a Habitat site. In terms of the second category of Habitat site listed above, Department for Leveling Up, Housing and Communities (DLUHC) (formerly Ministry of Housing, Communities and Local Government (MHCLG)) guidance states that the AA should be “*proportionate to the geographical scope of the [plan policy]*” and that “*an Appropriate Assessment need not be done in any more detail, or using more resources, than is useful for its purpose*” (MHCLG, 2006, p.6).
- 2.11 Locations of Habitat sites are illustrated in **Chapter 3, Figure 2** and full details of all Habitat sites discussed in this document can also be found in **Chapter 3** specifying their qualifying features, conservation objectives and pressures and threats to integrity taken from the Site Improvement Plan for each site, although it is noted that the Conservation Objectives and Supplementary Advice on Conservation Objectives take precedence over Site Improvement Plans as they are generally more recent. **Table 1** below lists all those Habitat sites included in this HRA.

Table 1. Physical Scope of the HRA - Habitat Sites of Interest

Habitat Site	Distance from Uttlesford District
Devil's Dyke SAC	16km
Epping Forest SAC	12km
Essex Estuaries SAC	16km

⁷ Case C-127/0216

Habitat Site	Distance from Uttlesford District
Eversden & Wimpole Woods SAC	14km
Wormley-Hoddesdonpark SAC	16km
Blackwater Estuary (Mid Essex Coast Phase 4) SPA	16km
Lee Valley SPA	11km
Black Water Estuary (Mid Essex Coast Phase 4) Ramsar	16km
Lee Valley Ramsar	11km

Confirming Other Plans and Projects That May Act ‘In Combination’

- 2.12 It is a requirement of the Regulations that the impacts and effects of any land use plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the Habitat site(s) in question.
- 2.13 In considering the potential for combined regional housing development to impact on Habitat sites the primary consideration is the impact of visitor numbers – i.e., recreational pressure and urbanisation.
- 2.14 When undertaking this part of the assessment it is essential to bear in mind the principal intention behind the legislation i.e., to ensure that those projects or plans (which in themselves have minor impacts) are not simply dismissed on that basis but are evaluated for any cumulative contribution they may make to an overall significant effect. In practice, in combination assessment is therefore of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential. The overall approach is to exclude the risk of there being unassessed likely significant effects in accordance with the precautionary principle. This was first established in the seminal Waddenzee⁸ case.
- 2.15 For the purposes of this HRA, we have determined that the key other documents with a potential for in-combination effects are the Local Plans of surrounding authorities, notably Braintree, Chelmsford, East Hertfordshire, North Hertfordshire, South Cambridgeshire, Epping Forest District and the other Essex authorities within 22km of the Essex Coast Habitats sites.
- 2.16 It should be noted that, while the broad potential impacts of these plans will be considered, this document does not carry out a full HRA of these Plans and projects. Instead, it draws upon existing HRAs that have been carried out on the Plans and projects.

3. Background to Habitat Sites

- 3.1 All Habitats sites in this report are shown along with site allocations on the map in Appendix B.

Devil’s Dyke SAC

Introduction⁹

- 3.2 The Devil’s Dyke SAC holds an extensive area of species-rich chalk grassland of a type characteristic to chalklands of south, central and eastern England. The Dyke is an ancient linear earthwork comprising a deep ditch and high bank. It was originally colonised by plants from adjacent grassland (much of which is now arable) and remains as one of the few areas still supporting these vegetation communities. The

⁸ Waddenzee case (Case C-127/02, [2004] ECR-I 7405)

⁹ <https://publications.naturalengland.org.uk/file/5716339436027904> [Accessed 06/03/2024]

species-rich grassland is dominated by upright brome *Bromopsis erecta* and a range of typical chalk herbs are present including salad burnet *Sanguisorba minor*, dropwort *Filipendula vulgaris* and rock-rose *Helianthemum nummularium*. Some uncommon plants such as purple milk-vetch *Astragalus danicus*, bastard toadflax *Thesium humifusum* and the pasque flower *Pulsatilla vulgaris* are also present. It is the only known UK semi-natural dry grassland site for lizard orchid *Himantoglossum hircinum*.

Conservation Objectives¹⁰

- 3.3 With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;
- 3.4 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;
- The extent and distribution of qualifying natural habitats;
 - The structure and function (including typical species) of qualifying natural habitats; and,
 - The supporting processes on which qualifying natural habitats rely.

Qualifying Features¹¹

- 3.5 The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:
- Semi-natural dry grassland and scrublands facies: on calcareous substrates (*Festuco-Brometalia*) (important orchid sites). (Dry grasslands and scrublands on chalk or limestone, including important orchid sites).

Environmental Vulnerabilities

- 3.6 With regards to the Site Improvement Plan¹², the following are listed as environmental vulnerabilities;
- Inappropriate scrub control.
 - Air Pollution: risk of atmospheric nitrogen deposition.

Epping Forest SAC

Introduction¹³

- 3.7 Epping Forest SAC (14 km southwest of Uttlesford) is a large ancient wood-pasture with habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains, wet and dry heathland and scattered wetland. The semi-natural woodland is particularly extensive, but the Forest plains are also a major feature and contain a variety of unimproved acid grasslands.
- 3.8 The semi-natural woodlands of Epping Forest include important beech *Fagus sylvatica* forests on acid soils, which are important for a range of rare epiphytic species, including the moss *Zygodon forsteri*. The long history of pollarding, and resultant large number of veteran trees, ensures that the site is also rich in fungi and invertebrates associated with decaying timber. Records of stag beetle *Lucanus cervus* are widespread and frequent.
- 3.9 Areas of acidic grassland transitional with heathland are generally dominated by a mixture of fine-leaved grasses. In marshier areas, purple moor-grass *Molinia caerulea* frequently becomes dominant. Broad-leaved herbs typical of acidic grassland and heathland are frequent, including heather *Calluna vulgaris*. The

¹⁰ <https://publications.naturalengland.org.uk/file/5227678148067328> [Accessed 06/03/2024]

¹¹ <https://publications.naturalengland.org.uk/file/5716339436027904> [Accessed 06/03/2024]

¹² <https://publications.naturalengland.org.uk/file/4588665047089152> [Accessed 06/03/2024]

¹³ <https://publications.naturalengland.org.uk/file/5153389482606592> [Accessed 07/03/2024]

site also contains an example of wet dwarf-shrub heath with both heather and cross-leaved heath *Erica tetralix*.

Conservation Objectives¹⁴

- 3.10 With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;
- 3.11 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;
- The extent and distribution of qualifying natural habitats and habitats of the qualifying species;
 - The structure and function (including typical species) of qualifying natural habitats;
 - The structure and function of the habitats of qualifying species;
 - The supporting processes on which the qualifying habitats and the habitats of the qualifying species rely;
 - The population of qualifying species; and,
 - The distribution of the qualifying species within the site.

Qualifying Features¹⁵

- 3.12 The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:
- Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*) (Beech forests on acid soils);
 - Gadwall (*Mareca strepera*) (Non-breeding);
 - European dry heaths; and,
 - North Atlantic wet heaths with *Erica tetralix* (Wet heathland with cross-leaved heath).
- 3.13 The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following species listed in Annex II:
- Stag beetle *Lucanus cervus*.

Environmental Vulnerabilities

- 3.14 With regards to the Site Improvement Plan¹⁶, the following are listed as environmental vulnerabilities;
- Air Pollution: impact of atmospheric nitrogen deposition;
 - Undergrazing;
 - Public Access/Disturbance;
 - Changes in species distributions;
 - Inappropriate water levels;
 - Water pollution;
 - Invasive species; and,
 - Disease.

¹⁴ <https://publications.naturalengland.org.uk/file/5442443424301056> [Accessed 07/03/2024]

¹⁵ <https://publications.naturalengland.org.uk/file/5153389482606592> [Accessed 07/03/2024]

¹⁶ <https://publications.naturalengland.org.uk/file/5732004727881728> [Accessed 07/03/2024]

Essex Estuaries SAC

Introduction

- 3.15 This is a typical, undeveloped, coastal plain estuarine system with associated open coast mudflats and sandbanks. The site comprises the major estuaries of the Colne, Blackwater, Crouch and Roach rivers. Essex Estuaries contains a very wide range of characteristic marine and estuarine sediment communities and some diverse and unusual marine communities in the lower reaches, including rich sponge communities on mixed, tide-swept substrates. Subtidal areas have a very rich invertebrate fauna, including the reef-building worm *Sabellaria spinulosa*, the brittlestar *Ophiothrix fragilis*, crustaceans and ascidians.
- 3.16 There are extensive intertidal mudflats and sandflats in estuaries and at Dengie Flats and Maplin Sands. The area includes a wide range of sediment flat communities, from estuarine muds, sands and muddy sands to fully saline, sandy mudflats with extensive growths of eelgrass *Zostera* spp. on the open coast. Glasswort *Salicornia* spp. saltmarsh forms an integral part of the transition from the extensive and varied intertidal mud and sandflats through to upper salt meadows. The area of pioneer marsh includes gradation into extensive cord-grass *Spartina* spp. swards, including the most extensive remaining stand of the native small cordgrass *Spartina maritima* in the UK and possibly in Europe at Foulness Point. Other smaller stands are found elsewhere in the estuary complex, notably in the Colne estuary, where it forms a major component of the upper marsh areas.
- 3.17 Extensive upper saltmarshes remain, including Atlantic salt meadows with floristic features typical of this part of the UK. Golden samphire *Inula crithmoides* is a characteristic species of these marshes, occurring both on the lower marsh and on the drift-line. Mediterranean saltmarsh scrub occurs principally as a strandline community or at the foot of sea-walls. The local variant of this vegetation, which features sea-lavenders *Limonium* spp. and sea-heath *Frankenia laevis*, occurs at one location, Colne Point.

Conservation Objectives¹⁷

- 3.18 With regard to the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;
- 3.19 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;
- The extent and distribution of qualifying natural habitats;
 - The structure and function (including typical species) of qualifying natural habitats; and,
 - The supporting processes on which qualifying natural habitats rely.

Qualifying Features¹⁸

- 3.20 The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:
- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*);
 - Estuaries;
 - Mediterranean and thermos-Atlantic halophilous scrubs (*Sarcocornetea fruticose*). (Mediterranean saltmarsh scrub);
 - Mudflats and sandflats not covered by seawater at low tide. (Intertidal mudflats and sandflats);
 - *Salicornia* and other annuals colonising mud and sand. (Glasswort and other annuals colonising mud and sand);
 - Sandbanks which are slightly covered by seawater all the time (Subtidal sandbanks); and,

¹⁷ <https://publications.naturalengland.org.uk/file/5457156304535552> [Accessed 07/03/2024]

¹⁸ <https://publications.naturalengland.org.uk/file/6341545577938944> [Accessed 07/03/2024]

- Spartina swards (*Spartinion maritimae*) (Cord-grass swards).

Environmental Vulnerabilities

3.21 With regards to the Site Improvement Plan¹⁹, the following are listed as environmental vulnerabilities;

- Coastal squeeze
- Public Access/Disturbance
- Planning Permission: general
- Changes in Species Distribution
- Invasive species
- Fisheries: Recreational marine and estuarine
- Fisheries: Commercial marine and estuarine
- Air pollution: Risk of atmospheric nitrogen deposition

Eversden & Wimpole Woods SAC

Introduction

3.22 The site comprises a mixture of ancient coppice woodland (Eversden Wood) and high forest woods likely to be of more recent origin (Wimpole Woods). A colony of barbastelle bats *Barbastella barbastellus* is associated with the trees in Wimpole Woods. These trees are used as a summer maternity roost where the female bats gather to give birth and rear their young. Most of the roost sites are within tree crevices. The bats also use the site as a foraging area. Some of the woodland is also used as a flight path when bats forage outside the site.

Conservation Objectives²⁰

3.23 With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

3.24 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the habitats of qualifying species;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which the habitats of qualifying species rely;
- The populations of qualifying species; and,
- The distribution of qualifying species within the site.

Qualifying Features

3.25 With regards to the SAC, the following are reasons for designation:

- *Barbastella barbastellus*: Barbastelle bat

Environmental Vulnerabilities

3.26 With regards to the Site Improvement Plan²¹, the following are listed as environmental vulnerabilities;

- Feature location/ extent/ condition unknown;

¹⁹ <https://publications.naturalengland.org.uk/file/5891532953485312> [Accessed 07/03/2024]

²⁰ <https://publications.naturalengland.org.uk/file/6307779568730112> [Accessed 02/02/2023]

²¹ <https://publications.naturalengland.org.uk/file/5195059647479808> [Accessed 02/02/2023]

- Offsite habitat availability/ management;
- Forestry and woodland management; and,
- Air pollution: impact of atmospheric nitrogen deposition.

Lee Valley SPA/Ramsar

Introduction

3.27 The Lee Valley SPA is designated for internationally important numbers of breeding and wintering wildfowl, especially Gadwall (*Mareca strepera*) and Shoveler (*Anas clypeata*) and for wintering Bittern (*Botaurus stellaris*). Special Protection Areas within Lee Valley Regional Park include Amwell Quarry, Rye Meads, Turnford and Cheshunt Pits and Walthamstow Reservoirs SSSIs.

Conservation Objectives²²

- 3.28 With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;
- 3.29 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;
- The extent and distribution of the habitats of the qualifying features;
 - The structure and function of the habitats of the qualifying features;
 - The supporting processes on which the habitats of the qualifying features rely;
 - The population of each of the qualifying features; and,
 - The distribution of the qualifying features within the site.

Qualifying Features

- 3.30 With regards to the SPA, the following are reasons for designation:
- *Botaurus stellaris*; bittern (Wintering);
 - *Anas clypeata*; shoveler (Wintering); and,
 - *Mareca strepera*; gadwall (Wintering).

Environmental Vulnerabilities

- 3.31 With regards to the Site Improvement Plan²³, the following are listed as environmental vulnerabilities;
- Disease;
 - Invasive Species;
 - Air Pollution: risk of atmospheric nitrogen deposition;
 - Deer;
 - Vehicles: Illicit;
 - Forestry and Woodland management; and,
 - Public Access/Disturbance.

²² <https://publications.naturalengland.org.uk/file/6516586265706496> [Accessed 18/06/2024]

²³ <https://publications.naturalengland.org.uk/publication/5864999960444928> [Accessed 18/06/2024]

Wormley – Hoddesdonpark Woods SAC

Introduction

3.32 Wormley Hoddesdonpark Woods has large stands of almost pure hornbeam *Carpinus betulus* (former coppice), with sessile oak *Quercus petraea* standards. Areas dominated by bluebell *Hyacinthoides non-scripta* do occur, but elsewhere there are stands of great wood-rush *Luzula sylvatica* with carpets of the mosses *Dicranum majus* and *Leucobryum glaucum*. Locally, a bryophyte community more typical of continental Europe occurs, including the mosses *Dicranum montanum*, *D. flagellare* and *D. tauricum*.

Conservation Objectives²⁴

- 3.33 With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;
- 3.34 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;
- The extent and distribution of qualifying natural habitats;
 - The structure and function (including typical species) of qualifying natural habitats; and,
 - The supporting processes on which qualifying natural habitats rely.

Qualifying Features

- 3.35 With regards to the SAC, the following are reasons for designation:
- Sub-Atlantic and medio-European oak or oak-hornbeam forests of the *Carpinion betuli*, Oak-hornbeam forests.

Environmental Vulnerabilities

- 3.36 With regards to the Site Improvement Plan²⁵, the following are listed as environmental vulnerabilities;
- Disease;
 - Invasive Species;
 - Air Pollution: risk of atmospheric nitrogen deposition;
 - Deer;
 - Vehicles: Illicit;
 - Forestry and Woodland management; and,
 - Public Access/Disturbance.

Blackwater Estuary (Mid Essex Coast Phase 4) SPA and Ramsar

Introduction

3.37 The Mid-Essex Coast comprises an extensive complex of estuaries and intertidal sand and silt flats, including several islands, shingle and shell beaches and extensive areas of saltmarsh. The Blackwater Estuary supports nationally important breeding populations of the little tern (*Sterna albifrons*), important wintering populations of hen harrier (*Circus cyaneus*) and during summer, two regularly appearing migratory

²⁴ <https://publications.naturalengland.org.uk/file/4515961222987776> [Accessed 02/02/2023]

²⁵ <https://publications.naturalengland.org.uk/file/6541134543192064> [Accessed 02/02/2023]

species, pochard (*Aythya farina*) and ringed plover (*Charadrius hiaticula*). The estuary supports internationally important assemblages of waterfowl over winter.

Conservation Objectives²⁶

- 3.38 With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;
- 3.39 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to the aims of the Wild Birds Directive, by maintaining or restoring;
- The extent and distribution of the habitats of qualifying features;
 - The structure and function of the habitats of the qualifying features;
 - The supporting processes on which the habitats of qualifying features rely;
 - The population of each of the qualifying features; and,
 - The distribution of the qualifying features within the site.

Qualifying Features

- 3.40 With regards to the SPA, the following are reasons for designation:
- *Branta bernicla bernicla*; Dark-bellied brent goose (Non-breeding);
 - *Aythya ferina*; Common pochard (Breeding);
 - *Circus cyaneus*; Hen harrier (Non-breeding);
 - *Charadrius hiaticula*; Ringed plover (Breeding);
 - *Pluvialis squatarola*; Grey plover (Non-breeding);
 - *Calidris alpina alpina*; Dunlin (Non-breeding);
 - *Limosa limosa islandica*; Black-tailed godwit (Non-breeding);
 - *Sterna albifrons*; Little tern (Breeding); and,
 - Waterbird assemblage.

Environmental Vulnerabilities

- 3.41 With regards to the Site Improvement Plan²⁷, the following are listed as environmental vulnerabilities;
- Coastal squeeze;
 - Public Access/Disturbance;
 - Planning Permission: general;
 - Changes in Species Distribution;
 - Invasive species;
 - Fisheries: Recreational marine and estuarine;
 - Fisheries: Commercial marine and estuarine; and,
 - Air pollution: Risk of atmospheric nitrogen deposition.

²⁶ <https://publications.naturalengland.org.uk/file/4515961222987776> [Accessed 02/02/2023]

²⁷ <https://publications.naturalengland.org.uk/file/5891532953485312> [Accessed 21/06/2024]

4. Background to Impact Pathways

- 4.1 In carrying out an HRA it is important to avoid confining oneself to effectively arbitrary boundaries (such as Local Authority or parish boundaries), but to use an understanding of the various ways in which Land Use Plans can impact Habitat sites to evaluate whether development is connected with Habitat sites, in some cases many kilometres distant. Briefly defined, impact pathways are routes by which a change in activity associated with a development can lead to an effect upon a Habitat site. As highlighted earlier, it is also important to bear in mind MHCLG guidance which states that the AA should be '*proportionate to the geographical scope of the [plan policy]*' and that '*an AA need not be done in any more detail, or using more resources, than is useful for its purpose*' (CLG, 2006, p.6²⁸).
- 4.2 Based upon Natural England's Site Improvement Plans (SIPs) and professional judgement, the following impact pathways require consideration regarding development proposals within the ULP area and the identified Habitat sites:
- Recreational pressure,
 - Atmospheric pollution,
 - Water quality, and
 - Water quantity, level and flow.

Background to Recreational Pressure

- 4.3 There is growing concern over the cumulative impacts of recreation on key nature conservation sites in the UK, as most sites must fulfil Conservation Objectives while also providing recreational opportunity. Various studies have provided compelling links between increases in housing development and access levels²⁹, and resulting impacts in Habitat sites^{30 31}.
- 4.4 Recreational use of a site has the potential to:
- Cause disturbance to sensitive species such as ground-nesting birds and wintering wildfowl;
 - Prevent appropriate management or exacerbate existing management difficulties;
 - Cause damage through erosion, trampling and fragmentation; and
 - Cause eutrophication due to dog fouling.
- 4.5 Different types of Habitat sites (e.g., heathland, freshwater, chalk grassland) have a range of vulnerabilities and are sensitive to different types of recreational pressures. Studies across a range of species have shown that the effects from recreation can be complex.

Bird Disturbance

- 4.6 Disturbance effects can have negative impacts on qualifying birds in various ways, with reduced chick provisioning and increased nest predation due to adults being flushed from the nest and deterred from returning. A literature review on the effects of human disturbance on breeding birds found that 36 out of 40 studies reported reduced breeding success due to disturbance³². The main reasons given for the reduction in breeding success were nest abandonment and increased predation of eggs or young. Studies of other species have shown that birds nest at lower densities in disturbed areas, particularly when there is weekday

²⁸ Department for Communities and Local Government. 2006. *Planning for the Protection of European Sites: Appropriate Assessment*. <http://www.communities.gov.uk/index.asp?id=1502244>

²⁹ Weitowitz D.C., Panter C., Hoskin R. & Liley D. 2019. The effect of urban development on visitor numbers to nearby protected nature conservation sites. *Journal of Urban Ecology* 5. <https://doi.org/10.1093/jue/juz019>

³⁰ Liley D, Clarke R.T., Mallord J.W., Bullock J.M. (2006a). The effect of urban development and human disturbance on the distribution and abundance of nightjars on the Thames Basin and Dorset Heaths. Natural England / Footprint Ecology.

³¹ Liley D., Clarke R.T., Underhill-Day J., Tyldesley D.T. (2006b). Evidence to support the appropriate Assessment of development plans and projects in south-east Dorset. Footprint Ecology / Dorset County Council.

³² Hockin D.M., Oundsted M., Gorman D., Hill V. & Barker M.A. (1992). Examination of the effects of disturbance on birds with reference to its importance in ecological assessments. *Journal of Environmental Management* 36: 253-286.

as well as weekend pressure³³. Recreational disturbance effects on ground-nesting birds are particularly severe, with many studies concluding that urban sites support lower densities of key species, such as stone curlew (*Numenius Arquata*) and nightjar (*Caprimulgus europaeus*)^{34 35}.

- 4.7 Furthermore, there are numerous parameters (e.g. seasonality, type of recreational activity) that may reduce or exacerbate the magnitude of bird disturbance. For example, disturbance in winter may be more impactful because food shortages make birds more vulnerable at this time of year. In contrast, this may be counterbalanced by fewer recreational users in the winter months and lower overall sensitivity of birds outside the breeding season. Evidence in the literature suggests that the magnitude of disturbance clearly differs between different types of recreational activities. For example, dog walking leads to a significantly higher reduction in bird diversity and abundance compared to hiking³⁶. Scientific evidence also suggests that key disturbance parameters, such as areas of influence and flush distance, are significantly greater for dog walkers than hikers³⁷. In addition, dogs, rather than people, tend to be the cause of many management difficulties, notably by worrying grazing animals. A literature review summarised data on the use of semi-natural habitat by dogs³⁸, indicating that the proportion of dog walkers using sensitive sites tends to be high (54%).
- 4.8 Direct evidence for bird disturbance has been collected in many field studies. For example, observations of bird disturbance were undertaken by Footprint Ecology in North Kent in 2010 / 2011. The study focused on recreational disturbance to wintering waterfowl on intertidal habitats along the North Kent shoreline, stretching between Gravesend and Whitstable, and encompassing three SPAs. From 1,400 events (records of visitors in the bird survey areas) occurring within 200m of the birds, 3,248 species-specific observations were noted, which included no response (74% of observations), major flight (13%), minor flight (5%), short evasive walks away from the stimulus (5%) and alertness (3%).
- 4.9 Dog walking accounted for 55% of all major flight observations, with a further 15% attributed to walkers without dogs. After controlling for distance, major flights were more likely to occur when activities took place on the intertidal zone (compared to water-based or onshore events), when dogs were present, and a higher number of dogs were present in visitor groups. There were significant differences between species with curlew the species with the highest probability of major flight and teal and black-tailed godwit (*Limosa limosa*) the lowest. Tide state was also significant with major flights more likely at high tide, after controlling for distance. There was a significant interaction between distance and tide, indicating that the way in which birds responded varied according to tide. Inter-species differences in responses to disturbance stimuli are also evident from other studies. For example, one study found that there was a significant negative correlation between the degree of urban development and the number of nightjar territories in Dorset heathland sites, but no such impacts were found for woodlark (*Lullula arborea*) and Dartford warbler (*Curruca undata*)³⁹.
- 4.10 However, bird disturbance studies need to be treated with care. For instance, the magnitude of disturbance is not necessarily correlated with the impact of disturbance, i.e., the most easily disturbed species are not necessarily those that will suffer the greatest impacts. For example, it has been shown in some cases, that the most easily disturbed birds simply move to alternative feeding sites, while others remain (likely due to an absence of suitable alternative foraging areas) and thus suffer greater population-level impacts⁴⁰. A recent literature review undertaken for the RSPB⁴¹ also urges caution when extrapolating the results of disturbance studies because responses differ between species and may be impacted by local environmental

³³ Van der Zande A.N., Berkhuizen J.C., van Letesteijn H.C., ter Keurs W.J. & Poppelaars A.J. (1984). Impact of outdoor recreation on the density of a number of breeding bird species in woods adjacent to urban residential areas. *Biological Conservation* **30**: 1-39.

³⁴ Clarke R.T., Liley D., Sharp J.M. & Green R.E. (2013). Building development and roads: Implications for the distribution of stone curlews across the Brecks. *PLOS ONE*. <https://doi:10.1371/journal.pone.0072984>.

³⁵ Liley D. & Clarke R.T. (2003). The impact of urban development and human disturbance on the numbers of nightjar *Caprimulgus europaeus* on heathlands in Dorset, England. *Biological Conservation* **114**: 219-230.

³⁶ Banks P.B. & Bryant J.Y. (2007). Four-legged friend or foe? Dog walking displaces native birds from natural areas. *Biology Letters* **3**: 14pp.

³⁷ Miller S.G., Knight R.L. & Miller C.K. (2001). Wildlife responses to pedestrians and dogs. *Wildlife Society Bulletin* **29**: 124-132.

³⁸ Ibid.

³⁹ Liley D. & Clarke R.T. (2002). Urban development adjacent to heathland sites in Dorset: The effect on the density and settlement patterns of Annex I bird species. English Nature Research Reports, No 463. English Nature, Peterborough. 33pp.

⁴⁰ Gill et al. (2001). Why behavioural responses may not reflect the population consequences of human disturbance. *Biological Conservation* **97**: 265-268.

⁴¹ Woodfield & Langston. (2004). Literature review on the impact on bird population of disturbance due to human access on foot. *RSPB Research Report* No. 9.

conditions. This should be considered when predicting the potential impacts of future recreational pressure on Habitat sites.

- 4.11 It should also be emphasised that recreational use is not necessarily a problem. Many Habitat sites are also National Nature Reserves or nature reserves managed by Wildlife Trusts and the RSPB. At these sites, access is encouraged, and resources are deployed to ensure that recreational use is managed appropriately. Bird abundances in many of these sites remain stable or, in some cases, are increasing despite high visitor numbers.

Trampling Damage

- 4.12 Most terrestrial habitats (including heathland, grassland and woodland) can be affected by trampling and other mechanical damage, which dislodges individual plants, leads to soil compaction and erosion. A general effect of trampling on vegetation is reduced species and structural diversity, since only dominant and tolerant plant species persist⁴². However, many parameters (e.g. vegetation type, recreational activity, weather, and ground conditions) can have marked impacts on the degree of trampling damage. The following provides a brief overview of the impacts of trampling associated with different recreational activities in different habitats:

- A study on experimental trampling of different heathland types under varying weather conditions in Brittany (France) showed that dry heath was more resistant to trampling damage than wet heath⁴³. Equally, both heathland habitats showed greater resilience to trampling under dry than wet conditions.
- Wilson & Seney⁴⁴ examined the degree of track erosion caused by hikers, motorcyclists, horse riders and cyclists in 108 plots along tracks in the Gallatin National Forest, Montana. Although the results proved difficult to interpret, it was concluded that horses and hikers disturbed more sediment on wet tracks, and therefore caused more erosion, than motorcycles and bicycles.
- Cole et al⁴⁵ conducted experimental off-track trampling in 18 closed forest, dwarf scrub and meadow & grassland communities (each trampled between 0 – 500 times) over five mountain regions in the US. Vegetation cover was assessed two weeks and one year after trampling, and a negative correlation with trampling intensity was discovered. This relationship was weaker after one year than two weeks, indicating some vegetation recovery. Differences in plant morphology was found to explain more variation in response than soil and topographic factors. Low-growing, mat-forming grasses regained their cover best after two weeks and were considered most resistant to trampling, while tall forbs (non-woody vascular plants other than grasses, sedges, rushes and ferns) were considered least resistant. The cover of hemicryptophytes and geophytes (plants with buds below the soil surface) was heavily reduced after two weeks but had recovered well after one year and as such these were considered most resilient to trampling. Chamaephytes (plants with buds above the soil surface) were considered least tolerant to regular trampling disturbance.
- Cole⁴⁶ conducted a follow-up study (across four vegetation types) in which shoe type (trainers or walking boots) and trampling weight were varied. Although immediate damage was greater with walking boots, there was no significant difference after one year. Heavier trampers caused a greater reduction in vegetation height than lighter trampers, but there was no differential impact on vegetation cover.
- Cole & Spildie⁴⁷ experimentally compared the effects of off-track trampling by hikers and horse riders (at two intensities – 25 and 150 passes) in two woodland vegetation types (one with an erect forb understorey and one with a low shrub understorey). Generally, it was shown that higher

⁴² Santoro R. et.al. (2012). Effects of Trampling Limitation on Coastal Dune Plant Communities. Environmental Management DOI 10.1007/s00267-012-9809-6.

⁴³ Gallet S. & Roze F. (2002). Long-term effects of trampling on Atlantic heathland in Brittany (France): Influence of vegetation type, season and weather conditions. *Biological Conservation* **103**: 267-275.

⁴⁴ Wilson, J.P. & J.P. Seney. (1994). Erosional impact of hikers, horses, motorcycles and off-road bicycles on mountain trails in Montana. *Mountain Research and Development* **14**:77-88.

⁴⁵ Cole, D.N. (1995a). Experimental trampling of vegetation. I. Relationship between trampling intensity and vegetation response. *Journal of Applied Ecology* **32**: 203-214

Cole, D.N. (1995b). Experimental trampling of vegetation. II. Predictors of resistance and resilience. *Journal of Applied Ecology* **32**: 215-224

⁴⁶ Cole, D.N. (1995c). Recreational trampling experiments: effects of trampler weight and shoe type. Research Note INT-RN-425. U.S. Forest Service, Intermountain Research Station, Utah.

⁴⁷ Cole, D.N., Spildie, D.R. (1998). Hiker, horse and llama trampling effects on native vegetation in Montana, USA. *Journal of Environmental Management* **53**: 61-71

trampling intensities caused greater levels of disturbance. Horse trampling resulted in a larger reduction in vegetation cover than hiking. While the forb-dominated vegetation suffered greater disturbance impacts, it recovered rapidly.

- 4.13 In heathland sites, trampling damage can affect the value of a site to wildlife. For example, heavy use of sandy tracks loosens and continuously disturbs sand particles, reducing the habitat's suitability for invertebrates⁴⁸. Species that burrow into flat surfaces such as the centres of paths, are likely to be particularly vulnerable, as the loose sediment can no longer maintain their burrow. In some instances, nature conservation bodies and local authorities resort to hardening paths to prevent further erosion. However, this is concomitant with the loss of habitat used by wildlife, such as sand lizards (*Lacerta agilis*) and burrowing invertebrates.

Nutrient Enrichment

- 4.14 A major concern for nutrient-poor terrestrial habitats such as dune systems is nutrient enrichment associated with dog fouling, which has been addressed in various reviews (e.g.,⁴⁹). It is estimated that dogs will defecate within 10 minutes of starting a walk and therefore most nutrient enrichment arising from dog faeces will occur within 400m of a site entrance. In contrast, dogs will urinate at frequent intervals during a walk, resulting in a spread-out distribution of urine. For example, in Burnham Beeches National Nature Reserve it is estimated that 30,000 litres of urine and 60 tonnes of dog faeces are deposited annually⁵⁰. While there is little information on the chemical constituents of dog faeces, nitrogen is one of the main components⁵¹. Nutrient levels are the major determinant of plant community composition and the effect of dog defecation in sensitive habitats is comparable to a high-level application of fertiliser, potentially resulting in the shift to plant communities that are more typical of improved grasslands.
- 4.15 A recent study has published further compelling evidence on the relative impact of nitrogen (N) and phosphorus (P) deposition arising from dogs. Using 487 direct-count censuses from four peri-urban forests and nature reserves, the modelling data suggested that canine fertilisation rates amount to 11 kg N and 5 kg P per hectare per year respectively⁵². These amounts are significant when compared to atmospheric nitrogen deposition rates and the offsetting achievable through traditional habitat management techniques (e.g. cutting and removal of hay). The nitrogen deposition by dogs is particularly significant given the nitrogen Critical Load (CL) of 10-20 kg N/ha/yr provided for European dry heath and Northern Atlantic wet heath (qualifying feature of the Dorset Heath SAC) on the Air Pollution Information System (APIS). This implies that the minimum CL of a site may be exceeded by N nitrogen deposition from dogs alone, before atmospheric sources are considered. Nutrient availability is the major determinant of plant community composition and the effect of dog defecation in sensitive habitats is comparable to a high-level application of fertiliser, potentially resulting in a shift towards plant communities that are more typical of improved grasslands.

Summary

- 4.16 Where increased recreational use is predicted to cause adverse impacts on a site, avoidance and mitigation should be considered. Avoidance of recreational impacts at Habitat sites involves locating new residential development further away (where possible). Strategic plans, such as Local Plans provide the mechanism for this. Where avoidance of impacts is not possible, mitigation will usually involve a mix of access management, habitat management and provision of alternative recreational space.

Background to Atmospheric Pollution

- 4.17 The main pollutants of concern for Habitats sites are oxides of nitrogen (NOx), ammonia (NH₃) and sulphur dioxide (SO₂) and are summarised in Table 2.

⁴⁸ Taylor K., Anderson P., Liley D. & Underhill-Day J.C. (2006). Promoting positive access management to sites of nature conservation value: A guide to good practice. English Nature / Countryside Agency, Peterborough and Cheltenham.

⁴⁹ Taylor K., Anderson P., Taylor R.P., Longden K. & Fisher P. (2005). Dogs, access and nature conservation. English Nature Research Report, Peterborough.

⁵⁰ Barnard A. (2003). Getting the facts – Dog walking and visitor number surveys at Burnham Beeches and their implications for the management process. *Countryside Recreation* 11:16-19.

⁵¹ Taylor K., Anderson P., Liley D. & Underhill-Day J.C. (2006). Promoting positive access management to sites of nature conservation value: A guide to good practice. English Nature / Countryside Agency, Peterborough and Cheltenham.

⁵² De Frenne P., Cougnon M., Janssens G.P.J. & Vangansbeke P. (2022). Nutrient fertilization by dogs in peri-urban ecosystems. *Ecological Solutions and Evidence* 3, <https://doi.org/10.1002/2688-8319.12128>

Table 2. Main sources and effects of air pollutants on habitats and species.

Pollutant	Source	Effects on habitats and species
Sulphur dioxide (SO ₂)	<p>The main sources of SO₂ are electricity generation, and industrial and domestic fuel combustion. However, total SO₂ emissions in the UK have decreased substantially since the 1980's.</p> <p>Another origin of sulphur dioxide is the shipping industry and high atmospheric concentrations of SO₂ have been documented in busy ports. In future years shipping is likely to become one of the most important contributors to SO₂ emissions in the UK.</p>	<p>Wet and dry deposition of SO₂ acidifies soils and freshwater and may alter the composition of plant and animal communities.</p> <p>The magnitude of effects depends on levels of deposition, the buffering capacity of soils and the sensitivity of impacted species.</p> <p>However, SO₂ background levels have fallen considerably since the 1970's and are now not regarded a threat to plant communities. For example, decreases in Sulphur dioxide concentrations have been linked to returning lichen species and improved tree health in London.</p>
Acid deposition	<p>Leads to acidification of soils and freshwater via atmospheric deposition of SO₂, NO_x, ammonia and hydrochloric acid. Acid deposition from rain has declined by 85% in the last 20 years, which most of this contributed by lower sulphate levels.</p> <p>Although future trends in sulphur (S) emissions and subsequent deposition to terrestrial and aquatic ecosystems will continue to decline, increased N emissions may cancel out any gains produced by reduced S levels.</p>	<p>Gaseous precursors (e.g., SO₂) can cause direct damage to sensitive vegetation, such as lichen, upon deposition.</p> <p>Can affect habitats and species through both wet (acid rain) and dry deposition. The effects of acidification include lowering of soil pH, leaf chlorosis, reduced decomposition rates, and compromised reproduction in birds / plants.</p> <p>Not all sites are equally susceptible to acidification. This varies depending on soil type, bed rock geology, weathering rate and buffering capacity. For example, sites with an underlying geology of granite, gneiss and quartz rich rocks tend to be more susceptible.</p>
Ammonia (NH ₃)	<p>Ammonia is a reactive, soluble alkaline gas that is released following decomposition and volatilisation of animal wastes and from some chemical processes and vehicle exhausts. It is a naturally occurring trace gas, but ammonia concentrations are directly related to the distribution of livestock.</p> <p>Ammonia reacts with acid pollutants such as the products of SO₂ and NO_x emissions to produce fine ammonium (NH₄⁺) - containing aerosol. Due to its significantly longer lifetime, NH₄⁺ may be transferred much longer distances (and can therefore be a significant trans-boundary issue).</p> <p>While ammonia deposition may be estimated from its atmospheric concentration, the deposition rates are strongly influenced by meteorology and ecosystem type.</p>	<p>The negative effect of NH₄⁺ may occur via direct toxicity when uptake exceeds detoxification capacity and via N accumulation.</p> <p>Its main adverse effect is eutrophication, leading to species assemblages that are dominated by fast-growing and tall species. For example, a shift in dominance from heath species (lichens, mosses) to grasses is often seen.</p> <p>As emissions mostly occur at ground level in the rural environment and NH₃ is rapidly deposited, some of the most acute problems of NH₃ deposition are for small relict nature reserves located in intensive agricultural landscapes.</p>

Pollutant	Source	Effects on habitats and species
Nitrogen oxides (NO _x)	Nitrogen oxides are mostly produced in combustion processes. Half of NO _x emissions in the UK derive from motor vehicles, one quarter from power stations and the rest from other industrial and domestic combustion processes.	<p>Direct toxicity effects of gaseous nitrates are likely to be important in areas close to the source (e.g. roadside verges). A critical level of NO_x for all vegetation types has been set to 30 ug/m³.</p> <p>Deposition of nitrogen compounds (nitrates (NO₃), nitrogen dioxide (NO₂) and nitric acid (HNO₃)) contributes to the total nitrogen deposition and may lead to both soil and freshwater acidification.</p> <p>In addition, NO_x contributes to the eutrophication of soils and water, altering the species composition of plant communities at the expense of sensitive species.</p>
Nitrogen deposition	<p>The pollutants that contribute to the total nitrogen deposition derive mainly from oxidized (e.g. NO_x) or reduced (e.g. NH₃) nitrogen emissions (described separately above). While oxidized nitrogen mainly originates from major conurbations or highways, reduced nitrogen mostly derives from farming practices.</p> <p>The N pollutants together are a large contributor to acidification (see above).</p>	<p>All plants require nitrogen compounds to grow, but too much overall N is regarded as the major driver of biodiversity change globally.</p> <p>Species-rich plant communities with high proportions of slow-growing perennial species and bryophytes are most at risk from N eutrophication. This is because many semi-natural plants cannot assimilate the surplus N as well as many graminoid (grass) species.</p> <p>N deposition can also increase the risk of damage from abiotic factors, e.g. drought and frost.</p>
Ozone (O ₃)	<p>A secondary pollutant generated by photochemical reactions involving NO_x, volatile organic compounds (VOCs) and sunlight. These precursors are mainly released by the combustion of fossil fuels (as discussed above).</p> <p>Increasing anthropogenic emissions of ozone precursors in the UK have led to an increased number of days when ozone levels rise above 40 parts per billion (ppb) ('episodes' or 'smog'). Reducing ozone pollution is believed to require action at international level to reduce levels of the precursors that form ozone.</p>	<p>Concentrations of O₃ above 40 ppb can be toxic to both humans and wildlife and can affect buildings.</p> <p>High O₃ concentrations are widely documented to cause damage to vegetation, including visible leaf damage, reduction in floral biomass, reduction in crop yield (e.g. cereal grains, tomato, potato), reduction in the number of flowers, decrease in forest production and altered species composition in semi-natural plant communities.</p>

Source: Information summarised from the Air Pollution Information System (<http://www.apis.ac.uk/>)

- 4.18 SO₂ emissions are overwhelmingly influenced by the output of power stations and industrial processes that require the combustion of coal and oil. As such, it is unlikely that material increases in SO₂ emissions will be associated with the ULP. NH₃ emissions are dominated by agriculture, with some chemical processes also making notable contributions.
- 4.19 NH₃ can have a directly toxic effect upon vegetation, particularly at close distances to the source such as near road verges⁵³. NO_x can also be toxic at high concentrations (far above the annual average Critical Level) but generally only in the presence of elevated SO₂ which is very rare in the UK.

⁵³ http://www.apis.ac.uk/overview/pollutants/overview_NOx.htm.

- 4.20 NO_x emissions, however, are dominated by the output of vehicle exhausts (more than half of all emissions). Within a 'typical' housing development, by far the largest contribution to NO_x (92%) will be made by the associated road traffic. Other sources, although relevant, are of minor importance (8%) in comparison⁵⁴. Emissions of NO_x could therefore be reasonably expected to increase as a result of greater vehicle use due to the ULP. High levels of NO_x and NH₃ are likely to increase the total N deposition to soils, potentially leading to deleterious knock-on effects in resident ecosystems. Increases in nitrogen deposition from the atmosphere can, if sufficiently great, enhance soil fertility and lead to eutrophication. This often has adverse effects on community composition and the quality of semi-natural, nitrogen-limited terrestrial and aquatic habitats^{55, 56}.
- 4.21 According to the World Health Organisation, the critical NO_x concentration (critical threshold) for the protection of vegetation is 30 µg m⁻³. In addition, ecological studies have determined 'Critical Loads' (CLs)⁵⁷ of atmospheric N deposition (that is, NO_x combined with ammonia NH₃) for key habitats within Habitats sites.
- 4.22 According to the Department of Transport's Transport Analysis Guidance, "Beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels *is not significant*"⁵⁸ (see Figure 2).

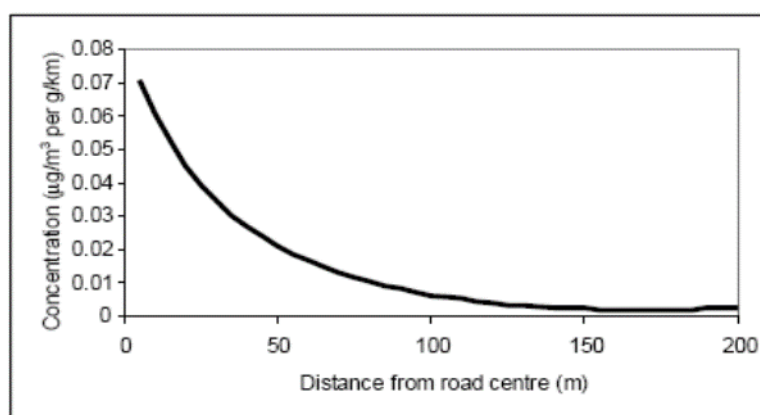


Figure 2: Traffic contribution to concentrations of pollutants at different distances from a road (Source: www.dft.gov.uk/ha/standards/dmrb/vol11/section3/ha20707.pdf)

Background to Water Quality

- 4.23 The quality of the water that feeds Habitats sites is an important determinant of the nature of their habitats and the species they support. Poor water quality can have a range of environmental impacts:
- At high levels, toxic chemicals and metals can result in immediate death of aquatic life, and can have detrimental effects even at lower levels, including increased vulnerability to disease and changes in wildlife behaviour.
 - Eutrophication, the enrichment of plant nutrients in water, increases plant growth and consequently results in oxygen depletion. Algal blooms, which commonly result from eutrophication, increase turbidity and decrease light penetration. The decomposition of organic wastes that often accompanies eutrophication deoxygenates water further, augmenting the oxygen depleting effects of eutrophication. In the marine environment, nitrogen is the limiting plant nutrient and so eutrophication is associated with discharges containing available nitrogen.

⁵⁴ Proportions calculated based upon data presented in Dore CJ et al. 2005. UK Emissions of Air Pollutants 1970 – 2003. UK National Atmospheric Emissions Inventory. <http://www.airquality.co.uk/archive/index.php>

⁵⁵ Wolseley, P. A.; James, P. W.; Theobald, M. R.; Sutton, M. A. 2006. Detecting changes in epiphytic lichen communities at sites affected by atmospheric ammonia from agricultural sources. Lichenologist 38: 161-176

⁵⁶ Dijk, N. 2011. Dry deposition of ammonia gas drives species change faster than wet deposition of ammonium ions: evidence from a long-term field manipulation Global Change Biology 17: 3589-3607

⁵⁷ The critical load is the rate of deposition beyond which research indicates that adverse effects can reasonably be expected to occur

⁵⁸ www.webtag.org.uk/archive/feb04/pdf/feb04-333.pdf

- Some pesticides, industrial chemicals, and components of sewage effluent are suspected to interfere with the functioning of the endocrine system, possibly having negative effects on the reproduction and development of aquatic life.

4.24 The main risk associated with the Uttlesford Local Plan is the discharge of treated sewage effluent from Wastewater Treatment Works (WwTWs) serving the Plan area. This could increase the nutrient concentrations in the water feeding Habitats Sites that are hydrologically linked to waterbodies that receive treated wastewater.

Background to Water Quantity, Level and Flow

4.25 The water level, its flow rates and the mixing conditions are important determinants of the condition of Habitats sites and their qualifying features. Hydrological processes are critical in influencing habitat characteristics in wetlands, terrestrial systems that have hydrological associations (e.g. wet heath) and coastal waters, including current velocity, water depth, dissolved oxygen levels, salinity and water temperature. In turn these parameters determine the short- and long-term viability of plant and animal species, as well as overall ecosystem composition.

4.26 A highly cited review paper summarised the ecological effects of reduced flow in rivers and connected water-dependent ecosystems. Droughts (ranging in their magnitude from flow reduction to a complete loss of surface water) have both direct and indirect effects on dependent floral and faunal communities. For example, the unique nature of wetlands combines shallow water and conditions that are ideal for the growth of organisms at the basal level of food webs, which feed many species of birds, mammals, fish and amphibians.

4.27 Maintaining a steady water supply is of critical importance for many hydrologically dependent SPAs, SACs and Ramsars. For example, in many freshwater bodies and wetlands the hydrological regime is essential for sustaining a variety of foraging habitats for SPA / Ramsar waterfowl species. However, different species vary in their requirements for specific water levels. Splash and / or shallow flooding is required to provide suitable feeding areas and roosting sites for ducks and waders. In contrast, deeper flooding is essential to provide foraging and loafing habitats for Bewick's swans and whooper swans.

4.28 Wetland habitats rely on hydrological connections with other surface waters, such as rivers, streams and lakes. A constant supply of water is fundamental to maintaining the ecological integrity of sites. However, while the natural fluctuation of water levels within narrow limits is desirable, excess or too little water supply might cause the water level to be outside of the required range of qualifying birds, invertebrate or plant species. This might lead to the loss of the structure and functioning of wetland habitats. There are two mechanisms through which urban development might negatively affect the water level in Habitats Sites:

- The supply of new housing with potable water will require increased abstraction of water from surface water and groundwater bodies. Depending on the level of water stress in the geographic region, this may reduce the water levels in Habitats Sites sharing the same catchment.
- The proliferation of impermeable surfaces in urban areas increases the volume and speed of surface water runoff. As traditional drainage systems often cannot cope with the volume of stormwater, sewer overflows are designed to discharge excess water directly into watercourses. Often this pluvial flooding results in downstream inundation of watercourses and the potential flooding of wetland habitats.

Summary of Impact Pathways to be Taken Forward

4.29 Having considered the impact pathways identified in this chapter, those listed in Table 3 will be taken to the next stage in the HRA process, the LSEs screening. These are the only Habitats sites with a potential connection to development in Uttlesford.

Table 3. Impact pathways and relevant Habitats sites.

Impact pathway	Habitats site(s) potentially affected
Recreational pressure	Epping Forest SAC Essex Estuaries SAC Wormley-Hoddesdonpark Woods SAC

Impact pathway	Habitats site(s) potentially affected
	Lee Valley SPA & Ramsar Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar
Air pollution	Devil's Dyke SAC Epping Forest SAC Essex Estuaries SAC Eversden & Wimpole Woods SAC Wormley-Hoddesdonpark Woods SAC Lee Valley SPA & Ramsar Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar
Water quality	Epping Forest SAC Essex Estuaries SAC Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar
Water Quantity, Level and Flow	Essex Estuaries SAC Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar

5. Test of Likely Significant Effects

Introduction

- 5.1 When seeking to identify relevant Habitat sites, consideration has been given primarily to identified impact pathways and the source-pathway-receptor approach, rather than adopting purely a 'zones'-based approach. The source-pathway-receptor approach is a standard tool in environmental assessment. In order for an effect to occur, all three elements of this mechanism must be in place, whereas the absence of one or more of the elements means there is no possibility for an effect. Furthermore, even where an impact is predicted to occur, it may not result in significant effects (i.e., those which undermine the Conservation Objectives of a Habitat site).
- 5.2 The likely zone of impact (also referred to as the likely Zone of Influence, ZoI) of a plan or project is the geographic extent over which significant ecological effects are likely to occur. The ZoI of a plan or project will vary depending on the specifics of a particular proposal and must be determined on a case-by-case basis with reference to a variety of criteria, including:
- the nature, size / scale and location of the plan;
 - the connectivity between the plan and Habitat sites, for example through hydrological connections or because of the natural movement of qualifying species;
 - the sensitivity of ecological features under consideration; and,
 - the potential for in-combination effects.

Approach to Uttlesford Local Plan Policy Screening

- 5.3 Given the distance of the ULP from the identified Habitats Sites and the nature of the impact pathways, all assessments are both "alone" and "in-combination" assessments.
- 5.4 There are 75 core policies and 9 development policies within the Uttlesford Local Plan. Policies were screened out of having LSEs on a Habitat site where any of the following reasons applied:
- they are environmentally positive;
 - they will not themselves lead to any development or other change;
 - they make provision for change but could have no conceivable effect on a Habitat site. This can be because there is no pathway between the policy and the qualifying features or a Habitat site, or because any effect would be positive;

- they make provision for change but could have no significant effect on a Habitat site (i.e., the effect would not undermine the conservation objectives of a Habitat site); or,
 - the effects of a policy on any particular Habitat site cannot be ascertained because the policy is too general. For example, a policy may be screened out if, based on absence of detail in the policy, it is not possible to identify where, when, or how the policy may be implemented, where effects may occur, or which sites, if any, may be affected.
- 5.5 Any 'criteria-based' policy (i.e., those that simply list criteria with which development needs to comply) or other general policy statements that have no spatial element were also screened out. Likewise, policies that simply 'safeguard' an existing resource (e.g., existing green infrastructure or mineral resources) by preventing other incompatible development, were also screened out.
- 5.6 The appraisal therefore focussed on those policies with a definable spatial component. Having established which policies required scrutiny by virtue of being spatially defined, consideration was given as to whether LSEs could be dismissed due to a lack of connectivity to any Habitat site for one of the following reasons:
- a potentially damaging activity may occur as a result of the policy but there is no pathway connecting it to a Habitat site (due to distance, for example);
 - there are no Habitat sites vulnerable to any of the activities that the policy will deliver; or,
 - the policy will not result in any damaging activities.

Results of Policy Screening

- 5.7 The results of the LSEs screening of policies included in the Uttlesford LP are presented in Table 4, Appendix A.1. Where a policy is shaded green, there are no linking impact pathways to Habitat sites and LSEs can be excluded. Where the screening outcome is shaded orange, LSEs cannot be excluded, and the policy is screened in for AA.
- 5.8 Of the 75 ULP core policies, nine are considered to have the potential to result in LSEs, alone and therefore or in combination with other plans and projects, as such an Appropriate Assessment is required. These are:
- **Core Policy 2: Meeting Our Housing Needs**
 - **Core Policy 4: Meeting Business and Employment Needs**
 - **Core Policy 6: North Uttlesford Area Strategy**
 - **Core Policy 6a: Housing Requirement Figures for Newport**
 - **Core Policy 10a: South Uttlesford Area Strategy**
 - **Core Policy X: Stansted and Elsenham Area Strategy**
 - **Core Policy 19: Rural Area Housing Requirement Figures**
 - **Core Policy 60: The Travelling Community**
- 5.9 Of the 9 ULP development policies, none are considered to have the potential to result in LSEs, either alone and therefore or in combination with other plans and projects.
- 5.10 The test of likely significant effects will focus on these policies with regards to the vulnerabilities of the Habitat sites within Table 1. Uttlesford is too remote from Habitats sites to result in likely significant effects alone. Therefore, this HRA is entirely concerned with 'in combination' effects. The impact pathways relating to the Habitat sites' vulnerabilities are listed below and will each be discussed:
- Recreational pressure;
 - Air pollution;
 - Water quality, and;
 - Water resources;

Recreational Pressure

- 5.11 The Regulation 19 ULP allocates approx. 14,937 residential units in the Uttlesford District. This increase in the local population will be associated with an enhanced pressure on nearby recreational resources. Each Habitat site which is vulnerable to recreational pressure is discussed in this context in the following section.

Epping Forest SAC

- 5.12 The Epping Forest Visitor Survey 2019 conducted by Footprint Ecology⁵⁹ assessed the starting location of visitors to this Habitats site.
- 5.13 The 75th percentile value for the distance from interviewee postcodes to survey location is often used to define a zone of influence. In this survey this figure is 6.81 km (rounded to 7 km).
- 5.14 Epping Forest SAC is 12 km from the Uttlesford District Boundary at its closest point and site allocations within the ULP are further still.
- 5.15 All site allocations are therefore outside the Zone of Influence for the Epping Forest SAC.
- 5.16 Overall, it is therefore concluded that LSEs of the ULP on the Epping Forest SAC regarding recreational pressure can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

Essex Estuaries SAC

- 5.17 The Essex Coast RAMS SPD (2020)⁶⁰ indicates that the zone of influence for the Essex Estuaries SAC overlaps with a number of other Habitats Sites, the most relevant of which is the Blackwater Estuary SPA and Ramsar.
- 5.18 The Blackwater Estuary SPA and Ramsar has a zone of influence of 22.0 km which is larger than any of the other Habitat sites with which the Essex Coast SAC overlaps.
- 5.19 The ULP provides for 900 non-strategic residential units and 1,540 windfall residential units, which are not specifically allocated and therefore may fall within the Zone of Influence of the SAC as part of Uttlesford District lies within 22km of the SAC.
- 5.20 Overall, it is therefore concluded that LSEs of the ULP on the Essex Estuaries SAC regarding recreational pressure cannot be excluded, either alone or in-combination. The site is screened in for Appropriate Assessment regarding this impact pathway.
- 5.21 The following policy is brought forward:

- Core Policy 2: Meeting our Housing Needs

Wormley-Hoddesdonpark Woods SAC

- 5.22 Wormley-HoddesdonPark Woods SAC is located 16 km from the boundary of Uttlesford District. The SAC is a large, attractive area of ancient woodland with extensive public access and close to large urban centres. The majority of the woods in the complex are in sympathetic ownership, with no direct threat (Wormley-Hoddesdonpark Wood, for example, is managed by The Woodland Trust). No visitor survey data that identifies the recreational catchment could be sourced for Wormley-Hoddesdonpark Woods. However, data does exist for other large woodland Habitats sites, such as Ashdown Forest⁶¹ and Epping Forest SAC. These indicate that core visitor catchments (i.e. the zone within which the majority (c. 75%) of regular, frequent visitors are concentrated) tend to lie between c. 5km (Epping Forest) and 6-7km (Ashdown Forest) from the site. If the more precautionary figure of 7km is used for Wormley Hoddesdonpark Woods in the

⁵⁹ Liley, D., (2020). Epping Forest Visitor Survey (2019). Unpublished report by Footprint Ecology for Epping Forest District Council.

⁶⁰ Available at: https://www.uttlesford.gov.uk/media/10475/Essex-Coast-Recreational-disturbance-Avoidance-and-Mitigation-Strategy-September-2020/pdf/Essex_Coast_RAMS_SPD_June_2020_final.pdf?m=1599844496320 [Accessed 21 June 2024].

⁶¹ Clarke RT, Sharp J & Liley D. 2010. Ashdown Forest Visitor Survey Data Analysis (Natural England Commissioned Reports, Number 048) and subsequent analyses
UE Associates and University of Brighton. 2009. Visitor Access Patterns on the Ashdown Forest: Recreational Use and Nature Conservation

absence of bespoke visitor data for this site, the Uttlesford District is 16 km distant (more than double the expected zone of influence).

- 5.23 Overall, it is therefore concluded that LSEs of the ULP on the Wormley-Hoddesdonpark Woods SAC regarding recreational pressure can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

Lee Valley SPA and Ramsar

- 5.24 The Site Improvement Plan (SIP) for the Lee Valley SPA identifies that ‘Areas of the SPA are subject to a range of recreational pressures including watersports, angling and dog walking. This has the potential to affect SPA populations directly or indirectly’. It does not conclude that current recreational activity on the site is unsustainable; rather it identifies a project to first ‘investigate whether there is a need for change to access management’.
- 5.25 It should be emphasised that recreational use is not inevitably a problem. Many internationally designated sites are also nature reserves managed for conservation and public appreciation of nature. The Lee Valley Regional Park that encompasses the SPA and Ramsar sites is such an example. At these sites, access is encouraged, and resources are available to ensure that recreational use is managed appropriately.
- 5.26 A precautionary zone of Influence of 7 km (as above) is assumed, with the closest point of the Uttlesford District being 11 km away from the Habitats site (site allocations are further still) and therefore outside of a reasonable zone of influence. The following further reasons indicate why growth in Uttlesford is unlikely to result in likely significant effects even ‘in combination’:
- Amwell Quarry SSSI (Amwell Nature Reserve) and Rye Meads SSSI (Rye Meads Nature Reserve) are both laid out in considerable detail with a network of hides (ten at Rye Meads, three at Amwell) and clearly marked footpaths/boardwalks with screening vegetation that are specifically laid out and designed to route people away from the sensitive areas and minimise disturbance while at the same time accommodating high numbers of visitors. Additionally, no dogs are allowed (except registered assistance dogs) and the wet and marshy/open water nature of the habitats on site inherently limits off-track recreational activity, rendering it difficult to accomplish and unappealing. For these reasons it is considered that the vulnerability of Amwell Nature Reserve and Rye Meads Nature Reserve to the potential adverse effects of recreational activity that can affect other less well-managed sites is very low. In Turnford and Cheshunt Pits SSSI, recreational activity is similarly regulated through zoning of water bodies. The majority of the site is already managed in accordance with agreed management plans in which nature conservation is a high or sole priority.
 - Two of the three faunal species for which the SPA and Ramsar site are designated – gadwall and shoveler – are not inherently highly sensitive to disturbance and are readily able to adapt (habituate) to the presence of shore-based human recreational activities without being flushed (as opposed to water-based activities which are potentially highly disturbing).
 - Turnford & Cheshunt Pits is located within the Lee Valley Country Park, which is part of the Lee Valley Regional Park. In their response to the Epping Forest Local Plan the Lee Valley Regional Park Authority did not raise any concerns regarding future recreational pressure on the SPA from housing growth.
 - Various investigations into the habits of recreational visitors to nationally and internationally important wildlife sites have found that the majority of dog walkers and casual walkers are generally disinclined to walk very far to visit sites for recreation. For example, in one of the most thorough studies visitor surveys were conducted at the Thames Basin Heaths Special Protection Area. The study found that the average distance between the visitor’s home postcode and Thames Basin Heaths SPA when arriving by foot was 0.8 km, with 75% of foot-based visitors living within a 0.9 km straight line distance from the visitor survey point. Other surveys show a similar broad pattern, since there is a natural limit as to how far most people are prepared to walk to visit a particular countryside site, even when it is large and appealing. The Thames Basin Heaths is also extensively visited by people travelling by car, who typically live 5km from the SPA. However, that site has an abundance of parking whereas parking in the vicinity of Rye Meads, Turnford & Cheshunt Pits and Amwell Quarry will naturally restrict the number of car-based visitors at any time and informal roadside verge parking is very limited.

- 5.27 Overall, it is therefore concluded that LSEs of the ULP on the Lee Valley SPA and Ramsar regarding recreational pressure can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar

- 5.28 The Essex Coast RAMS SPD (2020)⁶² indicates that the zone of influence for the Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar is 22 km.
- 5.29 Figure 2 demonstrates that the majority of the Uttlesford District is beyond this zone of influence and that none of the strategic site allocations are within it.
- 5.30 However, the ULP provides for 900 non-strategic residential units and 1,540 windfall residential units, the latter of which are not specifically allocated and therefore may fall within the Zone of Influence of the SPA and Ramsar
- 5.31 Overall, it is therefore concluded that LSEs of the ULP on the Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar regarding recreational pressure cannot be excluded, either alone or in-combination. The site is screened in for Appropriate Assessment regarding this impact pathway.
- 5.32 The following policy is brought forward:
- Core Policy 2: Meeting our Housing Needs

Atmospheric Pollution (Nitrogen Deposition)

- 5.33 According to the Department of Transport's Transport Analysis Guidance, "*Beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant*"⁶³ (see Figure 2).
- 5.34 The average UK car journey is approximately 10.6km⁶⁴. At a 10km distance between the development site and any road within 200m of a vulnerable Habitat site, the traffic generated from that development is likely to have dispersed across the network such that it is unlikely to contribute to a statistically significant difference in annual average daily traffic. A 10km buffer is therefore utilised within this report to identify sites which may have a potential likely significant impact. Therefore, a Likely Significant Effect must be considered where:
- A major road connected to a residential allocation is within 200 m of a Habitat Site which is sensitive to atmospheric pollution, and
 - The site is within 10 km of a residential allocation.

Devil's Dyke SAC

- 5.35 This site is 16 km from the Uttlesford District boundary.
- 5.36 Overall, it is therefore concluded that LSEs of the ULP on the Devil's Dyke SAC regarding atmospheric pollution (Nitrogen deposition) can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

Epping Forest SAC

- 5.37 This site is 12 km from the Uttlesford District boundary.
- 5.38 The northern end of Epping Forest is within 200m of the M25 as it passes through Bell Common Tunnel. The M25 is a significant arterial route and as such may be connected to commuting distances greater than the national average. Forecast two-way flows on the M25 at Bell Common Tunnel (within 200m of Epping Forest SAC) due to Uttlesford Local Plan are 232 AADT. This is below the 0.15% of baseline AADT threshold

⁶² Available at: https://www.uttlesford.gov.uk/media/10475/Essex-Coast-Recreational-disturbance-Avoidance-and-Mitigation-Strategy-September-2020/pdf/Essex_Coast_RAMS_SPD_June_2020_final.pdf?m=1599844496320 [Accessed 21 June 2024].

⁶³ www.webtag.org.uk/archive/feb04/pdf/feb04-333.pdf

⁶⁴ GOV.UK 2019. Average number of trips made and distance travelled. <https://www.gov.uk/government/statistical-data-sets/nts01-average-number-of-trips-made-and-distance-travelled>

identified as needing modelling in JNCC guidance [Main Report: Guidance on Decision-making Thresholds for Air Pollution \(jncc.gov.uk\)](#), as that threshold would be c. 300 AADT based on baseline flows for the M25.

- 5.39 Moreover, that same report states (pages 20/21) that: *'The trunk road network forms the core of the national transport system. Trunk roads are central to long distance travel and connectivity across the UK and traffic patterns on trunk roads are a consequence of predicted growth across the UK generally. The effects of development on traffic flows on trunk roads are more appropriately taken into account as part of national and regional strategic plan level HRAs.'*
- 5.40 Overall, it is therefore concluded that LSEs of the ULP on the Epping Forest SAC regarding atmospheric pollution (Nitrogen deposition) can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

Essex Estuaries SAC

- 5.41 This site is 16 km from the Uttlesford District boundary.
- 5.42 Overall, it is therefore concluded that LSEs of the ULP on the Essex Estuaries SAC regarding atmospheric pollution (Nitrogen deposition) can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

Eversden & Wimpole Woods SAC

- 5.43 This site is 14 km from the Uttlesford District boundary.
- 5.44 Overall, it is therefore concluded that LSEs of the ULP on the Eversden & Wimpole Woods SAC regarding atmospheric pollution (Nitrogen deposition) can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

Wormley-Hoddesdonpark Woods SAC

- 5.45 This site is 16 km from the Uttlesford District boundary.
- 5.46 Overall, it is therefore concluded that LSEs of the ULP on the Wormley-Hoddesdonpark Woods SAC regarding atmospheric pollution (Nitrogen deposition) can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

Lee Valley SPA & Ramsar

- 5.47 This site is 11 km from the Uttlesford District boundary.
- 5.48 Overall, it is therefore concluded that LSEs of the ULP on the Lee Valley SPA & Ramsar regarding atmospheric pollution (Nitrogen deposition) can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar

- 5.49 This site is 16 km from the Uttlesford District boundary.
- 5.50 Overall, it is therefore concluded that LSEs of the ULP on the Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar regarding atmospheric pollution (Nitrogen deposition) can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

Water Quality

Epping Forest SAC

- 5.51 The Site Improvement Plan for Epping Forest SAC⁶⁵ indicates water quality run-off from roads as an area of concern requiring management.
- 5.52 The ULP will not have an impact on vehicular traffic in proximity to Epping Forest for the reasons outline in the section relating to atmospheric pollution (nitrogen deposition) and will therefore not cause changes to the run-off from roads in proximity to this Habitat site.
- 5.53 Overall, it is therefore concluded that LSEs of the ULP on the Epping Forest SAC regarding water quality can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

Essex Estuaries SAC and Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar

- 5.54 The Uttlesford District Council Water Cycle Study (WCS)⁶⁶ (prepared by JBA consulting) assessed the 31 WwTW within the Uttlesford District. Of these 24 are expected to serve growth within the Local Plan Period. Some WwTW in the southern part of Uttlesford discharge to watercourses (notably the Chelmer or its tributaries) that ultimately drain to the Essex Estuaries SAC and Blackwater Estuary SPA/Ramsar. There is thus a hydrological link between these Habitats sites and growth in some parts of Uttlesford district.
- 5.55 The Anglian Water Drainage and Waste Water Management Plan⁶⁷ sets out the plan for wastewater management in the region (including Uttlesford) which includes the catchment for these Habitats sites. The Uttlesford District is therefore hydrologically linked to these Habitats Sites. It is the responsibility of the water companies to meet the needs of the area without adverse effect. The DWMP must be subject to HRA and cannot be adopted with adverse effects on the integrity of Habitats sites unless subsequent derogation tests can be passed. However, since likely significant effects cannot be dismissed without further consideration of the DWMP and other measures, water quality is taken forward to appropriate assessment.
- 5.56 It is therefore concluded that LSEs of the ULP on the Essex Estuaries SAC and Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar regarding water quality cannot be excluded, either alone and in-combination. The site is screened in for Appropriate Assessment regarding this impact pathway.

Water Quantity, Level and Flow

Essex Estuaries SAC and Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar

- 5.57 Anglian Water and Affinity Water are responsible for the provision of water resources to homes within Uttlesford. The means by which water resources will be provided are described in:
- Affinity Water: Draft Water Resources Management Plan 2024⁶⁸, and
 - Anglian Water: Our Water Resources Management Plan 2024⁶⁹.
- 5.58 Both plans are based on robust population projections, describe how water requirements will be met and run well beyond the end of the Local Plan period.
- 5.59 The East of England is a water-stressed areas and the plans therefore include considerable provision for transfers from other areas. HRAs are a requirement of Water Resource Management Plans and plans can only be approved when the conditions required by the HRA process have been met.

⁶⁵ <https://publications.naturalengland.org.uk/file/5732004727881728> [Accessed 07/03/2024]

⁶⁶ Uttlesford District Council Water Cycle Study – Stage 2 (June 2024) Prepared by JBA Consulting.

⁶⁷ Available at: <https://www.anglianwater.co.uk/SysSiteAssets/household/about-us/dwmp/dwmp-1.pdf> [Accessed 21/06/2024].

⁶⁸ Available at: <https://affinitywater.uk.engagementhq.com/4398/widgets/28286/documents/33904> [Accessed 21/06/2024].

⁶⁹ Available at: <https://www.anglianwater.co.uk/siteassets/household/about-us/wrmp/revise-draft-wrmp24-main-report-v2.pdf> [Accessed 21/06/2024].

- 5.60 The HRA of the Anglian Water Draft Water Resource Management Plan 2024⁷⁰ concludes that adverse effects can be avoided or fully mitigated through adjustments to the detailed design of the scheme and applications of measures described in the individual assessments of the scheme's elements.
- 5.61 The HRA of the Affinity WRMP24⁷¹ concluded that four of the 22 proposed options by Affinity Water may result in adverse effects on the integrity of sites including the Essex Estuaries SAC and that further studies are required to assess and detail the potential effects to provide more targeted mitigation measures as the potential impacts are water levels are unknown. The WRSE modelling confirmed that demand management is sufficient to maintain the supply/demand balance in WRZ7 unless a 'high' environmental destination is required. Under the high environmental destination forecast the level of supply available to Affinity Water reduces substantially as a result of sustainability reductions. The investment model therefore selects all the feasible schemes in WRZ7, which includes desalination and effluent reuse schemes after 2040 to maintain the supply-demand balance. Given that all feasible options are selected/ required to meet the high environmental destination in WRZ7, there are no reasonable alternatives at this time.
- 5.62 It is for Affinity Water to reach agreement with the Environment Agency and Natural England on the means and mitigation by which water resource needs in the East of England parts of their supply area will be delivered. The ULP is not in itself therefore considered to have an LSE on these Habitats sites.
- 5.63 Overall, it is therefore concluded that LSEs of the ULP on the Essex Estuaries SAC and Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar regarding Quantity, Level and Flow can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

⁷⁰ Available at: <https://www.anglianwater.co.uk/SysSiteAssets/household/about-us/wrmp/revised-draft-wrmp24-environmental-report-sub-report-a--hra.pdf> [Accessed 21/06/2024].

⁷¹ Available at: https://ehg-production-europe.s3.eu-west-1.amazonaws.com/eb32b4b6cf9821cb01c6d04df20cc4f61ea19723/original/1668445008/b1fe022d0148bdc1bac5cb73361bca40_Appendix_7.2.2_-_Habitats_Regulations_Assessment_%28HRA%29_%281%29.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKICO37GBEP%2F20240621%2Feu-west-1%2Fs3%2Faws4_request&X-Amz-Date=20240621T153307Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=554a35ef20b63615227fee406971374a0ddef54bf7a052181a6988341a55eb66 [Accessed 21/06/2024].

6. Appropriate Assessment

Recreational Pressure

- 6.1 The following policy is brought forward for appropriate assessment following the identification of Likely Significant Effects on the Blackwater Estuary Spa and Ramsar and the Essex Estuaries SAC:
- Core Policy 2: Meeting our Housing Needs
- 6.2 The policy was brought forward in relation to allocations with unallocated locations which may fall within the 22 km zone of influence of these Habitats sites. The 22 km zone of influence overlaps the southeast corner of Uttlesford District boundary, any residential development sites which are brought forward in this area have the potential for residential development which may add recreational pressure on the Habitats sites.
- 6.3 A mitigation strategy is in place – The Essex Coast RAMS SPD (2020)⁷² – to protect the sites and this proscribes a tariff to be applied to net additional dwellings within the zone of influence. Monies collected from the tariff are then used to support the mitigation strategy. Mitigation such as this cannot be considered in the Likely Significant Effects stage of HRA and this impact pathway to this Habitats site has therefore been brought forward for Appropriate Assessment. Since no allocations are by definition made for windfall development it is not possible to assess individual development sites at the Local Plan level.
- 6.4 However, Core Policy 38 (Sites Designated for Biodiversity or Geology) includes the requirement for all net new residential development to provide funding for the Essex Coast RAMS SPD delivery and this will apply to all such development including windfall. Overall, given that ULP includes the requirement to adhere to the East Coast RAMS mitigation strategy, AECOM concludes that there will be no adverse effects of the ULP on the Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar or the Essex Coast Estuaries SAC regarding recreational pressure, both alone and in-combination. No additional policy recommendations are made for inclusion in the Plan.

Atmospheric Pollution (Nitrogen Deposition)

- 6.1 No policies were brought forward for appropriate assessment in relation to atmospheric pollution.

Water Quality

Essex Estuaries SAC and Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar

- 6.2 The following policy is brought forward for appropriate assessment following the identification of Likely Significant Effects on the Blackwater Estuary Spa and Ramsar and the Essex Estuaries SAC:
- Core Policy 2: Meeting our Housing Needs
 - Core Policy 4: Meeting business and employment needs
 - Core Policy 6: North Uttlesford Area Strategy
 - Core Policy 6a: Housing Requirement Figures for Newport
 - Core Policy 10a: South Uttlesford Area Strategy
 - Core Policy 16: Stansted, Mountfitchet and Elsenham Area Strategy
 - Core Policy 19: Rural Area Housing Requirement Figures
 - Core Policy 60: The Travelling Community

⁷² Available at: https://www.uttlesford.gov.uk/media/10475/Essex-Coast-Recreational-disturbance-Avoidance-and-Mitigation-Strategy-September-2020/pdf/Essex_Coast_RAMS_SPD_June_2020_final.pdf?m=1599844496320 [Accessed 21 June 2024].

- 6.3 The policy was brought forward in relation to the hydrological connectivity of the Uttlesford District to the Essex Estuaries SAC and Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar.
- 6.4 There are 24 WwTW which are expected to serve growth within the Local Plan Period. Chapter 8 of the Uttlesford District Council Water Cycle Study (WCS)⁷³ indicates that it is possible to prevent deterioration in water quality by improvements in treatment. Growth alone will not prevent good ecological status being achieved in the future should those improvements be made, with the exception of Takeley where environmental capacity could be a constraint to growth. The feasibility of connecting additional demand from growth in areas otherwise served by Takeley WwTW to Bishops Stortford via an adjustment to the sewer network is being investigated, this needs to be concluded before development proposals in this area are progressed, however see Section 5.55 and 6.5 for the relevant process and responsibilities. However, Takeley does not discharge to a watercourse which drains to Essex Estuaries SAC/Blackwater Estuary SPA/Ramsar, but rather drains to the south west.
- 6.5 The Anglian Water DWMP⁷⁴ must be subject to HRA and cannot be adopted with adverse effects on the integrity of Habitats sites unless subsequent derogation tests can be passed. Subsequent Environmental Agency permitting processes also ensure adherence to the requirement to prevent detrimental impact on Habitats sites.
- 6.6 Moreover, in 2023 Natural England published detailed information on Habitats sites that were suffering from detrimental nutrient inputs and thus required a 'nutrient neutrality' approach to consenting new development. The Essex Estuaries were not included in that list of Habitats sites.
- 6.7 Finally, the Local Plan contains policy wording to require delivery of development to keep pace with provision of wastewater treatment infrastructure and to protect Habitats sites:
- Core Policy 5: Providing Supporting Infrastructure and Services requires that all new development provides for the necessary on-site and off-site infrastructure, ensuring there is sufficient capacity to manage wastewater.
 - Core policy 38: Sites designated for Biodiversity or Geology prioritises impacts on Habitats sites and states "*Development will not be permitted unless it will not adversely affect the integrity of a European Habitat site either alone or in combination with other development.*"
- 6.8 AECOM concludes that there will be no adverse effects of the ULP on the Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar or the Essex Coast Estuaries SAC regarding water quality, both alone and in-combination. No additional policy recommendations are made for inclusion in the Plan.

Water Quantity, Level and Flow

- 6.9 No policies were brought forward for appropriate assessment in relation to water quality.

⁷³ Uttlesford District Council Water Cycle Study – Stage 2 (June 2024) Prepared by JBA Consulting.

⁷⁴ Available at: <https://www.anglianwater.co.uk/SysSiteAssets/household/about-us/dwmp/dwmp-1.pdf> [Accessed 21/06/2024].

7. Conclusions

- 7.1 AECOM was appointed by Uttlesford District Council (the Council) to produce a Habitats Regulations Assessment (HRA) of their Regulation 19 Local Plan. This HRA examines the effects of the Local Plan on internationally important wildlife sites. The requirement for HRA is set by the Conservation of Habitats and Species Regulations 2017 (as amended).
- 7.2 The Habitats sites, considered within the Appropriate Assessment for impact pathways that could not be screened out at the Test of Likely Significant Effects stage were:
- Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar, and
 - Essex Estuaries SAC.
- 7.3 Impact pathways considered were atmospheric pollution, recreational pressure, water quality, and water quantity, level and flow. Of which recreational pressure and water quality were brought forward for appropriate assessment.
- 7.4 For recreational pressure it was determined that adherence to the Essex Coast RAMS SPD would be sufficient to prevent adverse effects on the Habitats sites.
- 7.5 For Water quality it was determined that the measures included in the plan and the requirements of the DWMP planning process were sufficient to prevent adverse effects on Habitats sites.
- 7.6 Overall AECOM concluded that there are no adverse effects on Habitats sites as a result of the ULP.

Appendix A Policy Screening

A.1 Policy Assessment

Table 4 Screening of ULP policies for Likely Significant Effects requiring Appropriate Assessment

Policy Name	Brief Policy Description	Potential Likely Significant Effect?																	
Core Policy 1: Addressing Climate Change	This policy requires that developers demonstrate how they will mitigate, adapt and be resilient to the impacts of climate change and support an overall reduction in greenhouse gas emissions.	<p>No Likely Significant Effect.</p> <p>This is a development management policy that sets out key development criteria in relation to climate and does not specifically allocate sites for development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>																	
Core Policy 2: Meeting Our Housing Needs	<p>The housing requirement for the Uttlesford District is for 13,500 homes to be delivered in the plan period between 2021 and 2041.</p> <p>The Plan provides for at least 14,912 dwellings by 2041 in the interest of providing for flexibility and contingency.</p> <p>3,862 dwellings will be delivered through strategic allocations. 900 dwellings will be delivered through non-strategic allocations at the Larger Villages and at Newport.</p> <p>The contribution of all sources of housing supply are shown by the following table:</p> <p>Table 4.2: Uttlesford Housing Requirement and Housing Supply 2021 to 2041</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Number of Dwellings</th> </tr> </thead> <tbody> <tr> <td>Housing requirement for the full plan period (April 2021 to March 2041)</td> <td>13,500</td> </tr> <tr> <td>Housing completions (April 2021 to March 2023)</td> <td>980</td> </tr> <tr> <td rowspan="4">Housing Supply</td> <td>Known Commitments (add dates)</td> <td>7,630</td> </tr> <tr> <td>Strategic Allocations</td> <td>3,862</td> </tr> <tr> <td>Non-Strategic Allocations</td> <td>900</td> </tr> <tr> <td>Windfalls</td> <td>1,540</td> </tr> <tr> <td>Total Housing Supply</td> <td>14,912</td> </tr> </tbody> </table> <p>Strategic Allocations</p>	Category	Number of Dwellings	Housing requirement for the full plan period (April 2021 to March 2041)	13,500	Housing completions (April 2021 to March 2023)	980	Housing Supply	Known Commitments (add dates)	7,630	Strategic Allocations	3,862	Non-Strategic Allocations	900	Windfalls	1,540	Total Housing Supply	14,912	<p>This policy may lead to Likely Significant Effects. It provides a quantum of residential development and the broad locations where that development will occur.</p> <p>The following impact pathways are present in combination:</p> <ul style="list-style-type: none"> • Recreational Pressure • Atmospheric pollution • Water quality • Water, quantity, level and flow <p>The potential impacts of this policy are discussed in the main body of the report.</p>
Category	Number of Dwellings																		
Housing requirement for the full plan period (April 2021 to March 2041)	13,500																		
Housing completions (April 2021 to March 2023)	980																		
Housing Supply	Known Commitments (add dates)	7,630																	
	Strategic Allocations	3,862																	
	Non-Strategic Allocations	900																	
	Windfalls	1,540																	
Total Housing Supply	14,912																		

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Policy Name

Brief Policy Description

Potential Likely Significant Effect?

The following tables shows how the level of housing required through strategic development sites will be distributed:

Table 4.3: Strategic Allocations identified for North Uttlesford

Settlement/ Parish	Settlement Type	Site Name	Number of Dwellings
Saffron Walden	Key Settlement	Land South of Radwinter Road and North and South of Thaxted Road	879
Total			879

Table 4.4: Strategic Allocations identified for Stansted Mountfitchet and Elsenham

Settlement/ Parish	Settlement Type	Site Name	Number of Dwellings
Stansted Mountfitchet	Key Settlement	Walpole Meadows North, East of Pennington Lane	270
		East of High Lane	55
Elsenham	Local Rural Centre	ADD	110
Total			435

Table 4.5: Strategic Allocations identified for South Uttlesford

Settlement/ Parish	Settlement Type	Site Name	Number of Dwellings
Great Dunmow	Key Settlement	NE Great Dunmow	799
		ADD	203
Takeley	Local Rural Centre	N Takeley	1,546
Total			2,545

Non-Strategic Allocations

Development will also be supported at non-strategic allocations at the Larger Villages where development is (a) set out within Adopted Neighbourhood Plans, and (b) is in accordance with the Development Plan taken as a whole.

Core Policy 3: Settlement Hierarchy

This policy describes the settlement hierarchy which will be applied to developments.
The Settlement Classifications Are:

No Likely Significant Effect.

Policy Name

Brief Policy Description

Potential Likely Significant Effect?

Classification	Settlement	Type of Development	
Key Settlements	Great Dunmow, Saffron Walden, Stansted Mountfitchet (Part GB)	There is a presumption in favour of sustainable development within the existing built area of Key Settlements, Small Towns and Larger Villages.	<p>This is a development management policy that sets out the settlement hierarchy for development it does not allocate a quantum of development or a location for any development..</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Local Rural Centres/ Small Towns (*)	Elsenham, Great Chesterford, Hatfield Heath (GB), Newport, Takeley/ Prior's Green, Thaxted	Development outside the existing built areas of these settlements will only be permitted where it is allocated by the Local Plan 2041 or has been allocated within an adopted Neighbourhood Development Plan, or future parts of the Local Plan.	
Larger Villages	Birchanger (*), Clavering, Debden, Felsted, Hatfield Broad Oak, Henham, , Little Hallingbury (*), Stebbing.	Development at washed over GB settlements should be assessed in accordance with National Policy.	
Smaller Villages	Ashdon, Aythorpe Roding, Barnston, Berden, Broxted, Chrishall, Elder Street, Elmton, Farnham, Fitch Green, Great Easton, Great Hallingbury, Great Sampford, Hempsted, High Easter, High Roding, Langley, Leadon Roding (Part GB), Lindsell, Little Canfield, Little Dunmow, Little Easton, Littlebury, Manuden, Quendon and Rickling, Radwinter, Swards End, Wendens Ambo, White Roding (GB/ Part GB), Widdington, Wimbush.	At the Smaller Villages, limited infill development may be appropriate within the existing built areas of these settlements, or if it allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan. Proposals for limited infill development will be supported where they are: <ul style="list-style-type: none"> i. in keeping with local character, and ii. proportionate in scale, and iii. meet local housing needs, and/ or provide local employment, services and facilities. 	
Open Countryside	Those villages not included within the categories described above are considered to form part of the Open Countryside.	Development in open countryside will not be permitted unless specifically supported by other relevant policies as set out in the Development Plan or national policy.	

Policy Name	Brief Policy Description	Potential Likely Significant Effect?																					
<p>Core Policy 4: Meeting Business and Employment Needs</p>	<p>Over the Plan period 2021 – 2041 the land requirement for office and R&D development is 21.7 ha and industrial development is 52.2 ha. In order to meet this requirement, a further 14.6 ha is needed for office development and R&D and 30.5 ha is needed for industrial development beyond known completions and commitments.</p> <p>A total of 58 ha is identified for future development at the following strategic allocations:</p> <p>Table 4.7: Local Plan 2041 Employment Allocations</p> <table border="1" data-bbox="430 510 1568 941"> <thead> <tr> <th>Site Name</th> <th>Type of Site (Uses Class)</th> <th>Available Development Land (Hectares)</th> </tr> </thead> <tbody> <tr> <td>Chesterford Research Park</td> <td>Research and Development E (g)(iii)</td> <td>13.5</td> </tr> <tr> <td>Land South of Knight Retail Park, Saffron Walden</td> <td>General Industrial/ Storage or Distribution/ Office/ Light Industrial B2/ B8/ E(g)(i)/ E (g)(iii)</td> <td>3.0</td> </tr> <tr> <td>North of Taylors Farm, North of Takeley Street</td> <td>General Industrial/ Storage or Distribution/ Office/ Light Industrial B2/ B8/ E(g)(i)/ E (g)(iii)</td> <td>18.0</td> </tr> <tr> <td>Land South of Highwood Quarry, West of Great Dunmow</td> <td>General Industrial/ Storage or Distribution/ Office/ Light Industrial B2/ B8/ E(g)(i)/ E (g)(iii)</td> <td>18.0</td> </tr> <tr> <td>Water Circle, Guants End, Elsenham</td> <td>Office E(g)(i)</td> <td>5.5</td> </tr> <tr> <td>Total</td> <td></td> <td>58.0</td> </tr> </tbody> </table> <p>Additional development will be supported either through windfall development in accordance with Core policy 48: New Employment Development on Unallocated Sites or where supported by Neighbourhood Plans.</p> <p>In addition to the sites identified for new employment development, a number of existing strategic employment sites have been identified in the Area Strategies (including some that have existing consents for development). These sites will be safeguarded for employment uses in accordance with Core Policies 45 and 46.</p>	Site Name	Type of Site (Uses Class)	Available Development Land (Hectares)	Chesterford Research Park	Research and Development E (g)(iii)	13.5	Land South of Knight Retail Park, Saffron Walden	General Industrial/ Storage or Distribution/ Office/ Light Industrial B2/ B8/ E(g)(i)/ E (g)(iii)	3.0	North of Taylors Farm, North of Takeley Street	General Industrial/ Storage or Distribution/ Office/ Light Industrial B2/ B8/ E(g)(i)/ E (g)(iii)	18.0	Land South of Highwood Quarry, West of Great Dunmow	General Industrial/ Storage or Distribution/ Office/ Light Industrial B2/ B8/ E(g)(i)/ E (g)(iii)	18.0	Water Circle, Guants End, Elsenham	Office E(g)(i)	5.5	Total		58.0	<p>This policy may lead to Likely Significant Effects. It provides a quantum of commercial development and the location where that development will occur.</p> <p>The following impact pathways are present in combination:</p> <ul style="list-style-type: none"> • Atmospheric pollution • Water quality <p>The potential impacts of this policy are discussed in the main body of the report.</p>
Site Name	Type of Site (Uses Class)	Available Development Land (Hectares)																					
Chesterford Research Park	Research and Development E (g)(iii)	13.5																					
Land South of Knight Retail Park, Saffron Walden	General Industrial/ Storage or Distribution/ Office/ Light Industrial B2/ B8/ E(g)(i)/ E (g)(iii)	3.0																					
North of Taylors Farm, North of Takeley Street	General Industrial/ Storage or Distribution/ Office/ Light Industrial B2/ B8/ E(g)(i)/ E (g)(iii)	18.0																					
Land South of Highwood Quarry, West of Great Dunmow	General Industrial/ Storage or Distribution/ Office/ Light Industrial B2/ B8/ E(g)(i)/ E (g)(iii)	18.0																					
Water Circle, Guants End, Elsenham	Office E(g)(i)	5.5																					
Total		58.0																					
<p>Core Policy 5: Providing Supporting Infrastructure and Services</p>	<p>All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal.</p> <p>This policy sets out the detail of this requirement.</p>	<p>No Likely Significant Effect.</p> <p>This is a development management policy that sets out the requirements for infrastructure associated with development proposals it does not allocate a quantum of development or a location for any development.</p>																					

Policy Name	Brief Policy Description	Potential Likely Significant Effect?												
Core Policy 6: North Uttlesford Area Strategy	<p>This policy sets out that development in the North Uttlesford Area should be in accordance with the Settlement Hierarchy set out in Core Policy 3.</p> <p>Housing Delivery will be achieved as follows:</p> <p>Table 5.1: North Uttlesford Area Strategy Housing Allocations</p> <table border="1" data-bbox="425 470 1500 670"> <thead> <tr> <th>Settlement</th> <th>Site Name</th> <th>Number of Dwellings</th> </tr> </thead> <tbody> <tr> <td>Saffron Walden</td> <td>Land south of Radwinter road, north of Thaxted road.</td> <td>747</td> </tr> <tr> <td>Saffron Walden</td> <td>Land south of Thaxted road</td> <td>132</td> </tr> <tr> <td>Total</td> <td></td> <td>879</td> </tr> </tbody> </table>	Settlement	Site Name	Number of Dwellings	Saffron Walden	Land south of Radwinter road, north of Thaxted road.	747	Saffron Walden	Land south of Thaxted road	132	Total		879	<p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p> <p>This policy may lead to Likely Significant Effects. It provides a quantum of residential development and the broad locations where that development will occur.</p> <p>The following impact pathways are present in combination:</p> <ul style="list-style-type: none"> • Recreational Pressure • Atmospheric pollution • Water quality • Water, quantity, level and flow <p>The potential impacts of this policy are discussed in the main body of the report.</p>
Settlement	Site Name	Number of Dwellings												
Saffron Walden	Land south of Radwinter road, north of Thaxted road.	747												
Saffron Walden	Land south of Thaxted road	132												
Total		879												
Core Policy 6a: Housing Requirement Figures for Newport	<p>This policy details the housing requirement identified for Newport.</p> <p>Table 5.3: Housing requirement figures for Larger Villages and other villages preparing a Neighbourhood Plan.</p> <table border="1" data-bbox="425 1053 1556 1173"> <thead> <tr> <th>Settlement Hierarchy Tier</th> <th>Settlement</th> <th>2021-41 Housing Requirement Figure (total)</th> <th>Residual requirement to be allocated through non- strategic allocations (at 30 November 2023)</th> </tr> </thead> <tbody> <tr> <td>Local Rural Centre</td> <td>Newport</td> <td>ADD</td> <td>300</td> </tr> </tbody> </table>	Settlement Hierarchy Tier	Settlement	2021-41 Housing Requirement Figure (total)	Residual requirement to be allocated through non- strategic allocations (at 30 November 2023)	Local Rural Centre	Newport	ADD	300	<p>This policy may lead to Likely Significant Effects. It provides a quantum of residential development and the broad locations where that development will occur.</p> <p>The following impact pathways are present in combination:</p> <ul style="list-style-type: none"> • Recreational Pressure • Atmospheric pollution • Water quality • Water, quantity, level and flow 				
Settlement Hierarchy Tier	Settlement	2021-41 Housing Requirement Figure (total)	Residual requirement to be allocated through non- strategic allocations (at 30 November 2023)											
Local Rural Centre	Newport	ADD	300											

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area	<p>To deliver the growth in the North Uttlesford Area, strategic transport and other infrastructure has been identified to mitigate the impact of planned growth, which is important to help secure a viable and sustainable future for the area.</p> <p>Strategic Transport infrastructure in North Uttlesford will be required as follows:</p> <ul style="list-style-type: none"> i. a multi-modal link road in Saffron Walden linking Radwinter Road and Thaxted Road for all vehicles, cyclists and pedestrians 	<p>The potential impacts of this policy are discussed in the main body of the report.</p> <p>No Likely Significant Effect.</p> <p>This is a development management policy that sets out the key elements of transport schemes in the North Uttlesford area. The policy includes delivery of active transport routes, e-bike schemes and electric car clubs. The development associated with the proposals is not sufficiently defined to enable an HRA at this stage, HRA assessments will be required at the project level for each scheme.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 8: Safeguarding of Land for Strategic Infrastructure Schemes in the North Uttlesford Area	<p>This policy safeguards the land identified below to support the future delivery of the following schemes as listed:</p> <ul style="list-style-type: none"> • a future section of the link road between Thaxted Road and Newport Road and the Saffron Walden Orbital Greenway is also safeguarded for future delivery, and • the area for the future delivery of a Country Park for Saffron Walden. 	<p>No Likely Significant Effect.</p> <p>This policy safeguards land for future use there are currently no development proposals presented for assessment. Project level HRAs will be required as and when schemes are brought forward.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 9: Green and Blue Infrastructure in the North Uttlesford Area	<p>This policy is to protect and enhance blue and green infrastructure assets in the North Uttlesford Area.</p>	<p>No Likely Significant Effect.</p> <p>This policy is designed to safeguard blue and green infrastructure.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 10a: South Uttlesford Area Strategy	<p>This policy sets out the priorities for development in the South Uttlesford Area to support the strategic roles of the Key Settlement and Local Rural Centre. Development in the South Uttlesford Area should be in accordance with the Settlement Hierarchy set out in Core Policy 3. Non-strategic allocations may also be delivered through Neighbourhood Development Plans.</p> <p>Housing Delivery</p>	<p>This policy may lead to Likely Significant Effects. It provides a quantum of residential development and the broad locations where that development will occur.</p>

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Policy Name

Brief Policy Description

Potential Likely Significant Effect?

Around 2,463 dwellings will be delivered through strategic allocations where development meets the requirements set out within the Site Development Frameworks (Appendix 4). The following table shows how the level of planned housing with the South Uttlesford Area through strategic development sites will be distributed.

Table 6.1: South Uttlesford Area Strategy Housing Allocations

Settlement/ Parish	Site Name	No. Dwellings
Takeley/Little Canfield	East of Takeley	1,546
Great Dunmow	Church End East	714
Great Dunmow	Parsonage Downs	203
TOTAL		2463

Employment

Existing employment will be protected in accordance with Core Policy 45. New employment land of 36ha will be provided for business and employment growth in accordance with Core Policy 4 on the following strategic employment sites:

Table 6.2: South Uttlesford Area Strategy Employment Allocations

Settlement/ Parish	Site Name	Hectares (approximately)
Takeley	Land North of Taylors Farm, North of Takeley Street, off B1256 (adjoining Thremhall Park)	18
Great Dunmow west / Little Canfield	Land between A120 and Stortford Road B1256	18
TOTAL		36

The following impact pathways are present in combination:

- Recreational Pressure
- Atmospheric pollution
- Water quality
- Water, quantity, level and flow

The potential impacts of this policy are discussed in the main body of the report.

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Core Policy 10b: Takeley Strategic Allocation Comprehensive Development Framework

This policy requires that all new development at the Takeley Strategic Allocation will be guided by a comprehensive development framework as specified in Core Policy CP52. New housing allocated at the Takeley Strategic Allocation will be provided to an exemplar standard, following Garden Village principles, to ensure that a highly sustainable and accessible development is fully realised.

No Likely Significant Effect.

This management policy indicates the overall approach taken to managing development proposals in Takeley, including the protection of key nature sites.

There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.

Core Policy 11: London Stansted Airport

Operation and Development:

This policy sets out the Council's support for, and the conditions of the support for the continued use of London-Stansted Airport in relation to the planned expansion to 43 million passengers per annum.

No Likely Significant Effect.

This policy expresses overall support for the continued use of Stansted Airport, however no specific proposals for development are included.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Core Policy 12: Stansted Airport Countryside Protection Zone	This policy sets out the protection from development to conserve and enhance the 'rural' character of the area around the airport.	<p>No Likely Significant Effect.</p> <p>This policy protects the rural character around Stansted Airport, no specific development proposals are brought forward.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 13: Delivery of Transport Schemes within the South Uttlesford Area	This policy sets out the requirements for transport infrastructure which has been identified to mitigate the impact of planned growth.	<p>No Likely Significant Effect.</p> <p>This is a development management policy that sets out the key elements of transport schemes in the North Uttlesford area. The policy includes delivery of active transport routes, e-bike schemes and electric car clubs. The development associated with the proposals is not sufficiently defined to enable an HRA at this stage, HRA assessments will be required at the project level for each scheme.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 14: Safeguarding of Land for Strategic Transport Schemes in the South Uttlesford Area	This policy outlines the land which is safeguarded to support the delivery of the transport schemes identified by Core Policy 13.	<p>No Likely Significant Effect.</p> <p>This policy safeguards land for future use there are currently no development proposals presented for assessment. Project level HRAs will be required as and when schemes are brought forward.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 15: Green and Blue Infrastructure in the South Uttlesford Area	This policy is to protect and enhance blue and green infrastructure assets in the South Uttlesford Area.	No Likely Significant Effect.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?																					
<p>Core Policy 16: Stansted, Mountfitchet and Elsenham Area Strategy</p>	<p>This policy sets out the priorities for development for the Stansted and Elsenham Area is to support the strategic role of the Key Settlement and Local Rural Centre by delivering a balance of housing and a range of infrastructure, whilst protecting the environmental and historic assets and maximising opportunities for sustainable travel choices.</p> <p>Development in the Stansted and Elsenham Area should be in accordance with the Settlement Hierarchy set out in Core Policy 3.</p> <p>Housing Delivery</p> <p>Table 7.1: Stansted and Elsenham Area Housing Allocations</p> <table border="1" data-bbox="430 651 1559 833"> <thead> <tr> <th>Settlement/ Parish</th> <th>Site Name</th> <th>No. Dwellings</th> </tr> </thead> <tbody> <tr> <td>Stansted Mountfitchet</td> <td>Walpole Meadows North, East of Pennington Lane</td> <td>270</td> </tr> <tr> <td>Stansted Mountfitchet</td> <td>East of High Lane North</td> <td>55</td> </tr> <tr> <td>Elsenham, within Henham parish</td> <td>Land East of Station Road, Elsenham</td> <td>110</td> </tr> <tr> <td>Total</td> <td></td> <td>435</td> </tr> </tbody> </table> <p>Employment</p> <p>Table 7.2: Stansted and Elsenham Area Employment Allocation</p> <table border="1" data-bbox="430 960 1559 1027"> <thead> <tr> <th>Settlement/Parish</th> <th>Site Name</th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td>Elsenham</td> <td>Gaunts End, Elsenham</td> <td>ADD</td> </tr> </tbody> </table>	Settlement/ Parish	Site Name	No. Dwellings	Stansted Mountfitchet	Walpole Meadows North, East of Pennington Lane	270	Stansted Mountfitchet	East of High Lane North	55	Elsenham, within Henham parish	Land East of Station Road, Elsenham	110	Total		435	Settlement/Parish	Site Name	Hectares	Elsenham	Gaunts End, Elsenham	ADD	<p>This policy is designed to safeguard blue and green infrastructure.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p> <p>This policy may lead to Likely Significant Effects. It provides a quantum of residential development and the broad locations where that development will occur.</p> <p>The following impact pathways are present in combination:</p> <ul style="list-style-type: none"> • Recreational Pressure • Atmospheric pollution • Water quality • Water, quantity, level and flow <p>The potential impacts of this policy are discussed in the main body of the report.</p>
Settlement/ Parish	Site Name	No. Dwellings																					
Stansted Mountfitchet	Walpole Meadows North, East of Pennington Lane	270																					
Stansted Mountfitchet	East of High Lane North	55																					
Elsenham, within Henham parish	Land East of Station Road, Elsenham	110																					
Total		435																					
Settlement/Parish	Site Name	Hectares																					
Elsenham	Gaunts End, Elsenham	ADD																					
<p>Core Policy 17: Delivery of Transport Infrastructure within the Stansted and Elsenham Area</p>	<p>This policy identifies the transport and other infrastructure required to mitigate the impact of planned growth in the Stansted and Elsenham Area.</p>	<p>No Likely Significant Effect.</p> <p>This is a development management policy that sets out the key elements of transport schemes in the North Uttlesford area. The policy includes delivery of active transport routes, e-bike schemes and electric car clubs. The development associated with the proposals is not sufficiently defined to enable an HRA at this stage, HRA assessments will be required at the project level for each scheme.</p>																					

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Core Policy 18: Safeguarding of Land for Strategic Infrastructure in the Stansted Mountfitchet and Elsenham Area	This policy safeguards land to support the delivery of named strategic infrastructure schemes.	No Likely Significant Effect. This policy safeguards land for future use there are currently no development proposals presented for assessment. Project level HRAs will be required as and when schemes are brought forward. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.

Core Policy 19: Rural Area Housing Requirement Figures

This policy sets out the 650 dwelling non-strategic (sites under 100 dwellings) housing requirement for the Rural Area which will be distributed across the Larger Villages and other settlements within designated neighbourhood areas in accordance with Table 8.2 shown below.

Table 8.2: Housing requirement figures for Larger Villages and other villages preparing a Neighbourhood Plan.

Settlement Hierarchy Tier	Settlement	2021-41 Housing Requirement Figure (total)	Residual requirement to be allocated through non- strategic allocations (at 30 November 2023)
Larger Villages	Clavering	192	116
Larger Villages	Henham	170	112
Larger Villages	Birchanger	3	0
Larger Villages	Little Hallingbury	20	0
Larger Villages	Stebbing	164	103
Larger Villages	Felsted	299	84
Larger Villages	Debden	74	25
Larger Villages	Hatfield Broad Oak	132	113
Larger Villages	Manuden	85	57
Larger Villages	Great Easton	67	40
Smaller Villages	Ashdon	0	0
Smaller Villages	Broxted	0	0
Smaller Villages	Flitch Green	0	0
Smaller Villages	Lindsell	0	0
Smaller Villages	Little Dunmow	0	0
Smaller Villages	Little Easton	0	0

This policy may lead to Likely Significant Effects. It provides a quantum of residential development and the broad locations where that development will occur.

The following impact pathways are present in combination:

- Recreational Pressure
- Atmospheric pollution
- Water quality
- Water, quantity, level and flow

The potential impacts of this policy are discussed in the main body of the report.

Policy Name	Brief Policy Description			Potential Likely Significant Effect?	
	Smaller Villages	Quendon & Rickling	0	0	
	Smaller Villages	Radwinter	0	0	
	Open Countryside	Cherry Green	0	0	
	Open Countryside	Duton Green	0	0	
	Open Countryside	Little Chesterford	0	0	
	Open Countryside	Tilty	0	0	
		Rural Area Total	1,206	650	
Core Policy 20: Affordable Housing on Rural Exception Sites	This policy sets out the conditions under which development proposals for affordable housing within rural areas, including within the Green Belt, to meet local needs will be permitted.				<p>No Likely Significant Effect.</p> <p>This policy describes criteria to be assessed prior to any development proposals being approved, It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 21: Rural Diversification	This policy describes the conditions under which proposals for economic activities that bring about rural diversification shall normally be permitted.				<p>No Likely Significant Effect.</p> <p>This policy describes criteria to be assessed prior to any development proposals being approved, It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 22: Net Zero Operational Carbon Development	<p>This policy sets out the design requirements for new or extended buildings in relation to Net Zero targets, the requirements covered are for:</p> <ul style="list-style-type: none"> ▪ Space heating demand ▪ Fossil fuel free ▪ Energy Use Intensity (EUI) limits ▪ On-site renewable energy generation ▪ As-built performance confirmation and in-use monitoring 				<p>No Likely Significant Effect.</p> <p>This policy describes criteria to be assessed prior to any development proposals being approved, It does not in itself lead to any development.</p> <p>The policy seeks to reduce the overall environmental impact of any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 23: Overheating	This policy sets out the requirement to demonstrate how the cooling hierarchy has been integrated into design decisions.				No Likely Significant Effect.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		<p>This policy describes criteria to be assessed prior to any development proposals being approved, It does not in itself lead to any development.</p> <p>The policy seeks to reduce the overall environmental impact of any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 24: Embodied Carbon	This policy sets out the requirement to demonstrate the measures have been taken to reduce embodied carbon content as far as possible.	<p>No Likely Significant Effect.</p> <p>This policy describes criteria to be assessed prior to any development proposals being approved, It does not in itself lead to any development.</p> <p>The policy seeks to reduce the overall environmental impact of any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 25: Renewable Energy Infrastructure	This policy describes the conditions under which proposals for renewable and low carbon energy generation and distribution networks will be supported and encouraged.	<p>No Likely Significant Effect.</p> <p>This policy describes broad support for renewable energy infrastructure, It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 26: Providing for Sustainable Transport and Connectivity	This policy describes the conditions under which proposals for sustainable transport and connectivity identified in the Essex Local Transport Plan and the area travel plans will be supported.	<p>No Likely Significant Effect.</p> <p>This policy describes broad support for sustainable transport and connectivity infrastructure, It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 27: Assessing the impact of Development on Transport Infrastructure	This policy is designed to increase the use of walking, cycling and the use of public transport by requiring an impact assessment and proposals to maximise the use of preferred transport methods.	<p>No Likely Significant Effect.</p> <p>This policy describes the requirements for all developments to assess the impact of development on travel infrastructure. It does not in itself lead to any development.</p>

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Core Policy 28: Active Travel- Walking and Cycling	This policy requires that development should be planned around a network of safe and accessible walking and cycling routes where dedicated traffic free links make walking and cycling the preferred choice for day-to-day trips, encourage sustainable travel, and support healthy and active lifestyles.	No Likely Significant Effect. This policy describes the requirements for all developments to plan around active travel transport routes. It does not in itself lead to any development. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Core Policy 29: Electric and Low Emission Vehicles	This policy requires that development proposals should maximise the opportunity of occupiers and visitors to use electric and low emission vehicles, including electric bicycles and electric cargo cycles.	No Likely Significant Effect. This policy describes the requirements for all development proposals to maximise the opportunity for the use of low emission vehicles. It does not in itself lead to any development. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Core Policy 30: Public Rights of Way	This policy requires that development proposals for sites that include a Public Right of Way within the site or are for major development proposals adjacent to an existing Right of Way there is a requirement to submit a Rights of Way Scheme that demonstrates how the development will protect, enhance and promote the public Rights of Way network.	No Likely Significant Effect. This policy describes the requirements for development proposals to pay due regard to public rights of way. It does not in itself lead to any development. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Core Policy 31: Parking Standards	This policy requires that development proposals should take into account the latest Essex Parking Standards and the parking standards and design principles set out the Uttlesford Design Code. Cycle storage and electric cycle charging facilities should be prioritised. Electric car sharing schemes are encouraged.	No Likely Significant Effect. This policy describes the requirements for development proposals to adhere to Essex parking standards. It does not in itself lead to any development. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Core Policy 32: The Movement and Management of Freight	This policy provides support for development and enhancement of local delivery hubs that help consolidate deliveries, reduce vehicle traffic and enable sustainable last-mile movements in the district, subject to their acceptability on the local and strategic road networks and local communities.	No Likely Significant Effect. This policy describes the conditions under which the development and enhancement of local delivery

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		<p>hubs will be supported. It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
<p>Core Policy 33: Managing Waste</p>	<p>This policy provides general support for sustainable waste management facilities as identified in the Essex Minerals Local Plan (2014) and Essex and Southend-on-Sea Waste Local Plan (2017), to help meet waste reduction and recycling targets.</p>	<p>No Likely Significant Effect.</p> <p>This policy describes the conditions under which the proposals for sustainable waste management facilities will be supported. It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
<p>Core Policy 34: Water Supply and Protection of Water Resources</p>	<p>This policy requires that development proposals should demonstrate how they contribute positively towards achieving 'good' status under the Water Framework Directive for surface and ground waterbodies. Development must not lead to a reduction in groundwater levels or reduced flows in any water courses including the chalk streams. It provides guidance on</p> <ul style="list-style-type: none"> ▪ Water supply ▪ Water efficiency ▪ Water Recycling ▪ Contamination ▪ Infrastructure 	<p>No Likely Significant Effect.</p> <p>This policy describes the approach to managing water supply and protecting water resources. It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
<p>Core Policy 35: Watercourse Protection and Enhancement</p>	<p>This policy describes measures to protect and enhance watercourses by:</p> <ul style="list-style-type: none"> ▪ Implementing buffer zones. ▪ Managing pollution from proposals in river basins or flood plains. ▪ Ensuring adequate water supply and treatment infrastructure are in place. ▪ Placing no additional burden on chalk aquifer abstraction or ecology. 	<p>No Likely Significant Effect.</p> <p>This policy describes the approach to watercourse protection and enhancement. It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
<p>Core Policy 36: Flood Risk</p>	<p>This policy requires that development proposals should demonstrate that they will be safe for their lifetime and that they reduce and, where possible, avoid the risk of all forms of flooding to future occupiers, and do not increase the risk of flooding elsewhere.</p>	<p>No Likely Significant Effect.</p>

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Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		<p>This policy describes the approach to managing flood risk. It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 37: Sustainable Drainage Systems	This policy requires that all major development will be required to use sustainable drainage systems (SuDS) for the management of surface water run-off, unless there is clear evidence that this would be inappropriate or there would be significant harm to water quality, flood risk or biodiversity.	<p>No Likely Significant Effect.</p> <p>This policy describes the approach to managing SuDS. It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 38: Sites Designated for Biodiversity or Geology	This policy requires that development proposals will be supported where they protect and enhance sites internationally, nationally and/ or locally designated for their importance to nature conservation, ecological or geological value as well as non-designated sites of ecological or geological value.	<p>No Likely Significant Effect.</p> <p>This policy describes the approach to protecting nature sites, specifically targeting the protection of Habitats sites.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 39: Green and Blue Infrastructure	This policy states that in planning for major developments, priority will be given to the role of GBI in responding to climate change, managing flood risk, protecting and enhancing heritage assets, supporting sustainable transport options, supporting biodiversity and the natural environment, and ensuring open space for sports and recreation is secured for the community.	<p>No Likely Significant Effect.</p> <p>This policy describes the approach to protecting green and blue infrastructure.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 40: Biodiversity and Nature Recovery	This policy requires that all development proposals must conserve and enhance Nature Recovery Networks, Habitats Sites and Habitats and Species of Principal Importance, increasing their size and connectivity where beneficial, including the promotion of connections outside the immediate site boundary, and as otherwise in accordance with the Green and Blue Infrastructure strategy or the local GBI Plan for the Area Strategy sites.	<p>No Likely Significant Effect.</p> <p>This policy describes the approach to protecting biodiversity and nature recovery.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
Core Policy 41: Landscape Character	This policy requires that development proposals should preserve the character and appearance of the landscape, the nature and physical appearance of ancient landscapes, or geological sites of importance through the restoration, management and enhancement of existing areas, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.	<p>No Likely Significant Effect.</p> <p>This policy describes the approach to protecting landscape character.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 42: Pollution and Contamination	This policy requires that the potential impacts of exposure to pollutants must be considered in locating development, during construction and in use. Development must not cause unacceptable risk to public health or safety, the environment, general amenity or existing uses due to the potential of vibration, odour, light pollution, pollution of surface/ground water sources or land pollution and to occupiers of surrounding land uses or the historic and natural environment.	<p>No Likely Significant Effect.</p> <p>This policy describes the approach to preventing pollution and contamination.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 43: Air Quality	This policy states that development will not be permitted where it might lead to significant adverse effects on health, the environment or amenity from emissions to air.	<p>No Likely Significant Effect.</p> <p>This policy describes the approach to maintain air quality.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 44: Noise	This policy requires that proposals will not result in an unacceptable risk to public health or safety, the environment, general amenity or existing users due to the potential of noise.	<p>No Likely Significant Effect.</p> <p>This policy describes the approach to manage the impact of noise from developments.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 45: Protection of Existing Employment Space	This policy protects existing employment areas as identified on the Policies Map and in Appendix 14 by safeguarding for offices, warehouses, workshops, industrial and complementary sui generis uses.	<p>No Likely Significant Effect.</p> <p>This policy safeguards identified areas for use as employment space.</p> <p>It does not in itself lead to any development.</p>

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Core Policy 46: Development at Allocated Employment Sites	This policy safeguards strategic employment allocations and the conditions under which alternative uses will be considered.	No Likely Significant Effect. This policy safeguards identified areas for use as employment space. It does not in itself lead to any development. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Core Policy 47: Ancillary Uses on Existing or Allocated Employment Sites	This policy describes the conditions under which proposals for uses other than E(g), B2 and B8 business uses on existing or allocated employment sites will be permitted.	No Likely Significant Effect. This policy safeguards identified areas for use as employment space. It does not in itself lead to any development. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Core Policy 48: New Employment Development on Unallocated Sites	This policy describes the conditions under which proposals for new employment (Use Classes E(g), B2 or B8) will be supported on unallocated sites in or on the edge of existing employment sites (as defined in Core Policy 45) and the built-up area of Key Settlements, Local Rural Centres and Larger Villages.	No Likely Significant Effect. This policy sets out the conditions under which new employment development will be supported. It does not in itself lead to any development. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Core Policy 49: Employment and Training	This policy provides general support for employment and training schemes to maximise local employment opportunities and help address skills deficits in the local population.	No Likely Significant Effect. This policy sets out general support for employment and training schemes. It does not in itself lead to any development. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Core Policy 50: Retail and Main Town Centre Uses Hierarchy	This policy outlines the council's commitment to promote the continued role and function of its town and local centres to positively contribute towards their viability, vitality, character and public realm.	No Likely Significant Effect.

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Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		<p>This policy sets out general support for the town centre hierarchy.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 51: Tourism and the Visitor Economy	This policy describes the conditions under which the Council will support development to advance tourism and the visitor economy, including leisure uses.	<p>No Likely Significant Effect.</p> <p>This policy sets out general support for the tourism and leisure development.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 52: Good Design Outcomes and Process	This policy outlines the nature of the council's support for proposals which can clearly demonstrate compliance with appropriate design policies.	<p>No Likely Significant Effect.</p> <p>This management policy governs design of developments.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 52a: Good Design Outcomes and Process	This policy outlines the nature of the council's support for strategic allocation proposals which can clearly demonstrate compliance with appropriate design policies.	<p>No Likely Significant Effect.</p> <p>This management policy governs design of developments.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 53: Standards for New Residential Development	This policy sets out the expectations of new major residential development to provide a mix of homes to meet current and future requirements in the interests of meeting housing need and creating socially mixed, vibrant and inclusive communities	<p>No Likely Significant Effect.</p> <p>This management policy lays out standards for residential developments.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>

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Policy Name	Brief Policy Description	Potential Likely Significant Effect?
Core Policy 54: Specialist Housing	This policy sets out the expectations of new major residential development to provide at least 5% of the proposed dwellings as extra care or sheltered/retirement housing.	<p>No Likely Significant Effect.</p> <p>This management policy lays out requirements for specialist housing.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 55: Residential Space Standards	This policy outlines the expectations with regard to “residential space standards”.	<p>No Likely Significant Effect.</p> <p>This management policy lays out requirements for space standards.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 56: Affordable Dwellings	This policy sets out the expectation that new residential development (including conversions and changes of use) of 10 or more self-contained units should provide 35% of the total dwellings as affordable dwellings.	<p>No Likely Significant Effect.</p> <p>This management policy lays out requirements for inclusion of affordable dwellings.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 57: Sub-Division of Dwellings and Homes in Multiple Ownership	This policy describes the conditions under which proposals for the subdivision of a dwelling into two or more dwellings or for Houses in Multiple Occupation, will be permitted.	<p>No Likely Significant Effect.</p> <p>This management policy lays out requirements for houses of multiple occupancy.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 58: Custom and Self-Build Housing	This policy describes the conditions under which proposals for self and custom build dwellings, to be built and occupied by the applicant or to be built on behalf of the applicant, and which are consistent with the policies of this Local Plan, will be supported in principle.	<p>No Likely Significant Effect.</p> <p>This management policy lays out requirements for custom and self-build housing.</p> <p>It does not in itself lead to any development.</p>

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Policy Name	Brief Policy Description	Potential Likely Significant Effect?
Core Policy 59: The Metropolitan Green Belt	This policy states the commitments to maintaining the Metropolitan Green Belt boundaries within Uttlesford District.	<p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p> <p>No Likely Significant Effect.</p> <p>This management policy outlines the protection for the metropolitan green belt.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 60: The Travelling Community	This policy is to meet the requirement for Gypsy, Traveller and Travelling Show People's accommodation in Uttlesford District.	<p>This policy may lead to Likely Significant Effects.</p> <p>It provides a quantum of residential development and the location where that development will occur.</p> <p>The following impact pathways are present in combination:</p> <ul style="list-style-type: none"> • Recreational Pressure • Atmospheric pollution • Water quality • Water, quantity, level and flow <p>The potential impacts of this policy are discussed in the main body of the report.</p>
Core Policy 61: The Historic Environment	This policy requires that all development proposals should conserve, and where appropriate enhance, the special character, appearance, and distinctiveness of Uttlesford District's historic environment.	<p>No Likely Significant Effect.</p> <p>This management policy provides for the conservation of the historic environment..</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 62: Listed Buildings	This policy describes the conditions under which proposals for additions or alterations to, or change of use of, a Listed Building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed Building, will be supported.	<p>No Likely Significant Effect.</p> <p>This management policy provides guidance for development of listed buildings.</p>

Table 11.2 Gypsy and Traveller Site Allocations

Settlement	Site Name	Number of Pitches
Birchanger		12
Felsted		12

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
Core Policy 63: Conservation Areas	This policy describes the requirements for proposals for development in a Conservation Area or affecting the setting of a Conservation Area should pay special attention to.	<p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 64: Archaeological Assets	This policy provides for the safeguarding of archaeological assets.	<p>No Likely Significant Effect.</p> <p>This management policy provides guidance for development of conservation areas.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 65: Non-Designated Heritage Assets of Local Importance	This policy provides for the safeguarding of heritage assets of local interest, including those present on the Council's Local Heritage List.	<p>No Likely Significant Effect.</p> <p>This management policy provides guidance for protection of archaeological assets.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 66: Planning for Health	This policy provides general support for proposals that reduce health inequalities, promote healthier lifestyles and improve the health and well-being of our existing and new communities.	<p>No Likely Significant Effect.</p> <p>This management policy provides for the retention of local heritage assets.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
Core Policy 67: Open Space, Sport and Recreation	This policy describes the restricted conditions under which proposals including the loss of any open space, sport, and recreation provision, will be permitted.	<p>No Likely Significant Effect.</p> <p>This policy provides for general protection of open space and recreational facilities.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 67a: Open Space, Sport and Recreation	This policy describes the Council's preferred hierarchy of management bodies for public open space following development.	<p>No Likely Significant Effect.</p> <p>This policy provides for general protection of open space and recreational facilities.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 68: Community Spaces	This policy describes the conditions under which proposals new community uses will be supported.	<p>No Likely Significant Effect.</p> <p>This policy provides for general support for new community facilities.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 69: New Cemeteries and Burial Space	This policy describes the conditions under which proposals new cemeteries and burial grounds will be supported.	<p>No Likely Significant Effect.</p> <p>This policy provides guidance for proposals for burial grounds.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Core Policy 70: Communications Infrastructure	This policy describes the expectations for major development proposals to demonstrate how high-speed broadband infrastructure, and other communications infrastructure, will be provided in time for occupation of the development.	<p>No Likely Significant Effect.</p> <p>This policy provides requirements for proposals to consider the communications infrastructure.</p> <p>It does not in itself lead to any development.</p>

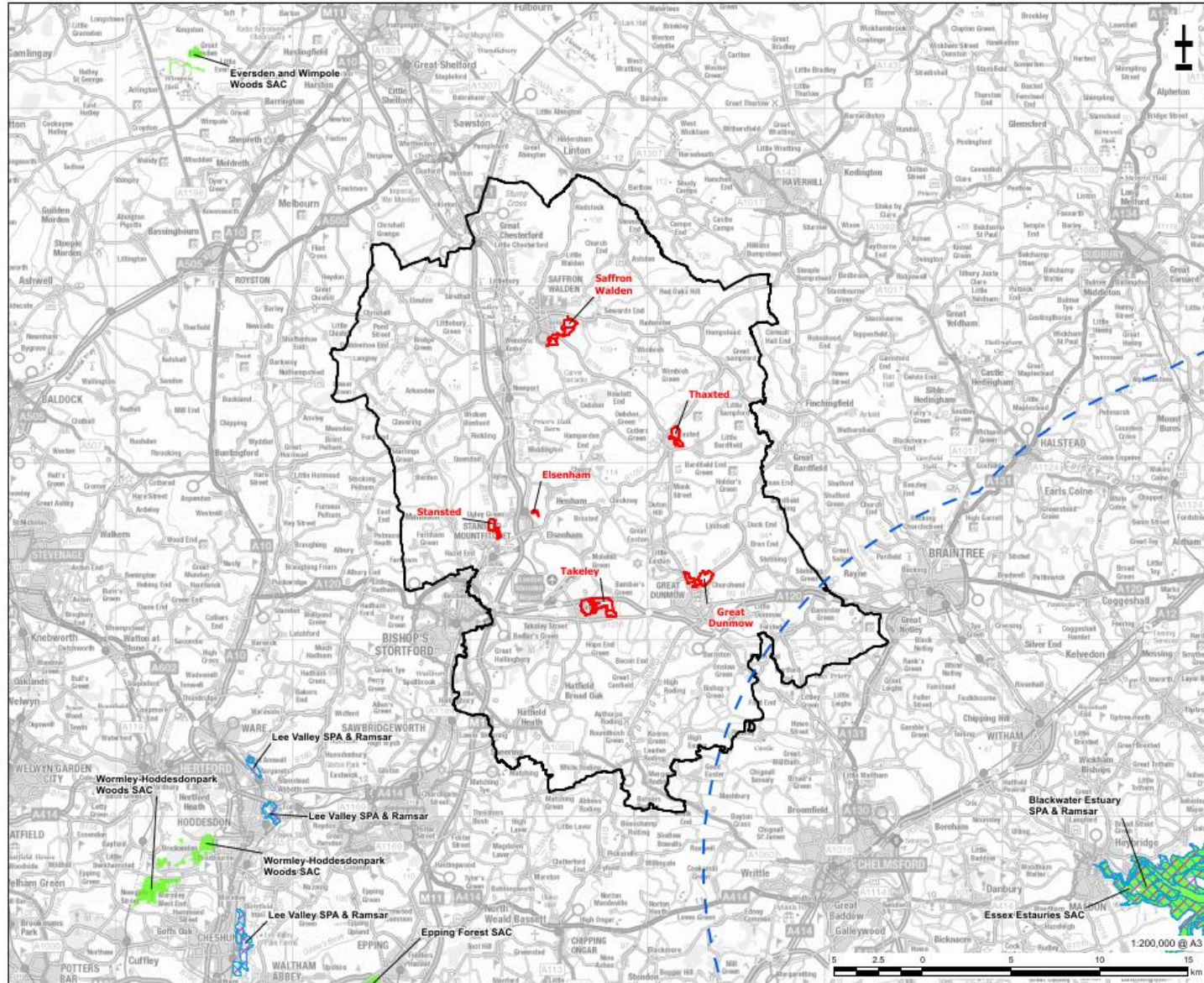
Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
CP71 Monitoring and Implementation	This policy relates to the monitoring of progress made against the targets set in the Local Plan, and the contingency measures which may be taken in the event of progress towards a target being insufficient.	<p>No Likely Significant Effect.</p> <p>This policy provides for monitoring of progress against plan.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Development Policy 1: New Dwellings in the Open Countryside	This policy stipulates that new dwellings in the open countryside, which are not agricultural workers dwellings, will only be permitted under the specified conditions.	<p>No Likely Significant Effect.</p> <p>This policy details the conditions under which proposals for new dwellings in open countryside will be supported.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Development Policy 2: Replacement Dwellings in the Open Countryside	This policy describes the conditions under which the replacement of an existing dwelling in the open countryside will be supported.	<p>No Likely Significant Effect.</p> <p>This policy details the conditions under which proposals for replacement dwellings in open countryside will be supported.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Development Policy 3: Rural Workers' Dwellings in the Open Countryside	This policy describes the conditions under which applications for new dwellings that support rural operations will only be acceptable where they are essential to the effective running of existing rural businesses. Applications should be accompanied by evidence of:	<p>No Likely Significant Effect.</p> <p>This policy details the conditions under which proposals for new rural dwellings will be supported.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
Development Policy 4: Extensions to Dwellings in the Countryside	This policy describes the conditions under which extensions to dwellings in the open countryside will be supported.	<p>No Likely Significant Effect.</p> <p>This policy details the conditions under which proposals for extensions to rural dwellings will be supported.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Development Policy 5: Change of Use of Agricultural Land to Domestic Gardens	This policy describes the conditions under which the change of use of agricultural land to a domestic garden will be supported.	<p>No Likely Significant Effect.</p> <p>This policy details the conditions under which a proposal for change of use from agricultural land to domestic gardens will be allowed.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Development Policy 6: Hot Food Takeaways	This policy describes the conditions under which proposals for 'sui generis' hot food takeaways will be permitted.	<p>No Likely Significant Effect.</p> <p>This policy details the conditions which must be met for proposals for hot food takeaways to be supported.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Development Policy 7: New Shops or Cafes in Smaller Settlements	This policy describes the conditions under which the Council will support proposals for new small shops or extensions to existing shops within or adjacent to existing settlements.	<p>No Likely Significant Effect.</p> <p>This policy details the conditions which must be met for proposals for new small shops to be supported.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>
Development Policy 8: Tourist Accommodation	This policy describes the conditions under which proposals for self-catering accommodation will be permitted.	<p>No Likely Significant Effect.</p> <p>This policy details the conditions which must be met for tourist accommodation to be supported.</p>

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
Development Policy 9: Public Art	This policy sets the expectation that major developments will contribute to a public art fund to be used to deliver public art projects located on or off site with clear benefit for the local community.	<p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p> <hr/> <p>No Likely Significant Effect.</p> <p>This policy details the expectations with regard to support for public art projects.</p> <p>It does not in itself lead to any development.</p> <p>There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.</p>

Appendix B Habitats Sites in relation to Uttlesford District Allocations

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PROJECT
Uttlesford Local Plan
Habitats Regulations
Assessment

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LEGEND

- Uttlesford District Boundary
- Proposed Strategic Allocation
- Blackwater Estuary SPA - 22km Study Area
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Ramsar

NOTES
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ISSUE PURPOSE
FINAL

PROJECT NUMBER
60656885

FIGURE TITLE
European Sites

FIGURE NUMBER
Figure 1

Scale: 1:200,000 @ A3
Scale bar: 0, 2.5, 5, 10, 15 km

aecom.com

Housing and Economic Land Availability Assessment (HELAA)

June 2024

Uttlesford District Council

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1. Introduction

What has changed since the 2023 Housing and Economic Land Availability Assessment (HELAA)?

1.1. The updated 2024 HELAA includes:

- sites that have been carried forward from the previous 2023 draft HELAA;
- new HELAA sites that were submitted during the Regulation 18 consultation;
- new HELAA sites that were submitted by email before December 2023 to the Local Plans team after the Call for Sites but outside the Regulation 18 consultation;
- any additional supporting information submitted by the landowners/site promoters for sites carried forward from the 2023 HELAA; and
- any amendments requested by the landowners/site promoters to the site boundaries have also been included in this update.

1.2. 25 new sites were submitted through the Regulation 18 consultation, and a further 6 sites were submitted separately by email outside the formal Call for Sites and consultation processes. This means that the 2024 HELAA includes a total of 31 new sites.

1.3. Amendments were made to the boundaries of 6 sites from the 2023 HELAA at the request of the landowners/site promoters.

What is a Housing and Economic Land Availability Assessment (HELAA)?

1.4. The National Planning Policy Framework¹ (NPPF) requires every local planning authority to assess the amount of land that is available for housing and economic development in its area. This is known as the Housing and Economic Land Availability Assessment (HELAA). In the past these assessments tended to focus solely on housing and were known as Strategic Housing Land Availability Assessments (SHLAAs), or in Uttlesford's case a Strategic Land Availability Assessment (SLAA), whereas they now are required to incorporate economic development. The Uttlesford HELAA in addition seeks to consider the full range of possible forms of development promoted, including land promoted for renewable energy generation, community uses, accessible open space, biodiversity net gains and carbon absorption.

1.5. The HELAA provides an assessment of land availability and identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important part of the evidence base to inform plan-making and decision-taking and the identification of a 5 year supply of housing land. The assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the district's development requirements, but it is for the Local Plan itself to determine which of those sites are the most suitable to meet those requirements. The inclusion of the site in the HELAA also does not imply that the Council would grant planning permission for those sites.

¹ National Planning Policy Framework, December 2023. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

1.6. This HELAA has been prepared in accordance with the national Planning Practice Guidance (PPG). This HELAA is presented as a final HELAA for the 'Publication' version (Regulation 19) Local Plan.

2. Policy Context

National Planning Policy Framework

2.1. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.

2.2. Paragraph 69 requires strategic policy making-authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of: specific, deliverable sites for years one to five of the plan period; and specific, developable sites or broad locations for growth, for years 6-10 and, where possible for years 11-15 of the plan.

2.3. Paragraph 72 acknowledges that Local Planning Authorities may make an allowance for windfall sites as part of anticipated supply if there is compelling evidence that such sites will continue to provide a reliable source of supply. Any windfall allowance should have regard to the HELAA, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Planning Practice Guidance

2.4. Further national guidance on housing supply and the assessment methodology for housing and employment housing land availability are set out through the relevant Planning Practice Guidance (PPG)². The PPG is a 'live' resource, with the Housing and Economic Land Availability Assessment section last updated in July 2019.

2.5. Paragraph 001 defines the HELAA as an assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. An assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability)

2.6. It reiterates that the HELAA does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.

2.7. The Guidance also sets out the proposed methodology for the preparation of HELAA through a 5-staged approach with detail covering what is expected in each stage as outlined in Chapter 3 of this paper

² Department for Levelling Up, Housing and Communities, Planning Practice Guidance 'Housing and Economic Land Availability Assessment'. Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

2.8. The Council has undertaken and updated the HELAA to inform the 'Publication' version (Regulation 19) of the Local Plan in accordance with the National Planning Policy Framework and the relevant Planning Practice Guidance.

3. Methodology

3.1. This HELAA 2024 is the latest iteration of a number of land availability studies undertaken by the Council. The HELAA has been prepared in accordance with the methodology flow chart set out in the PPG³ in **Figure 1** below.

3.2. Chapters 4-7 set out the work undertaken at each stage of the HELAA (as set out in the PPG) with the Final Evidence Base set out in Chapter 8.

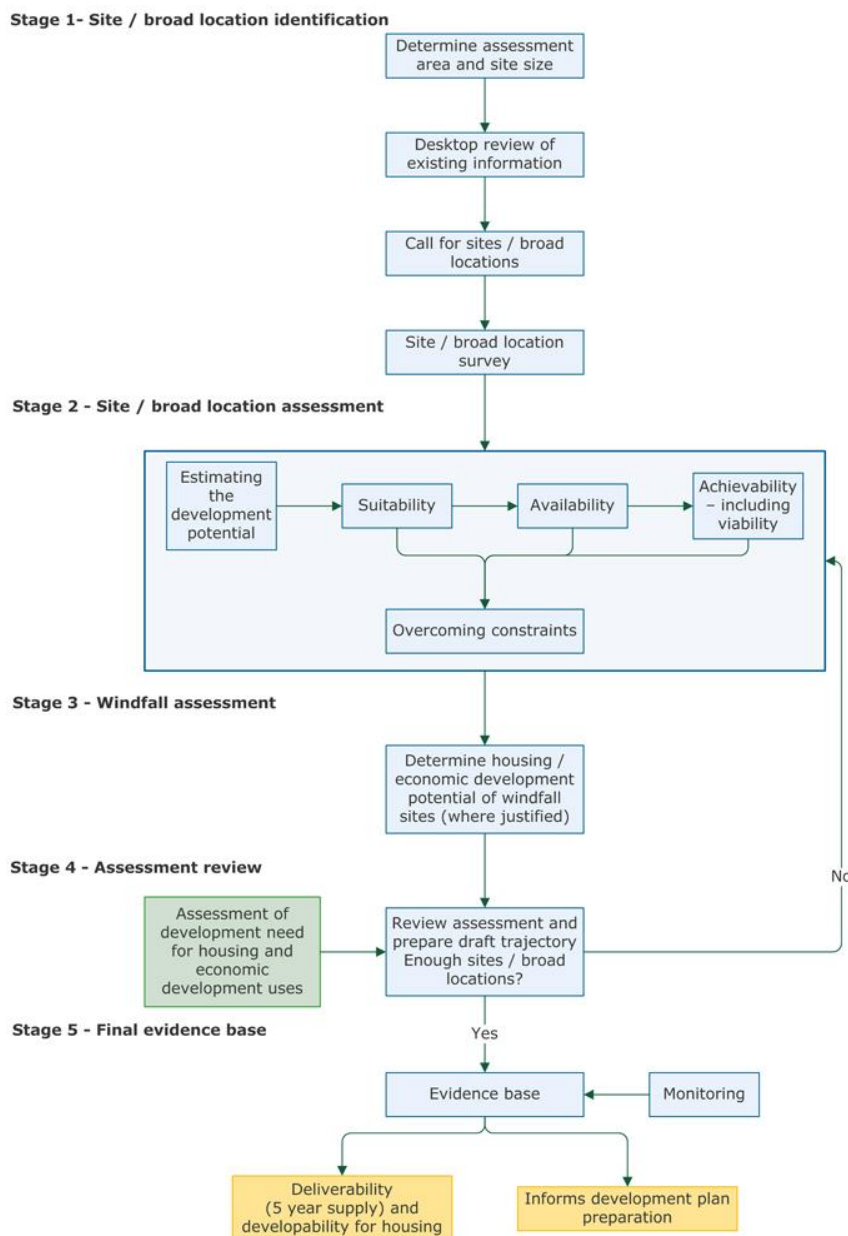


Figure 1: Housing and Economic Land Availability Assessment Method Flowchart (source: Department for Levelling Up, Housing and Communities)

³ <https://assets.publishing.service.gov.uk/media/5a807559ed915d74e33fa8ba/land-availability.pdf>

4. Stage 1: Identification of sites and broad locations

Determine assessment area and site size

4.1. The PPG indicates that the area selected for assessment should be the plan-making area. This HELAA covers the district of Uttlesford, which is the plan-making area of the Uttlesford Local Plan. The base date of the assessment is 1st April 2024, factoring in up-to-date planning history at that date.

4.2. In line with the guidance in the PPG, the following thresholds were applied for inclusion in the assessment:

- Sites capable of delivering 5 or more dwellings for housing and residential-led mixed use development sites
- 0.25 hectares (or 500m² floorspace) and above for economic development sites (B-class uses and the new Class E sub-use classes relating to office, research and development, industrial and warehousing)
- Other development – no threshold

4.3. The PPG encourages plan makers to assess a range of different site sizes from small scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. Paragraph 70 of the NPPF recognises the important contribution that small and medium sized sites can make to meeting local housing requirements and that they are often built out quickly. Local authorities are required to identify land to accommodate at least 10% of their housing target on site no larger than 1h hectare unless it can be shown that there are strong reasons why this target cannot be achieved. **Appendix 4** provides a schedule of all sites of less than or equal to 1 hectare included in the HELAA, along with the site area and development capacity.

Call for sites and broad locations for development

4.6. The Council undertook a Call for Sites exercise on 15th January 2021 with a submission deadline of 21st April 2021. The Call for Sites was promoted on the planning policy pages of the Council's website along with a new standalone website for the new Local Plan. The Call for Sites aimed to identify as many potential site opportunities and broad locations for development as possible in accordance with the PPG. It was opened for all to contribute, including those who may not be normally involved in property development.

4.7. The Call for Sites asked for sites or broad locations for development to be submitted either online or via post. In accordance with the PPG, the Call for Sites clearly set out the information sought from the respondents including:

- Site location including Site Plan
- Suggested potential type of development and promoted site capacity
- Known constraints to development, including considerations of what is needed to overcome or mitigate identified constraints and how long might this take
- Site availability (is the site currently available and proposed for development, if not when would it likely be available, is there interest from a developer)
- Delivery timescales (when the site could be brought forward and the likely completion rate (1-5 years, 6-10, or 11-15)

4.9. The questionnaire and information provided has been considered through the site assessment and these are presented in a standard 'proforma' template format with an accompanying site location plan (**Appendix 1**).

4.10. A total of **298** sites were submitted for consideration through the Call for Sites.

4.11. All the sites that were put forward as part of the call for sites were plotted on a Geographical Information System (GIS) so that any constraints could be easily identified, and the range of options in particular settlements could be viewed in context.

Other Sources of Sites

4.12. Alongside the Call for Sites exercise that the Council undertook, other sources were used to identify further sites. The list of additional site sources is as follows:

- Active Engagement (Engagement with Landowners): 2 sites
- Brownfield Land Register: 6 sites
- Employment Land Monitoring: 19 Sites
- Housing Land Monitoring: 70 sites
- Housing Team Engagement: 5 Sites
- Neighbourhood Plan Allocation: 8 Sites
- Refused Applications: 13 sites
- Regulation 18 Representations: 31 sites

4.13. The total number of sites that the 2024 HELAA considered was **452** sites.

Coding of the Sites

4.14. Sites were coded by Parish and suffix, according to proposed use:

- Residential (RES)
- Employment (EMP)
- Community (COM)
- Mixed use (MIX)
- Renewable Energy (RNGY)
- Other (OTH)

4.15. A total of 9 sites were submitted which were not for housing or economic development. It is noted that whilst these sites would be considered as part of the overall Local Plan process, these have not been assessed as part of the HELAA as the criterion used to assess the sites submitted for Housing and Economic Development cannot be applied to these sites.

Technical Consultation

4.16. A Technical Consultation on what was then called the Strategic Land Availability Assessment (SLAA) was undertaken between 18 October 2021 and 29 November 2021. This

was an optional consultation (i.e. not required in legislation or guidance) to follow up on the Call for Sites.

4.17. The Technical Consultation was intended to give interested parties an opportunity to:

- Review the plotted site boundaries
- Fact-check the key attributes of the sites detailed in the initial Site Information Proformas

4.18. Over 100 responses were received. This included responses from 28 out of 60 Parish/Town Councils (8 parishes had no sites submitted through the Call for Sites).

4.19. The Technical Consultation was not initially intended as an opportunity for respondents to make general comments on the methodology or the suitability of identified sites. However, useful and informative comments were received regarding these matters. Site-specific comments, where factual, were noted and have been taken into account in this HELAA.

Regulation 18 consultation

4.20. A consultation on the Draft Local Plan 2021-2041 was undertaken between 03 November 2023 and 23 December 2023. The Regulation 18 Draft HELAA formed part of the consultation documents and the consultation gave interested parties an opportunity to:

- Review the plotted site boundaries
- Fact-check the key attributes of the sites detailed in the initial Site Information Proformas
- Submit new sites for consideration in the Regulation 19 HELAA

4.21. Over 4,200 representations were received from 920 respondents, including 85 representations promoting sites. These were a mixture of existing and new site promotions, with the majority providing new information on previously assessed sites or resubmission of existing information. The responses also identified 31 new sites which had not been previously assessed, as well as 6 sites which were being promoted with either new boundaries or for alternative uses.

Sites with Planning Permission and completed sites

4.22. Since they were initially submitted, many of the sites in the HELAA have been subsequently granted planning permission, and a proportion of those have been completed/built out. Where sites have been permissioned, they are identified as deliverable 0-5 year sites. Sites that have been completed are identified as 'unavailable' and therefore undevelopable during the plan period.

Site/Broad Location Survey

4.23. An initial assessment of the HELAA sites has been undertaken by planning officers in the Strategic Planning team, other specialised officers from within the council and with the assistance of Essex Council County who have all provided advice and information as necessary.

4.24. Proformas have been prepared for each site based on a combination of desktop research, a review of the Call for Sites submission, and site visits which were undertaken by officers.

4.25. Maps showing all sites submitted by parish are provided in **Appendix 3**.

5. Stage 2: Site/broad location assessment

5.1. In line with the PPG, Stage 2 Site/Broad Location Assessment of the HELAA involves the following steps and considerations:

- Estimating the development potential of each site
- Assessment of Suitability
- Assessment of Availability
- Assessment of Achievability (including viability); and
- Overcoming Constraints

Estimating the development potential of each site

5.2. An estimated development capacity has been calculated for each site based on the net developable area. The net developable area was derived from the application of density ratios set out below (**Table 2** and **Table 3**) alongside consideration of the presence of insurmountable constraints within each site, such as areas at high risk of flooding, significant environmental designations, designated open space and Green Belt which were identified through GIS analysis.

5.3. This density differs depending on the location (as set out below) to take account of the diverse nature of the settlements and land supply across the District. The PPG states that the estimates should be guided by existing or emerging plan policy.

5.4. **Table 1** sets out the average densities were applied to the sites. These indicative densities are based on the location within the district, and the recommendations in the Uttlesford Design Code. Saffron Walden and Great Dunmow, along with new large sites, are considered to have capacity for higher density development, whilst other settlements (including the other Key Settlement of Stansted Mountfitchet) are more rural in character and have a reduced capacity to accommodate development at this density.

Table 1: Average densities used for sites in the District

Location of site	Estimated density dwellings per Hectare
Saffron Walden, Great Dunmow and 'Strategic Sites' (1,500+ Units)	45
All other settlements/outside of settlements	35

Gross to Net Density Calculations

Residential

5.5. Gross-to-net ratios have been applied based on the need for larger sites to accommodate a greater proportion of on-site infrastructure and open space. These are set out in **Table 2**.

Table 2: Density Matrix (Residential)

Site size	Gross to net ratio
Up to 0.4 hectares	100%
0.4 – 2 hectares	90%
2 – 15 hectares	75%

15 hectares and above	60%
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Employment

5.6. The following plot ratios have been applied for the employment sites. For consistency purposes these are the same ratios used in the latest Uttlesford Employment Needs Assessment⁴. Where submissions do not indicate the proposed use class, a plot ratio of 40% has been applied. Where sites are proposed for a mix of employment uses, a blended ratio is applied (e.g. sites promoted for industrial and warehousing/distribution are assessed at a plot ratio of 45%)

Table 3: Density Matrix (Employment)

Use Class	Plot Ratio
Office and Research & Development Uses	30%
Industrial Uses	40%
Warehouse/ Distribution Uses	50%

Other uses

5.7. Where sites were proposed for other uses (e.g. renewable energy, community use or open space), no gross to net ratio was applied.

Assessing suitability for housing and economic development

5.8. When assessing the sites against the adopted development plan, the PPG advises the need to take account of how up to date the plan policies are and consider the appropriateness of identified constraints on sites/broad location and whether such constraints could be overcome. The adopted Local Plan dates from January 2005 and its policies and the evidence base supporting them are now dated and do not reflect significant changes in national policy in the intervening period, including the introduction of the NPPF.

5.9. In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future:

- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

5.10. An initial assessment of each site's suitability for development has been made against identified constraints and criteria. Sites have been scored using a 'Red/Amber/Green ('RAG') rating system as set out below in **Table 4**. This assessment was undertaken using a variety of methods and sources, including:

- GIS analysis of identified constraints based on national and local policy;
- Officer assessment of potential constraint mitigation strategies;
- Information received from landowners, site promoters and third parties; and

⁴ Paragraph 5.5, Uttlesford Employment Needs Update August 2023

- Consultation responses from statutory consultees.

5.11. Whereas in the Regulation 18 HELAA a 'Policy Off' position was applied with relation to adopted and emerging Local Plan policy, the Regulation 19 HELAA applies a 'Policy On' position since the draft policies and updated evidence base have been tested through the Regulation 18 consultation and the earlier HELAA has identified sufficient available land to meet the District's Housing Requirement without the need for amendments to the Green Belt. This has resulted in additional 'Red' criteria being added to the following Local Policy constraints:

- Green Belt
- Protected Open Space

5.12. The application of emerging policy is also justified by the age of the adopted Local Plan (January 2005) and the fact that national policy has changed significantly since it was adopted.

5.13. Following the revocation on 19 March 2024 of the Saffron Walden Air Quality Management Area (AQMA), this constraint was removed from consideration in the HELAA as no sites within the district fall within an AQMA.

5.14. In addition to these constraints, the emerging settlement hierarchy has also been applied to the assessment, and the consideration of 'Settlement Development Limits' which appeared in the Regulation 18 HELAA has been replaced with a consideration of the site's location in relation to the built extent of the settlements identified in the top three tiers of the settlement hierarchy (Core Policy 3), as follows:

- **Key Settlements:** Great Dunmow, Saffron Walden, Stansted Mountfitchet
- **Local Rural Centres:** Elsenham, Great Chesterford, Hatfield Heath, Newport, Takeley/Prior's Green/Little Canfield, Thaxted
- **Larger Villages:** Birchanger, Clavering, Debden, Felsted, Hatfield Broad Oak, Henham, Little Hallingbury, Stebbing

5.15. Some sites have been submitted for consideration as new standalone communities. Where these sites are outside and not adjacent to the settlements listed above, they are not considered developable according to the emerging settlement hierarchy in the same manner that small sites in the open countryside have been classified as unsuitable. Should the spatial strategy change in a future iteration of the Local Plan, the conclusions of the HELAA may also change for these sites.

Table 4 Initial Suitability Assessment Criteria

Policy Constraints

Constraint	Criteria	Score
Greenfield or Previously Developed Land	Site is either wholly Greenfield, Previously Developed Land or a mix of both.	No RAG Assessment
Settlement Hierarchy	Site is proposed for residential or mixed-use including residential and is wholly outside and not adjacent to a top three tier settlement	Red

	Site is proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement	Amber
	Site is proposed for residential or mixed-use including residential and is partly within or adjacent to the built extent of a top three tier settlement	Amber
	Site is wholly within the built extent of a top three tier settlement	Green
Green Belt	Site is wholly within the Green Belt and is not previously developed land	Red
	Site is partly within the Green Belt and is not previously developed land	Amber
	Site is not adjacent or within the Green Belt or is previously developed land in the Green Belt	Green
Countryside Protection Zone (CPZ)	Site is wholly or partly within the CPZ adjacent or partially within	Amber
	Site is not adjacent or within the CPZ	Green
Public Safety Zone	Site is wholly or partially within a Public Safety Zone	Amber
	Site is outside a Public Safety Zone	Green
Important Woodland	Site is wholly or partially within Important Woodland	Amber
	Site is not within Important Woodland	Green
Special Verge	Site contains a Special Verge	Amber
	Site does not contain a Special Verge	Green
Protected Lane	Site contains a Protected Lane	Amber
	Site does not contain a Protected Lane	Green
Historic Landscape	Site is wholly or partly within a Historic Landscape	Amber
	Site is not within a Historic Landscape	Green
Local Historic Park/ Garden	Site is wholly or partly within a Local Historic Park/ Garden	Amber
	Site is not within a Local Historic Park/ Garden	Green
Protected Open Space	Site is wholly or partly within a Protected Open Space area	Amber
	Site is not within a Protected Open Space area	Green
Neighbourhood Plan Designation	Site is wholly or partly within a Neighbourhood Plan Designation	No RAG Assessment

Flooding

Flood Zone	Site is wholly within Flood Zone 2 and 3	Red
	Site is partly within Flood Zone 2 and 3	Amber
	Site is not within Flood Zone 2 or 3.	Green
Surface Water Flooding	Site is wholly within a High Risk Surface Water Flood Risk Area	Red
	Site is partly within a medium/ high Surface Water Flood Risk Area	Amber
	Site is within a Low Risk Surface Water Flooding Area	Green
	Site is wholly within a High Risk Groundwater Flooding Area	Red

Groundwater Flooding	Site is partly within a Medium to High Groundwater Flooding Area	Amber
	Site is within a Low Risk Groundwater Flood Risk	Green

Pollution

Aircraft Noise Contours	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Groundwater Source Protection Zone	Site is adjacent, partially or wholly within	Amber
	Site is not adjacent or within	Green
Mineral Safeguarding Area	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Waste Consultation Area	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green

Natural Environment

SSSI	Site is wholly within a SSSI	Red
	Site is partly within a SSSI	Amber
	Site is not within a SSSI	Green
SSSI Impact Risk Zone	Site is wholly or partially within an SSSI Impact Risk Zone	Amber
	Site is not within an SSSI Impact Risk Zone	Green
National Nature Reserve	Site is wholly within a National Nature Reserve	Red
	Site is partially within a National Nature Reserve	Amber
	Site is not within a National Nature Reserve	Green
Local Wildlife Site	Site is wholly within a Local Wildlife Site	Red
	Site is partially within a Local Wildlife Site	Amber
	Site is not within a Local Wildlife Site	Green
Priority Habitat	Site is wholly or partly within a Priority Habitat	Amber
	Site is not within a Priority Habitat	Green
Ancient Woodland	Site is wholly within an Ancient Woodland	Red
	Site is partially within or adjacent to an Ancient Woodland	Amber
	Site is not within an Ancient Woodland	Green
Local Geological Site ⁵	Site is wholly or partially within a Local Geological Site	Amber
	Site is not within a Local Geological Site	Green
Right of Way	Site contains a Right of Way	Amber
	Site does not contain a Right of Way	Green
Landscape Sensitivity	Site is wholly or partly within a Moderate to High Landscape Sensitivity Area	Amber
	Site is within a low Landscape Sensitivity Area	Green
	Site not included in Landscape Sensitivity Study	N/A
Tree Preservation Order (TPO)	Site contains TPOs	Amber
	Site does not Contain TPOs	Green
Agricultural Land Classification (ALC)	Site is within a high quality ALC (Grade 1-3a)	Amber
	Site is within a lower quality ALC (Grade 3b-5)	Green
Hatfield Forest Zone of Influence	Site is within the Hatfield Forest Zone of Influence	Amber
	Site is outside the Hatfield Forest Zone of Influence	Green

⁵ Sites agreed by the Local Sites Partnership. Full citations available at GeoEssex:
<http://www.geoessex.org.uk/uttlesford/>

Essex Coast RAMS Zone of Influence	Site is within the Essex Coast RAMS Zone of Influence	Amber
	Site is outside the Essex Coast RAMS Zone of Influence	Green

Historic Environment

Scheduled Monuments	Site is wholly within a Scheduled Monument	Red
	Site is partly within a Scheduled Monument	Amber
	Site is not within a Scheduled Monument	Green
Listed Building	Site is wholly within the curtilage of a Listed Building.	Red
	Site is partially within the curtilage of a Listed Building.	Amber
	Site is not within the curtilage of a Listed Building.	Green
Locally Listed Buildings	Site contains a Locally Listed Building	Amber
	Site does not contain a Locally Listed Building	Green
Conservation Area	Site is wholly or partly within a Conservation Area	Amber
	Site is not within a Conservation Area	Green
Registered Parks and Gardens	Site is wholly or partly within a Registered Parks and Gardens	Amber
	Site is not within a Registered Park and Garden	Green
Heritage Sensitivity	Site is wholly or partly within a Medium to High Heritage Sensitivity Area ⁶	Amber
	Site is within a low Heritage Sensitivity Area	Green
	Site not included in Heritage Sensitivity Assessment	N/A

5.16. In accordance with NPPF and advice in the PPG, sites located wholly or largely within any one of the following designations score red:

- Ancient Woodland
- Sites of Importance for Nature Conservation (SINCs)
- Sites of Special Scientific Interest (SSSI)
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Ramsar Sites
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- Scheduled Ancient Monuments
- Sites on the English Heritage Register of Historic Parks and Gardens
- Historic Battlefields

Highways and Access

5.17. For the purposes of the HELAA, the HELAA has examined whether it is feasible that the site can be access from the road network. Any site that can be accessed from the road network is rated amber rather than green, as the HELAA is a high level assessment and does not go into the details of an assessment of the road capacity, which may require further mitigation.

⁶ As defined in the Uttlesford District Heritage Sensitivity Assessment Stage 1: Towns and Key Villages report, Oxford Archaeology 2022

Table 5: Highways and Access – Initial Assessment Criteria

Cannot be accessed from the main road network	Red
Can be accessed from the main road network	Amber

Suitability Conclusion

5.18. The assessment resulted in sites being assigned a suitability rating, as follows:

- **Suitable:** The site is an appropriate location for development with either no identified constraints or minor constraints present;
- **Potentially suitable:** The site is a potentially appropriate location for development subject to further technical investigation and/or mitigation of identified constraints; and
- **Unsuitable:** The site is subject to one or more significant constraints which could not be reasonably mitigated in order to provide an appropriate location for development.

5.19. If any of the sites have a single 'Red' classification when assessed against the suitability criterion, for the purposes of the HELAA the site is not considered suitable.

5.20. 123 sites were categorised as unsuitable due to their location in respect of the settlement hierarchy. 40 sites were classed as unsuitable as they are in the Green Belt and do not constitute previously developed land (of which one site also scores red in relation to the settlement hierarchy). 4 sites were categorised as unsuitable due to access.

Appendices 7, 9 and 9 identify these sites, while the site proformas in **Appendix 1** provide further information about policy, environmental and heritage constraints.

Assessing Availability

5.21. The following factors were considered to assess availability:

- Land ownership, including whether the site may be in multiple ownership
- Development intention, including if the site is actively promoted for development
- Known legal or ownership issues

5.22. One of the questions in the call for sites asked site promoters to confirm if they own the site, or have landowner consent to promote it for development, as well as an estimate when it will be available for development.

5.23. Building on the information in the HELAA 2023, the availability assessment incorporated additional or more up-to-date information including information received through the regulation 18 consultation and recent planning history. Sites with partial planning permission were also identified and reviewed in relation to whether the remaining parts of the site could be developed and further considered in the HELAA. Legal and land ownership searches have not been conducted at this stage.

5.24. A site can be considered available for development when, on the best information available, it appears that there is no fundamental motivational, ownership or legal impediment to development. This judgement relies mainly on evidence provided by the

landowner / promoter. Generally, it is assumed that, if actively promoted, the site will be available in the foreseeable future.

5.25. Where there are potential availability issues, for example multiple ownerships that have not been demonstrably resolved, sites have been marked as potentially available. Further investigation, such as landowner engagement, is required to confirm whether these sites are available for development.

5.26. Where a site has been confirmed by the landowner as being unavailable for development within the plan period, sites have been marked as unavailable. A total of 4 sites were discounted due to known availability issues. A further check has then been made to ensure that the latest planning history has been taken into account, with sites marked as 'unavailable' if they have been completed pursuant to a planning permission/permitted development rights.

Assessing Achievability

5.27. Paragraph 020 of the HELAA PPG recommends the achievability assessment to consider whether there is a reasonable prospect that the type of development will be achieved on the site at a particular time, based on the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

5.28. The achievability assessment therefore involved matching each site against the typologies used in the Uttlesford District Council Regulation 18 Local Plan Viability Assessment Stage 1 study (Dixon Searle Partnership, 2023) to identify viability issues from particular types of sites to provide a robust, yet proportionate assessment on achievability.

5.29. The Viability Study compared the residual land values of 13 non-site specific development typologies and 3 specific potential site allocations to a range of benchmark land values, based on policy requirements within the Regulation 18 version of the Local Plan. The development typologies used include multiple variables, including site size, existing and proposed land use, development density, building typology and value levels.

5.30. These have been matched at a high level to the HELAA sites based on four site characteristics explored (**Appendix 12**), including:

- Value level range that the site is likely to fall within, based on their location by parish
- Existing land use on site (such as greenfield or previously developed land) and its associated benchmark land value;
- Proposed or assessed land use; and,
- Proposed scheme size and building typology.

5.31. The analysis was also complemented by site-by-site considerations of key abnormal costs identified from factors impacting achievability identified through Call for Sites submissions, previous HELAA analysis, specialist assessment and desktop observations.

Key factors considered include:

- Costs associated with treatment for contaminated sites or listed buildings;
- Cost associated with brownfield, phased or complex sites;
- Demolition of existing structures;
- Flood prevention measures at waterside locations;
- Remodelling land levels;

- Relocating infrastructure such as substations or power lines; and,
- Significant access improvements required

5.32. Based on the assessment of the above factors, sites were classified under the following categories:

- **Achievable:** Site is of a viable development typology based on land use, price point area, site type and development density. There are no known factors that may impact its achievability
- **Potentially Achievable:** Site is of a potentially viable development typology based on land use, price point area, site type and development density. It may be subject to policy or physical factors that may impact its achievability.
- **Unachievable:** Site is not considered to be achievable due to viability or other factors. No sites were classified as unachievable in this assessment.

5.33. It is important to note that the work undertaken is based on the assessment of typologies that are broadly representative of the potential sites in the plan-making area and does not involve site specific assessments of viability or delivery.

Overcoming constraints

5.34. The PPG states that “Where constraints have been identified, the assessment will need to consider what action could be taken to overcome them. Examples of constraints include policies in the National Planning Policy Framework and the adopted or emerging development plan, which may affect the suitability of the site, and unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners, which may affect the availability of the site”.

5.35. The approach taken in this HELAA has taken into account the ability for emerging/new policy through the new Local Plan to support development ‘in principle’. Where there is evidence that constraints are significant and cannot be overcome, this has been factored into the assessment.

Site Classification

5.36. Once a site has been assessed against the suitability, availability and achievability criteria, it is given a classification from A to C in accordance with **Table 6** below:

Table 6: HELAA Red / Amber / Green classifications

Classification	Description
A: Considered deliverable within 0-5 years	<p>These are sites are considered deliverable within the first five years of the plan period. They either:</p> <ul style="list-style-type: none"> • Have planning permission and are not yet fully built out; or • Do not currently have planning permission but are largely free from major physical and infrastructure constraints. The sites are broadly in line with national planning policy considerations
B: Have potential to demonstrate	<p>These are sites where there is either a change in policy or evidence is needed to demonstrate the achievability or suitability</p>

suitability, availability, and achievability within 5-15 years	within the plan period. This could include, for example, mitigating impacts of noise or air pollution, mitigating against flooding, or minimising the impact on neighbouring uses or the landscape, historic or natural assets.
C: Not considered developable 15+ years	<p>These sites are not considered developable for one or more of the following reasons:</p> <ul style="list-style-type: none"> • Development is unlikely or will not take place within the plan period • Unable or unlikely to address physical constraints • Unable or unlikely to address achievability issues

5.37. Once completions and commitments had been removed from the HELAA, 338 sites remained for consideration. The assessment has identified the following breakdown of classifications according to **Table 6** above:

- **Category A:** 2 sites (1 residential, 1 employment)
- **Category B:** 170 sites (110 residential, 20 mixed-use, 32 employment, 8 community/ other)
- **Category C:** 166 sites (144 residential, 12 mixed-use, 8 employment, 2 community/ other)

5.38. Classifications for individual sites are shown in the proformas in **Appendix 1** and in the site assessment spreadsheet at **Appendix 11**. **Appendix 2** provides maps showing the site assessment conclusions for sites within or in close proximity to the main settlements in each parish, along with the committed and completed development sites that were discounted in Stage 1. It should be noted that these maps do not show all sites assessed in the HELAA but are presented to aid understanding of the potential development options which are well-related to existing built-up areas. It is also important to note that the completed and committed site information shown on the maps does not reflect all sites with planning permission, but only those that were submitted/identified for consideration in the HELAA.

6. Stage 3: Windfall Assessment

6.1. Windfall sites are defined in the NPPF as “sites not specifically identified in the development plan”. Windfall sites are policy-compliant and routinely come forward during the plan period, usually (but not always) on brownfield sites.

6.2. NPPF Paragraph 72 states that:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

6.3. The Council previously identified a windfall allowance in the 2021 Windfall Allowance for Uttlesford paper. This defined a windfall allowance of 114 dwellings per annum. This updated HELAA assessment, and the availability of more up-to-date monitoring information has allowed the Council to update the windfall allowance.

6.4. Given the NPPF requirement to “be realistic having regard to the strategic housing land availability assessment” the Council has ensured that there is no double-counting of windfall and HELAA capacity by calculating the windfall allowance for small sites of 1-4 dwellings that fall below the HELAA minimum site size threshold. This is based on analysis of the Council’s monitoring database filtering all completions by site size where 1-4 dwellings were completed on sites.

6.5. Whilst in recent years, large windfall sites have made a significant contribution to housing delivery, this has resulted from the lack of an up-to-date Local Plan, and it is not envisaged that this trend will continue once the draft Local Plan and is adopted and strategic sites are allocated. Therefore, this form of windfall development is not considered to be a reliable source of future supply.

6.6. The historic delivery rates are set out in **Table 7** below which averages 126 dwellings over a 10 year period. In order to be realistic over the plan period it is considered that an average of 110 dwellings per annum can be expected to be delivered annually over the plan period. To avoid double-counting known permissions (which generally have three years to be implemented) the windfall allowance can be applied in the fourth year from the base date of this HELAA and the 5YHLS calculation, i.e. from 2027/28 onwards. Over the plan period to 2041 this equates to 1,650 dwellings from small sites windfall.

Table 7: Small sites (1-4 dwellings) completions 2013/14-2022/23.

Year	Completions (net additional dwellings)
2012/13	108
2013/14	76
2014/15	148

2015/16	144
2016/17	95
2017/18	156
2018/19	155
2019/20	166
2020/21	79
2021/22	127
2022/23	133
Total	1254
Annual Average	126

6.7. Paragraph 70 of the NPPF states that “small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should... identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved”.

6.8. Calculating 10% of the Local Housing Need housing requirement (675 dwellings per annum) is 67.5 dwellings per annum from small sites. The small sites windfall allowance shows that the 10% requirement is met from windfall alone. Furthermore **Appendix 4** shows the HELAA sites that are under 1 ha and can also contribute to the 10% requirement. It is considered that there is therefore no need to specifically identify small site allocations, though Neighbourhood Plans may choose to do so when making non-strategic site allocations.

7. Stage 4: Assessment review

7.1 Paragraph 024 of the HELAA PPG states that “Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future”.

7.2 **Table 8** below summarises the number of residential dwellings which could be delivered on the ‘Category A’ (0-5 years) and ‘Category B’ (5-15 years) HELAA sites which are considered suitable, available and achievable. Sites with extant planning permission, including those which are expected to deliver within years 0-5 have been excluded as they are captured elsewhere in the 5YHLS and employment monitoring; whilst the ‘Category C’ sites are not developable within the plan period. **Table 9** provides the same ‘Category A’ and ‘Category B’ information, but for land promoted for economic development.

7.3 It should be noted that some of the sites overlap one another and in some cases may be promoted for housing and employment, therefore the theoretical capacity is not fully achievable in practice.

Table 8: Residential Capacity of HELAA Sites, by parish

Parish	Theoretical Residential Capacity of HELAA Sites (no. of dwellings)
Arkesden	0
Ashdon	0
Barnston	0
Birchanger	19
Broxted	0
Chrishall	0
Clavering	637
Debden	29
Elmdon	0
Elsenham	0
Farnham	0
Felsted	569
Great Canfield	0
Great Chesterford	24,760
Great Dunmow	12,516
Great Easton	0
Great Hallingbury	0
Great Sampford	0
Hadstock	0
Hatfield Broad Oak	352
Hatfield Heath	0
Hempstead	0
Henham	334
High Easter	0
High Roding	0
Langley	0
Leaden Roding	0
Lindsell	0
Little Bardfield	0

Parish	Theoretical Residential Capacity of HELAA Sites (no. of dwellings)
Little Canfield	552
Little Chesterford	0
Little Dunmow	0
Little Easton	591
Little Hallingbury	0
Little Sampford	0
Littlebury	0
Manuden	0
Margaret Roding	0
Newport	1,869
Quendon and Rickling	0
Saffron Walden	2,482
Sewards End	0
Stansted Mountfitchet	1,997
Stebbing	2,970
Takeley	9,381
Thaxted	1,868
Ugley	345
Wendens Ambo	0
White Roding	0
Widdington	0
Wimbish	0
TOTAL	61,271

Table 9: Employment Sites in the HELAA (Non-Commitments)

Site reference	Site address	Area (ha)	Theoretical Floorspace (m ²)
Arkesden 002 EMP	Buildings To The Rear Of Mulberry House, Wenden Road, Arkesden, CB11 4HD	0.83	3,320
Elsenham 002 EMP	Land at Tye Green, Elsenham, CM22 6DY	181.26	519,360
Elsenham 003 MIX	Water Circle, London Stansted, CM22 6DR	18.46	55,368
Elsenham 004 EMP	Land adjoining Elsenham Meadows, Gaunts End, Elsenham, CM22 6DS	0.71	2,840
Elsenham 006 EMP	Tri Sail Water Circle Elsenham Meadows Elsenham CM2 6DS	3.91	15,640
Felsted 004 MIX	Land south and west of Watch House Green, Braintree Road, Felsted, CM6 3EQ	2.37	9,480
Felsted 007 MIX	Sunnybrook Farm, Braintree Road, Felsted, CM6 3EW	1.70	5,527
Felsted 014 EMP	Dunmow Road, Blake End, Rayne, CM6 3LD	4.57	15,881
Felsted 017 MIX	Frontage land to the east of Chelmsford Road, Felsted, CM6 3ET	0.86	3,440
Felsted 018 MIX	Land to the east of Chelmsford Road, Felsted, CM6 3ET	4.66	15,400
GtChesterford 005 EMP	Burtonwood Farm Cow Lane, Great Chesterford	141.17	423,510
GtChesterford 006 MIX	Land south east of A11 and north east of B184 (1500 scheme)	148.78	583,218

Site reference	Site address	Area (ha)	Theoretical Floorspace (m ²)
GtChesterford 007 MIX	Land south east of A11 and north east of B183 (3500 scheme)	332.44	1,309,681
GtChesterford 011 MIX	Land North of Walden Road, Great Chesterford	647.00	2,573,248
GtDunmow 002 EMP	The Yard, Stortford Road, Great Dunmow	1.24	4,960
GtDunmow 004 OTH	Land east of B1008 and north of A120, Great Dunmow	0.77	7,700
GtDunmow 005 OTH	Land west of B1008 and south of A120, Great Dunmow	3.68	1,500
GtDunmow 006 MIX	Land between B1008 and Clapton Hall Lane, Great Dunmow	28.84	750-1,500
GtDunmow 011 EMP	Land east of Braintree Road, Great Dunmow	4.21	16,840
GtDunmow 019 MIX	Land east of Braintree Road, Great Dunmow	9.08	40,860
GtDunmow 023 EMP	Unit 9 Hoblongs Chelmsford Road, Great Dunmow, CM6 1LW	0.17	680
GtHallingbury 002 EMP	Thremhall Park, Start Hill, Bishop's Stortford	0.28	2,750
GtHallingbury 004 EMP	Hall Farm Barns, Church Road, Great Hallingbury	0.43	1,720
GtHallingbury 008 EMP	Land at Hall Farm Church Road, Great Hallingbury	0.78	3,120
GtHallingbury 014 EMP	Land At Tilekiln Green, Start Hill, Great Hallingbury, CM22 7TA	5.17	20,680
HatfieldBO 003 EMP	Land West of Station Road, Takeley	18.71	74,840
HatfieldH 004 EMP	Land to rear of High Pastures, Hatfield Heath	2.01	680
Henham 007 COM	Land rear of warehouse, Old Mead Road, Elsenham	1.18	5,900
HighEaster 001 EMP	Bury Farm, High Easter	0.03	120
Langley 002 EMP	Land adj. Brices Yard, Butts Green, Saffron Walden	0.87	3,480
Littlebury 002 EMP	Rectory Farm, Littlebury	1.08	3,920
LtCanfield 001 EMP	Huntingfields House, Stortford Road, Little Canfield	1.53	6,120
LtCanfield 002 EMP	Land south of Stortford Road, Little Canfield	6.33	25,320
LtCanfield 004 EMP	Land south of A120 North of Stortford Road, Great Dunmow	23.46	93,840
LtChesterford 006 EMP	Extension of Chesterford Research Park	14.95	44,828
LtDunmow 014 EMP	The Ley Dunmow Road, Dunmow, south of B1256	4.24	16,960
LtEaston 004 MIX	Easton Park, Great Dunmow	808.95	5,600
QuendonR 007 EMP	Mace's Farmyard, Rickling Green	0.92	3,680
SafWalden 016 MIX	UBLR/17/001 56 High Street, Saffron Walden CB10 1EF	0.09	266
SafWalden 037 MIX	Land to the South of Debden Road	2.5 ⁷	11,250

⁷ Total site area is 10.91ha, of which 2.5ha proposed for employment use

Site reference	Site address	Area (ha)	Theoretical Floorspace (m ²)
Stansted 007 EMP	Land South of Alsa Business Park, Alsa Street, Stansted	0.55	2,200
Stansted 020 EMP	Stansted Youth Centre, Lower Street Stansted	0.18	600
Stansted 027 EMP	14 Cambridge Road, Stansted, CM24 8BZ	0.45	1,350
Stebbing 013 EMP	Electromagnetic Testing Services, Lubberhedges Lane, Stebbing, CM6 3BT	0.68	2,720
Takeley 002 MIX	Land north of Dunmow Road, Takeley Street	34.47	135,826
Takeley 005 EMP	Land north of Taylors Farm, Takeley Street	27.34	109,360
Takeley 006 MIX	Land at Bambers Green	307.06	1,205,272
Takeley 012 EMP	Land adjoining Stansted Courtyard, Parsonage Road, Takeley	1.25	5,000
Takeley 013 EMP	Land around Stansted Courtyard, Takeley	3.80	15,200
Takeley 014 EMP	Land east of Parsonage Road, Takeley	1.30	5,200
Takeley 019 EMP	Taylors Farm, The Street, Takeley, CM22 6LY	0.88	3,438
Takeley 021 EMP	Site 600, Taylors End, Stansted Airport, Takeley	5.15	20,600
Takeley 031 EMP	Land north of Dunmow Road, Takeley Street	34.47	135,826
TOTAL		2,928.02	7,576,719 m² (757.67 ha)

7.4 As can be seen from **Table 8** and **Table 9**, the HELAA identifies an indicative capacity of **61,271** dwellings and **757.67ha** of economic development floorspace which is significantly higher than the identified Local Housing Need (13,680 dwellings) and the need for economic development floorspace (27.7ha for office and research and development and 52.2ha industrial) within the District over the plan period. The windfall allowance identifies a further 1,650 dwellings over the plan period.

7.5 The site selection topic papers for housing and economic development deal with this further and outline how the proposed allocations in the 'Publication' version (Regulation 19) of the Local Plan have been identified to meet the District's development requirements.

Housing and employment trajectories

7.6 For all sites which have been given a HELAA classification of A and B, an indicative trajectory has been calculated showing the potential delivery from 1st April 2024 (the base date of the HELAA), broken down into the following periods:

- 0-5 years
- 6-10 years
- 11-15 years
- 16-17 years
- Beyond plan period

7.7 The trajectory has been calculated using the build-out rates in the third edition of the Lichfields Start to Finish report (March 2024)⁸ which take into account a variety of factors, including:

- site size;
- average time to secure planning permission;
- housing type and tenure; and
- housing demand.

7.8 The trajectory for the HELAA is shown in **Table 10**. Trajectories for individual sites are shown in the site proformas at **Appendix 1** and the site assessment spreadsheet at **Appendix 11**. It should be noted that the trajectory has a base date of 1 April 2024. The HELAA trajectory should be read alongside the monitoring data to understand the total potential supply within the whole plan period (2021-2041) including completions and commitments.

Table 10: HELAA trajectory (base date 1st April 2024)

	0-5 years	6-10 years	11-15 years	16-17 years	Total within plan period	Beyond plan period	Total
Housing (dwellings)	13	18,320	11,313	3,124	32,770	28,501	61,271
Employment (m ²)	15,640	2,382,912	1,506,748	833,218	4,738,518	2,838,201	7,576,719

⁸ Lichfields Start to Finish, third edition, available at: https://lichfields.uk/media/w3wjmw0/start-to-finish-3_how-quickly-do-large-scale-housing-sites-deliver.pdf

8. Stage 5: Final Evidence Base

- 8.1 The PPG requires the following outputs in a completed HELAA:
- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
 - an assessment of each site or broad location, including:
 - where these have been discounted, evidence justifying reasons given;
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - an indicative trajectory of anticipated development based on the evidence available.
- 8.2 The PPG requires the following outputs in a completed HELAA:
- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
 - an assessment of each site or broad location, including:
 - where these have been discounted, evidence justifying reasons given;
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - an indicative trajectory of anticipated development based on the evidence available.
- 8.3 The new Local Plan covers the period from 2021 to 2041 which means that some of the required dwellings for the new Local Plan have already been built or have planning permission.
- 8.4 The HELAA has indicated that there is a theoretical capacity (if all of the developable sites came forward) within the district to deliver approximately **61,271** dwellings from HELAA sites, and a further 1,650 dwellings from windfall. Using the Government's standard methodology there is currently a requirement to provide in the region of 13,500 dwellings over the plan period and, whilst this housing figure may change as a result of updates to the input data or Government changes to the standardised methodology, there will only be a requirement to allocate sites to deliver approximately 22% of the theoretical capacity of the sites that have been put forward in the HELAA.
- 8.5 It is important to reiterate that at this stage in the process that any sites which have scored amber and green in the updated HELAA still require further assessment in respect of their suitability for allocation in the new Local Plan. Any sites identified as suitable for inclusion in the new Local Plan does not imply either that a site will be allocated in the Local Plan or that permission will be granted. The HELAA is a list of sites which have been assessed as potentially suitable, available and achievable, but the document **does not** recommend which sites should be allocated for development in the new Local Plan.

Monitoring

8.6 Housing land availability information will be monitored annually through the Authorities' Monitoring Report. Landowners and other stakeholders may update their existing Call for Sites or submit new sites for consideration, in which case the HELAA will need to be updated at this stage of the process, alongside the latest completions and commitments data.

APPENDIX 1: SITE PROFORMAS

Available as a separate document due to the large file size.

APPENDIX 2: SETTLEMENT SUITABILITY MAPS

Available as a separate document due to the large file size.

The settlement maps show the HELAA conclusions for all Category A, B and C sites within and adjacent to the principal settlement in each parish. Sites in isolated areas are not displayed, but conclusions for these sites can be found in the site proformas (**Appendix 1**).

APPENDIX 3: SUBMITTED SITE MAPS

Available as a separate document due to the large file size.

The maps show all sites considered through the HELAA by parish. Two parishes outside Uttlesford (The Sailings and Rayne in Braintree District) are also included within the mapping to show the full extent of Stebbing 005 MIX which crosses administrative boundaries.

APPENDIX 4: SCHEDULE OF SMALL HOUSING SITES <1HA

Paragraph 70 of the NPPF expressly recognises the role that small and medium sized sites can play in meeting housing requirements. Local authorities are required to identify (through the Local Plan and brownfield registers) land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, unless it can be shown there are strong reasons why this target cannot be achieved. The following schedule shows the small sites which have been assessed as being developable.

Site Ref	Parish	Address	Area (ha)	Capacity
Birchanger 003 RES	Birchanger	Former builder's yard at 285-287 Birchanger Lane, Birchanger, CM23 5QP	0.53	19
Clavering 002 RES	Clavering	Land to the South of Oxley's Close, Stortford Road, Clavering, CB11 4PB	0.61	13
Clavering 009 RES	Clavering	Land off Clatterbury Lane, Clavering, CB11 4QR	0.83	26
Clavering 010 RES	Clavering	Land North of Hill House, Clavering, CB11 4QT	0.38	13
Felsted 001 RES	Felsted	Land south of Braintree Road (opposite Chaffix Farm), Felsted, CM6 3DZ	0.68	21
Felsted 002 RES	Felsted	Land north west of Bannister Green Felsted, CM6 3NL	0.87	27
Felsted 013 RES	Felsted	Land east of The Bungalow, Causeway End Road, Felsted, CM6 3LU	0.46	14
Felsted 017 MIX	Felsted	Frontage land to the east of Chelmsford Road, Felsted, CM6 3ET	0.86	21
Felsted 028 RES	Felsted	Land at Rayne Road, Bannister Green	0.27	9
GtChesterford 001 RES	Great Chesterford	The old chalk pit Walden Road, Great Chesterford	0.91	29
GtDunmow 020 RES	Great Dunmow	Alexia House, Randall Close. Dunmow, CM6 1UN	0.91	28
GtDunmow 022 RES	Great Dunmow	UBLR/17/008 Council Depot, New Street, Great Dunmow, CM6 1BH	0.29	9
GtDunmow 034 RES	Great Dunmow	Dunmow Farm, The Broadway, Great Dunmow, CM6 3BJ	0.94	38
GtDunmow 035 RES	Great Dunmow	Tiggers Ongar Road, Great Dunmow, CM6 1EX	0.50	23
GtDunmow 039 RES	Great Dunmow	Green Hollow, Clapton Hall Lane, Great Dunmow, CM6 1JF	0.48	22
HatfieldBO 006 RES	Hatfield Broad Oak	Land South of New Bury Meadow, Hatfield Broad Oak	0.99	31
Henham 001 RES	Henham	Land west of Old Mead Road, Elsenham	0.61	19
Henham 005 RES	Henham	Land at Chickney Road, Henham	0.69	22
Henham 014 RES	Henham	Land to the rear of Saffron House and Henleys, Henham	0.74	23
Newport 003 RES	Newport	Land south of Bricketts, London Road, Newport	0.64	22

Site Ref	Parish	Address	Area (ha)	Capacity
Newport 005 RES	Newport	Land south of Bury Water Lane, Newport	0.49	15
Newport 006 RES	Newport	Five Acres, Whiteditch Lane, Newport	0.58	18
Newport 007 RES	Newport	The Old Chalk Pit, Chalk Farm Lane, Newport	0.95	30
Newport 011 RES	Newport	Wyndhams Croft, Whiteditch Lane, Newport	0.79	25
Newport 018 RES	Newport	Coach And Horses Inn, Cambridge Road, Newport, Saffron Walden, CB11 3TR	0.44	9
SafWalden 004 RES	Saffron Walden	46 Radwinter Road, Saffron Walden	0.43	17
SafWalden 016 MIX	Saffron Walden	UBLR/17/001 56 High Street, Saffron Walden CB10 1EF	0.09	4
SafWalden 017 RES	Saffron Walden	UBLR/17/002 Viceroy Coaches, Rear of 10-12 Bridge Street, Saffron Walden, CB10 1BU	0.24	5
SafWalden 018 RES	Saffron Walden	UBLR/17/005 Jossaume, Thaxted Road, Saffron Walden CB11 3AA	0.42	12
SafWalden 031 RES	Saffron Walden	Auton Croft, Saffron Walden	0.52	21
Stansted 019 RES	Stansted Mountfitchet	Stansted Youth Centre, Lower Street Stansted	0.18	5
Stansted 026 RES	Stansted Mountfitchet	Almont House, High Lane, Stansted, CM24 8LE	0.65	19
Stansted 032 RES	Stansted Mountfitchet	Police Station Hargrave Close Stansted, CM24 8DL	0.08	3
Stebbing 007 RES	Stebbing	Land at Stebbing (Parcel 1A)	0.98	31
Stebbing 008 RES	Stebbing	Land at Stebbing (Parcel 1B)	0.90	28
Stebbing 010 RES	Stebbing	Hornsea Lodge, Bran End, Stebbing	0.30	10
Stebbing 012 RES	Stebbing	Land at Elm Croft, The Downs, Bran End, Stebbing	0.98	31
Takeley 017 RES	Takeley	United House, The Street, Takeley	0.28	8
Takeley 020 RES	Takeley	Beech Close, Takeley	0.15	5
Thaxted 010 RES	Thaxted	Hunters, Bardfield Road, Thaxted	0.15	5
Thaxted 011 RES	Thaxted	East of Dunmow Road, Thaxted	0.88	28
Thaxted 014 RES	Thaxted	Land south of Thaxted between B1051 and B184	0.91	30
Thaxted 021 RES	Thaxted	TX HD8, Brethren Hall	0.30	10

APPENDIX 5: SCHEDULE OF DISCOUNTED SITES

Site Ref	Parish	Address	Area (ha)	Reason for discounting
Felsted 008 RES	Felsted	Land south east of Clifford Smith Drive, Felsted (site 1 - part of field), CM6 3UG	0.37	Duplicate/access to Felsted 022 RES
Felsted 015 RES	Felsted	Land east of The Bungalow, Causeway End Road, Felsted, CM6 3LU	1.14	Duplicate of Felsted 016 RES
Stansted 002 RES	Stansted Mountfitchet	Land south of Elsenham Road, Stansted Mountfitchet	4.34	Duplicate of Stansted 022 RES
Stansted 011 RES	Stansted Mountfitchet	Land west of Pennington Lane, Stansted Mountfitchet	9.12	Wholly within Stansted 012 RES
Stansted 029 RES	Stansted Mountfitchet	West Winds Normans Way, Stansted	0.20	Wholly within Stansted 026 RES
Takeley 003 RES	Takeley	Land adjoining Millers, Takeley (Option 1)	0.42	Wholly within Takeley 004 RES
Thaxted 002 RES	Thaxted	Land at Barnards Fields, Thaxted (2ha)	1.79	Wholly within Thaxted 003 RES
Thaxted 006 RES	Thaxted	Land at Sibley's Lane, Sibley's Green, Thaxted	0.99	Wholly within Thaxted 005 RES
Thaxted 009 MIX	Thaxted	Land south of Sampford Road, Thaxted (Option 4)	30.44	Wholly within Thaxted 009 MIX
Thaxted 018 RES	Thaxted	Land south of Sampford Road, Thaxted (Option 2)	12.93	Wholly within Thaxted 020 RES
Thaxted 019 RES	Thaxted	Land south of Sampford Road, Thaxted (Option 1)	9.19	Wholly within Thaxted 020 RES

APPENDIX 6: SCHEDULE OF SITES NOT CONSIDERED DEVELOPABLE

Site Ref	Parish	Address	Area (ha)
Arkesden 001 RES	Arkesden	Land North of Brand's Grove, Poore Street, Arkesden, CB11 3UJ	2.26
Arkesden 003 RES	Arkesden	Buildings To The Rear Of Mulberry House, Wenden Road, Arkesden	0.83
Ashdon 001 RES	Ashdon	Land to the west of Walden Road, Church End, Ashdon, CB10 2HJ	1.30
Barnston 001 MIX	Barnston	Land at Barnston, Dunmow, CM6 1NA	36.59
Birchanger 001 MIX	Birchanger	Sion House, Birchanger Lane, Birchanger, CM23 5PU	4.50
Birchanger 004 MIX	Birchanger	Land between Stansted Mountfitchet, Birchanger and M11 Junction 8	222.43
Birchanger 005 EMP	Birchanger	Land east of Stansted Road, Bishop's Stortford, CM23 5QG	12.25
Birchanger 006 RES	Birchanger	Land adjacent to Forest Hall Road and Tot Lane, Birchanger, CM24 8TS	8.63
Birchanger 007 RES	Birchanger	Land south of Forest Hall, Forest Hall Road, Stansted Mountfitchet, CM24 8TU	5.38
Birchanger 008 RES	Birchanger	Land at Stansted Road, Birchanger	4.95
Birchanger 009 RES	Birchanger	Land at Tot Lane, Birchanger	6.00
Birchanger 010 RES	Birchanger	Land at Tot Lane, Stansted Mountfitchet	3.28
Birchanger 011 RES	Birchanger	Land at Forest Hall Road, Stansted Mountfitchet	2.54
Birchanger 012 RES	Birchanger	Land south of Forest Hall Road, Stansted Mountfitchet	8.10
Birchanger 013 RES	Birchanger	Land between Parsonage Lane and Forest Hall School, Stansted Mountfitchet	2.10
Birchanger 014 MIX	Birchanger	Land east of Parsonage Lane, Stansted Mountfitchet	15.60
Broxted 001 RES	Broxted	Land West of Broxted Road, Broxted, CM6 2BX	2.72
Broxted 002 RES	Broxted	Land to the south of Thaxted Road, Broxted, CM6 2BX	6.23
Chrishall 001 RES	Chrishall	Land North of Wire Farm, Chrishall, SG8 8QN	0.36
Chrishall 002 RES	Chrishall	Gigneys Meadow, Chrishall, SG8 8QR	2.47
Clavering 006 RES	Clavering	Land adjoining Spinney Cottage, Wicken Road, Clavering, CB11 4QT	0.87
Clavering 007 RES	Clavering	Hill Green Farm Hill Green, Clavering, CB11 4QS	4.62
Clavering 021 RES	Clavering	Graylings, Mill Lane, Clavering	0.72
Clavering 022 RES	Clavering	Land west of Eldridge Close, Clavering	1.67

Site Ref	Parish	Address	Area (ha)
Debden 001 RES	Debden	Land north of Henham Road, Debden Green, CB11 3LZ	0.56
Debden 003 RES	Debden	Land east of The Allotment Gardens, Ivy Todd Hill, Debden, CB11 3LA	2.96
Elmdon 001 MIX	Elmdon	Farm Drive Ickleton Drive, Elmdon, CB11 4LT	2.54
Elsenham 001 RES	Elsenham	Land at Tye Green, Elsenham, CM22 6DY	181.26
Elsenham 003 MIX	Elsenham	Water Circle, London Stansted, CM22 6DR	18.59
Elsenham 011 RES	Elsenham	South of Hall Lane, Gaunt's End	8.03
Felsted 003 RES	Felsted	Land north of Garnetts Lane and Chestnut Walk, Felsted, CM6 3EE	1.29
Felsted 005 RES	Felsted	Land off Rayne Road Bannister Green, Felsted, CM6 3NL	4.52
Felsted 010 RES	Felsted	Kinvara Business Park, Felsted, CM6 3LB	0.68
Felsted 011 RES	Felsted	Sparlings Farm, Braintree Road, Felsted (Parcels ABCD and western part of E), CM6 3LB	46.22
Felsted 012 RES	Felsted	Sparlings Farm, Braintree Road, Felsted (Eastern part of Parcel E), CM6 3LD	75.56
Felsted 019 RES	Felsted	Land at Willows Green, Felsted, CM3 1QD	1.61
GtCanfield 001 RES	Felsted	Land at Canfield Road, Great Canfield	0.44
GtCanfield 002 RES	Great Canfield	Land at Great Canfield Road, Takeley	23.06
GtCanfield 003 RES	Great Canfield	Land west of Canfield Road, Hope End Green	1.88
GtCanfield 004 RES	Great Canfield	Land east of Hobbs Farm, Bacon End, Great Dunmow	1.12
GtChesterford 003 RES	Great Chesterford	Burtonwood Farm Cow Lane, Great Chesterford	141.17
GtChesterford 008 RES	Great Chesterford	Field House Farm Field Farm Drive, Great Chesterford	7.98
GtDunmow 016 RES	Great Dunmow	Brands Farm, Pharisee Green, Great Dunmow	7.38
GtDunmow 048 MIX	Great Dunmow	Land at Marks Farm House, Great Dunmow	2.93
GtEaston 002 RES	Great Easton	Land off Brocks Mead, Great Easton	2.85
GtHallingbury 005 RES	Great Hallingbury	Hall Farm Barns, Church Road, Great Hallingbury	0.43
GtHallingbury 006 RES	Great Hallingbury	Land south of Beldams Lane, Bishop's Stortford	1.93
GtHallingbury 007 RES	Great Hallingbury	Land at Hall Farm Church Road, Great Hallingbury	0.95
GtHallingbury 009 RES	Great Hallingbury	Beldams Lane, Bishop's Stortford	6.49
GtHallingbury 010 RES	Great Hallingbury	Newlands, Woodside Cottage & Oakside Church Road, Great Hallingbury	0.53

Site Ref	Parish	Address	Area (ha)
GtHallingbury 011 RES	Great Hallingbury	Land South East Of Great Hallingbury, Manor Bedlars, Green Road, Tilekiln Green, Great Hallingbury	2.02
GtHallingbury 012 RES	Great Hallingbury	Barnmead, Start Hill, Stane Street, Great Hallingbury, Bishops Stortford, CM22 7TA	0.44
GtSampford 001 RES	Great Sampford	Monks Field, Parsonage Farm, Lane Great Sampford	2.01
GtSampford 002 RES	Great Sampford	Land east of Moor End, Great Sampford	0.20
GtSampford 003 RES	Great Sampford	Land at Sparepenny Lane, Great Sampford	5.60
GtSampford 004 RES	Great Sampford	Land south of Spare Penny Lane North Great Sampford	2.78
Hadstock 001 RES	Hadstock	Land to 5 The Row, Linton Road, Hadstock	1.30
Hadstock 002 RES	Hadstock	Land on Linton Road, Hadstock	1.71
HatfieldBO 001 RES	Hatfield Broad Oak	Land formerly part of Woodlands, Hatfield Broad, Oak Road, Takeley	1.93
HatfieldBO 005 MIX	Hatfield Broad Oak	Land at the Forest, Hatfield Broad Oak	580.71
HatfieldH 001 RES	Hatfield Heath	Land south of Sawbridgeworth Road, Hatfield Heath	1.24
HatfieldH 002 RES	Hatfield Heath	Land south of A1060 (Chelmsford Road), Hatfield Heath	0.90
HatfieldH 003 RES	Hatfield Heath	Rainbow Field (land to the west of) Dunmow Road, Hatfield Heath	1.42
HatfieldH 005 RES	Hatfield Heath	Land on the north west of Mill Lane, Hatfield Heath	4.16
HatfieldH 006 RES	Hatfield Heath	Land on the East of Mill Lane, Hatfield Heath	0.81
HatfieldH 007 RES	Hatfield Heath	Land at Peggerells Farm, Hatfield Heath	1.67
HatfieldH 008 RES	Hatfield Heath	Land at Cox Ley, Hatfield Heath	3.59
HatfieldH 009 RES	Hatfield Heath	Land east of Oakhanger, Friars Lane, Hatfield Heath	0.74
HatfieldH 011 RES	Hatfield Heath	Land at Hatfield Heath	1.61
HatfieldH 012 RES	Hatfield Heath	Land at Stonebridge Farm, Hatfield Heath	2.36
Hempstead 001 RES	Hempstead	Land to the rear of Fanes Cottage, High Street, Hempstead	1.25
Henham 004 RES	Henham	Land at Four Winds, South of Old Mead Lane, Henham	1.37
Henham 013 RES	Henham	Land south of School Lane, Henham	6.71
Henham 015 RES	Henham	Land on the south side of Henham Road, Elsenham	1.42
HighEaster 002 RES	High Easter	Land at Lawn Hall Farm - South of Lawn Hall Chase North End, Dunmow	2.89
HighEaster 003 RES	High Easter	Land at Lawn Hall Farm - North of Lawn Hall Chase, North End, Dunmow	4.72

Site Ref	Parish	Address	Area (ha)
HighRdg 001 RES	High Roding	Land south of Ware Farm, Dunmow Road, High Roding	0.68
HighRdg 003 RES	High Roding	Attridges Farm, Rands Road, High Roding, CM6 1NQ	1.71
Langley 001 RES	Langley	Land immediately south of Bury/Moat Farm Langley, Upper Green	1.23
Langley 003 RES	Langley	Land North of The Kangles, Upper Green, Langley	1.44
Langley 004 RES	Langley	Next Longley Langley Upper Green	1.15
LeadenRdg 001 RES	Leaden Roding	Land fronting Stortford Road, Leaden Roding	3.39
LeadenRdg 002 RES	Leaden Roding	Land at Leaden Roding	140.15
Lindsell 001 RES	Lindsell	The Orchard Bowles Farm, Lindsell	2.62
Littlebury 001 RES	Littlebury	Rectory Farm, Littlebury	1.08
Littlebury 003 RES	Littlebury	Land west of Cambridge Road	5.11
LtBardfield 001 RES	Little Bardfield	Land east of Styles, Little Bardfield	0.55
LtBardfield 002 RES	Little Bardfield	Land South of Bardfield Road, Little Bardfield	1.71
LtCanfield 005 RES	Little Canfield	Land south west of Crumps Farm, Stortford Road, Little Canfield	47.4
LtCanfield 007 RES	Little Canfield	Land east of Crumps Farm, south of Stortford Road, Little Canfield	0.97
LtCanfield 008 RES	Little Canfield	Canfield Moat, High Cross Lane West, Little Canfield	3.43
LtCanfield 009 RES	Little Canfield	Land south west of Crumps Farm, Stortford Road, Little Canfield	15.30
LtChesterford 002 RES	Little Chesterford	Land off Walden Road, Little Chesterford	1.19
LtDunmow 001 RES	Little Dunmow	Land to the east of Station Road, Flitch Green, Little Dunmow	7.87
LtDunmow 004 RES	Little Dunmow	Land off Station Road, Flitch Green	11.52
LtDunmow 005 RES	Little Dunmow	Land east of Station Road, Little Dunmow (200 residential)	7.83
LtDunmow 006 RES	Little Dunmow	Land east of Station Road, Little Dunmow (150 residential)	5.08
LtDunmow 007 RES	Little Dunmow	Land east of Station Road, Little Dunmow (150 retirement)	5.08
LtDunmow 008 RES	Little Dunmow	Land west of Station Road, Little Dunmow (200 residential)	7.17
LtDunmow 009 RES	Little Dunmow	Land west of Station Road, Little Dunmow (100 residential)	3.78
LtDunmow 010 RES	Little Dunmow	Land west of Station Road, Little Dunmow (100 retirement)	3.78
LtEaston 001 RES	Little Easton	Mawbyns Mill End, Lt Easton	1.00

Site Ref	Parish	Address	Area (ha)
LtEaston 009 RES	Little Easton	Brook End Farm Stables, Easton Lodge, Park Road, Little Easton, Dunmow, CM6 2BD	0.55
LtHallingbury 001 RES	Little Hallingbury	Land at Latchmore Bank, Little Hallingbury	0.96
LtHallingbury 002 RES	Little Hallingbury	Land East of Lower Road and West of Wrights Green Lane, Little Hallingbury	3.24
LtHallingbury 003 RES	Little Hallingbury	Land South of Goose Lane and East of Wrights Green Lane, Little Hallingbury	5.10
LtHallingbury 004 RES	Little Hallingbury	Land at Lower Road, Little Hallingbury	4.17
LtHallingbury 005 RES	Little Hallingbury	Land at Bonningtons, Little Hallingbury	1.49
LtHallingbury 007 RES	Little Hallingbury	Dovecote, Lower road Little Hallingbury, Bishops Stortford, CM22 7QZ	1.78
LtSampford 001 RES	Little Sampford	Land at Merrylands Fields, north of B1051 Mill House Farm Gt Sampford	0.50
LtSampford 002 RES	Little Sampford	Tindon Field Opposite Salix Farm, Gt Sampford	1.17
Manuden 001 RES	Manuden	Land To The North Of Stewarts Way, Manuden	7.39
Manuden 002 RES	Manuden	Land at Cock Farm, Manuden	0.53
Manuden 003 RES	Manuden	Land east of Carters Hill, Manuden	0.97
Manuden 004 RES	Manuden	Land west of Carters Hill, Manuden	0.50
MargaretRdg 001 RES	Margaret Roding	Land at Margaret Roding	1.38
MargaretRdg 002 RES	Margaret Roding	Farm Building at Marks Hall, Marks Hall Lane, Margaret Roding, Dunmow CM6 1QT	0.03
Newport 002 RES	Newport	Land south of Bury Water Lane, Newport	2.28
QuendonR 001 RES	Quendon and Rickling	Land north east of St Simon and St Jude, Quendon	0.88
QuendonR 002 RES	Quendon and Rickling	Land south of St Simon and St Jude, Quendon	2.56
QuendonR 003 RES	Quendon and Rickling	Land at Coney Acre, South of Brick Kiln Lane, Rickling Green	1.47
QuendonR 004 RES	Quendon and Rickling	Land at Belcham's Lane, Rickling Green	6.36
SafWalden 010 RES	Saffron Walden	Former Friends School Playing Field, Saffron Walden	7.05
SafWalden 013 RES	Saffron Walden	Land east of Petts Lane, Little Walden	1.00
SewardsEnd 001 RES	Sewards End	Plots 41, 43, 45, 47, 49, 51, Radwinter Road, Sewards End, Saffron Walden	0.60
SewardsEnd 002 RES	Sewards End	Land west of Cole End Lane, Sewards End	2.27
SewardsEnd 003 RES	Sewards End	Land at 6 Walden Road, Sewards End	1.81
Stansted 003 RES	Stansted Mountfitchet	Land at Pines Hill, Stansted Mountfitchet	1.71

Site Ref	Parish	Address	Area (ha)
Stansted 004 EMP	Stansted Mountfitchet	Land adjacent to M11 Business Link, Parsonage Lane Stansted (option 1)	0.49
Stansted 005 EMP	Stansted Mountfitchet	Land adjacent to M11 Business Link, Parsonage Lane, Stansted (option 2)	3.58
Stansted 006 EMP	Stansted Mountfitchet	Land adjacent to M11 Business Link Parsonage Lane Stansted (option 3)	11.07
Stansted 008 RES	Stansted Mountfitchet	Land off B1051 Elsenham	0.43
Stansted 009 RES	Stansted Mountfitchet	Land to the west of Stansted Mountfitchet	39.70
Stansted 010 RES	Stansted Mountfitchet	Land south of Bentfield End Causeway, Stansted Mountfitchet	5.96
Stansted 014 RES	Stansted Mountfitchet	Land at Snakes Lane, Stansted Mountfitchet	0.30
Stansted 016 RES	Stansted Mountfitchet	Eastfield Stables, May Walk, Stansted Mountfitchet	3.30
Stansted 017 RES	Stansted Mountfitchet	B1051, Stansted	3.55
Stansted 018 RES	Stansted Mountfitchet	Land at Elms Farm, Stansted Mountfitchet	8.81
Stansted 021 RES	Stansted Mountfitchet	Land to rear of 19 Bentfield Causeway, Stansted Mountfitchet	1.23
Stansted 035 EMP	Stansted Mountfitchet	Land At Walpole Farm Cambridge Road Stansted, CM24 8TA	10.37
Stansted 037 EMP	Stansted Mountfitchet	Land at Burton End, Stansted Mountfitchet	30.90
Stansted 038 MIX	Stansted Mountfitchet	Land northwest of Stansted Airport, Stansted Mountfitchet	60.70
Stebbing 002 MIX	Stebbing	Cafe Field, Land north of Dunmow Road, Stebbing	5.07
Stebbing 003 RES	Stebbing	Land north of A120, Boxted Wood, Stebbing Green	109.45
Stebbing 005 MIX	Stebbing	Land north of the B1256 adjacent Saling Airfield	805.59
Thaxted 004 RES	Thaxted	Land north of Mayes Place, Monk Street, Thaxted	0.85
Thaxted 005 RES	Thaxted	Land at Sibley's Lane, Sibley's Green, Thaxted	2.78
Ugley 001 RES	Ugley	Land South East of Homestead Farm, Bedwell Road, Ugley Green	1.09
Ugley 002 RES	Ugley	Hascombe Farm, North Hall Road, Quendon	1.19
Ugley 003 MIX	Ugley	Bollington Hall Farm, Cambridge Road, Ugley	322.88
Ugley 005 RES	Ugley	Hft Bradley Resource Centre, Pound Lane, Ugley, Bishops Stortford, CM22 6HP	1.23
WenAmbo 001 RES	Wendens Ambo	Land north of Royston Road, Wendens Ambo	1.05
WenAmbo 002 RES	Wendens Ambo	Land North West of Wenden Place Farm, Wendens Ambo	0.95
WenAmbo 004 RES	Wendens Ambo	Land South Of The Mill Royston Road, Wendens Ambo	2.90
WhiteRdg 002 RES	White Roding	St Martin's Close, White Roding	0.67

Site Ref	Parish	Address	Area (ha)
Widdington 001 RES	Widdington	Land to rear of Malt House, Cornells Lane, Widdington	0.45
Widdington 002 RES	Widdington	Land north of Cornells Lane (part paddock), Widdington	0.48
Widdington 003 RES	Widdington	Land north of Cornells Lane (whole paddock), Widdington	1.39
Widdington 004 RES	Widdington	Land Rear Of Malt Place, Cornells Lane, Widdington	14.00
Wimbish 001 RES	Wimbish	Land east of Cole End Lane, Swards End	4.30
Wimbish 002 RES	Wimbish	Land south of Swards End	15.44
Wimbish 003 MIX	Wimbish	UBLR/19/009 Carver Barracks, Wimbish, Saffron Walden, CB10 2YA	79.00

APPENDIX 7: SCHEDULE OF SITES NOT IN ACCORDANCE WITH SPATIAL STRATEGY

Site Ref	Parish	Address	Area (ha)
Arkesden 001 RES	Arkesden	Land North of Brand's Grove, Poore Street, Arkesden, CB11 3UJ	2.26
Arkesden 003 RES	Arkesden	Buildings To The Rear Of Mulberry House, Wenden Road, Arkesden	0.83
Ashdon 001 RES	Ashdon	Land to the west of Walden Road, Church End, Ashdon, CB10 2HJ	1.30
Barnston 001 MIX	Barnston	Land at Barnston, Dunmow, CM6 1NA	36.59
Birchanger 006 RES	Birchanger	Land adjacent to Forest Hall Road and Tot Lane, Birchanger, CM24 8TS	8.63
Broxted 001 RES	Broxted	Land West of Broxted Road, Broxted, CM6 2BX	2.72
Broxted 002 RES	Broxted	Land to the south of Thaxted Road, Broxted, CM6 2BX	6.23
Chrishall 001 RES	Chrishall	Land North of Wire Farm, Chrishall, SG8 8QN	0.36
Chrishall 002 RES	Chrishall	Gigneys Meadow, Chrishall, SG8 8QR	2.47
Clavering 021 RES	Clavering	Graylings, Mill Lane, Clavering	0.72
Elmdon 001 MIX	Elmdon	Farm Drive Ickleton Drive, Elmdon, CB11 4LT	2.54
Elsenham 001 RES	Elsenham	Land at Tye Green, Elsenham, CM22 6DY	181.26
Elsenham 003 MIX	Elsenham	Water Circle, London Stansted, CM22 6DR	18.59
Elsenham 011 RES	Elsenham	South of Hall Lane, Gaunt's End	8.03
Felsted 010 RES	Felsted	Kinvara Business Park, Felsted, CM6 3LB	0.68
Felsted 011 RES	Felsted	Sparlings Farm, Braintree Road, Felsted (Parcels ABCD and western part of E), CM6 3LB	46.22
Felsted 012 RES	Felsted	Sparlings Farm, Braintree Road, Felsted (Eastern part of Parcel E), CM6 3LD	75.56
Felsted 019 RES	Felsted	Land at Willows Green, Felsted, CM3 1QD	1.61
GtCanfield 001 RES	Felsted	Land at Canfield Road, Great Canfield	0.44
GtCanfield 002 RES	Great Canfield	Land at Great Canfield Road, Takeley	23.06
GtCanfield 003 RES	Great Canfield	Land west of Canfield Road, Hope End Green	1.88
GtCanfield 004 RES	Great Canfield	Land east of Hobbs Farm, Bacon End, Great Dunmow	1.12
GtCanfield 005 RES	Great Canfield	Land South of Canfield Park Cottage, Great Canfield Road, Great Canfield	0.58
GtChesterford 003 RES	Great Chesterford	Burtonwood Farm Cow Lane, Great Chesterford	141.17
GtChesterford 008 RES	Great Chesterford	Field House Farm Field Farm Drive, Great Chesterford	7.98

Site Ref	Parish	Address	Area (ha)
GtDunmow 016 RES	Great Dunmow	Brands Farm, Pharisee Green, Great Dunmow	7.38
GtDunmow 048 MIX	Great Dunmow	Land at Marks Farm House, Great Dunmow	2.93
GtEaston 002 RES	Great Easton	Land off Brocks Mead, Great Easton	2.85
GtEaston 003 RES	Great Easton	Woodside Farm, Gallows Green Road, Lindsell	1.15
GtEaston 004 RES	Great Easton	Land to the South of The Endway Great, Easton,	0.35
GtHallingbury 001 RES	Great Hallingbury	Cannons Yard Bedlar's Green, Great Hallingbury	0.93
GtHallingbury 005 RES	Great Hallingbury	Hall Farm Barns, Church Road, Great Hallingbury	0.43
GtHallingbury 007 RES	Great Hallingbury	Land at Hall Farm Church Road, Great Hallingbury	0.95
GtHallingbury 010 RES	Great Hallingbury	Newlands, Woodside Cottage & Oakside Church Road, Great Hallingbury	0.53
GtHallingbury 011 RES	Great Hallingbury	Land South East Of Great Hallingbury, Manor Bedlars, Green Road, Tilekiln Green, Great Hallingbury	2.02
GtHallingbury 012 RES	Great Hallingbury	Barnmead, Start Hill, Stane Street, Great Hallingbury, Bishops Stortford, CM22 7TA	0.44
GtSampford 001 RES	Great Sampford	Monks Field, Parsonage Farm, Lane Great Sampford	2.01
GtSampford 002 RES	Great Sampford	Land east of Moor End, Great Sampford	0.20
GtSampford 003 RES	Great Sampford	Land at Sparepenny Lane, Great Sampford	5.60
GtSampford 004 RES	Great Sampford	Land south of Spare Penny Lane North Great Sampford	2.78
Hadstock 001 RES	Hadstock	Land to 5 The Row, Linton Road, Hadstock	1.30
Hadstock 002 RES	Hadstock	Land on Linton Road, Hadstock	1.71
HatfieldBO 001 RES	Hatfield Broad Oak	Land formerly part of Woodlands, Hatfield Broad, Oak Road, Takeley	1.93
HatfieldBO 005 MIX	Hatfield Broad Oak	Land at the Forest, Hatfield Broad Oak	580.71
Henham 004 RES	Henham	Land at Four Winds, South of Old Mead Lane, Henham	1.37
Henham 015 RES	Henham	Land on the south side of Henham Road, Elsenham	1.42
HighEaster 002 RES	High Easter	Land at Lawn Hall Farm - South of Lawn Hall Chase North End, Dunmow	2.89
HighEaster 003 RES	High Easter	Land at Lawn Hall Farm - North of Lawn Hall Chase, North End, Dunmow	4.72
HighRdg 001 RES	High Roding	Land south of Ware Farm, Dunmow Road, High Roding	0.68
HighRdg 002 RES	High Roding	Land Opposite Roding Hall, Dunmow Road, High Roding	0.34
HighRdg 003 RES	High Roding	Attridges Farm, Rands Road, High Roding, CM6 1NQ	1.71
Langley 001 RES	Langley	Land immediately south of Bury/Moat Farm Langley, Upper Green	1.23

Site Ref	Parish	Address	Area (ha)
Langley 003 RES	Langley	Land North of The Kangles, Upper Green, Langley	1.44
Langley 004 RES	Langley	Next Longley Langley Upper Green	1.15
LeadenRdg 001 RES	Leaden Roding	Land fronting Stortford Road, Leaden Roding	3.39
LeadenRdg 002 RES	Leaden Roding	Land at Leaden Roding	140.15
Lindsell 001 RES	Lindsell	The Orchard Bowles Farm, Lindsell	2.62
Littlebury 001 RES	Littlebury	Rectory Farm, Littlebury	1.08
Littlebury 003 RES	Littlebury	Land west of Cambridge Road	5.11
LtBardfield 001 RES	Little Bardfield	Land east of Styles, Little Bardfield	0.55
LtBardfield 002 RES	Little Bardfield	Land South of Bardfield Road, Little Bardfield	1.71
LtCanfield 005 RES	Little Canfield	Land south west of Crumps Farm, Stortford Road, Little Canfield	47.4
LtCanfield 007 RES	Little Canfield	Land east of Crumps Farm, south of Stortford Road, Little Canfield	0.97
LtCanfield 008 RES	Little Canfield	Canfield Moat, High Cross Lane West, Little Canfield	3.43
LtCanfield 009 RES	Little Canfield	Land south west of Crumps Farm, Stortford Road, Little Canfield	15.30
LtChesterford 001 RES	Little Chesterford	Land East of London Road, Little Chesterford	7.08
LtChesterford 002 RES	Little Chesterford	Land off Walden Road, Little Chesterford	1.19
LtChesterford 005 RES	Little Chesterford	Land To The South West Of London Road Little Chesterford	3.20
LtDunmow 001 RES	Little Dunmow	Land to the east of Station Road, Flitch Green, Little Dunmow	7.87
LtDunmow 002 RES	Little Dunmow	East of Station Road, Little Dunmow	1.61
LtDunmow 003 RES	Little Dunmow	Moors Fields, Station Road, Flitch Green	14.09
LtDunmow 004 RES	Little Dunmow	Land off Station Road, Flitch Green	11.52
LtDunmow 005 RES	Little Dunmow	Land east of Station Road, Little Dunmow (200 residential)	7.83
LtDunmow 006 RES	Little Dunmow	Land east of Station Road, Little Dunmow (150 residential)	5.08
LtDunmow 007 RES	Little Dunmow	Land east of Station Road, Little Dunmow (150 retirement)	5.08
LtDunmow 008 RES	Little Dunmow	Land west of Station Road, Little Dunmow (200 residential)	7.17
LtDunmow 009 RES	Little Dunmow	Land west of Station Road, Little Dunmow (100 residential)	3.78
LtDunmow 010 RES	Little Dunmow	Land west of Station Road, Little Dunmow (100 retirement)	3.78
LtDunmow 011 RES	Little Dunmow	Priory Lodge Station Road, Little Dunmow CM6 3HF	0.54

Site Ref	Parish	Address	Area (ha)
LtDunmow 012 RES	Little Dunmow	Land to the East Of Station Road, Little Dunmow	1.08
LtDunmow 013 RES	Little Dunmow	The Moors, Moors Lane, Little Dunmow	0.54
LtEaston 001 RES	Little Easton	Mawbyns Mill End, Lt Easton	1.00
LtEaston 007 RES	Little Easton	Land at the rear of The Stag PH, Little Easton	3.72
LtEaston 008 RES	Little Easton	Sector 4, Parsonage Park, Gt Dunmow, Parsonage Downs, Gt Dunmow	11.94
LtEaston 009 RES	Little Easton	Brook End Farm Stables, Easton Lodge, Park Road, Little Easton, Dunmow, CM6 2BD	0.55
LtSampford 001 RES	Little Sampford	Land at Merrylands Fields, north of B1051 Mill House Farm Gt Sampford	0.50
LtSampford 002 RES	Little Sampford	Tindon Field Opposite Salix Farm, Gt Sampford	1.17
Manuden 001 RES	Manuden	Land To The North Of Stewarts Way, Manuden	7.39
Manuden 002 RES	Manuden	Land at Cock Farm, Manuden	0.53
Manuden 003 RES	Manuden	Land east of Carters Hill, Manuden	0.97
Manuden 004 RES	Manuden	Land west of Carters Hill, Manuden	0.50
MargaretRdg 001 RES	Margaret Roding	Land at Margaret Roding	1.38
MargaretRdg 002 RES	Margaret Roding	Farm Building at Marks Hall, Marks Hall Lane, Margaret Roding, Dunmow CM6 1QT	0.03
QuendonR 001 RES	Quendon and Rickling	Land north east of St Simon and St Jude, Quendon	0.88
QuendonR 002 RES	Quendon and Rickling	Land south of St Simon and St Jude, Quendon	2.56
QuendonR 003 RES	Quendon and Rickling	Land at Coney Acre, South of Brick Kiln Lane, Rickling Green	1.47
QuendonR 004 RES	Quendon and Rickling	Land at Belcham's Lane, Rickling Green	6.36
QuendonR 006 RES	Quendon and Rickling	Foxley House, Rickling Green Road, Rickling Green, Saffron Walden CB11 3YD	0.90
SewardsEnd 001 RES	Sewards End	Plots 41, 43, 45, 47, 49, 51, Radwinter Road, Sewards End, Saffron Walden	0.60
SewardsEnd 002 RES	Sewards End	Land west of Cole End Lane, Sewards End	2.27
SewardsEnd 003 RES	Sewards End	Land at 6 Walden Road, Sewards End	1.81
Stansted 014 RES	Stansted Mountfitchet	Land at Snakes Lane, Stansted Mountfitchet	0.30
Stansted 016 RES	Stansted Mountfitchet	Eastfield Stables, May Walk, Stansted Mountfitchet	3.30

Site Ref	Parish	Address	Area (ha)
Stansted 017 RES	Stansted Mountfitchet	B1051, Stansted	3.55
Stansted 038 MIX	Stansted Mountfitchet	Land northwest of Stansted Airport, Stansted Mountfitchet	60.70
Stebbing 002 MIX	Stebbing	Cafe Field, Land north of Dunmow Road, Stebbing	5.07
Stebbing 003 RES	Stebbing	Land north of A120, Boxted Wood, Stebbing Green	109.45
Stebbing 005 MIX	Stebbing	Land north of the B1256 adjacent Saling Airfield	805.59
Thaxted 004 RES	Thaxted	Land north of Mayes Place, Monk Street, Thaxted	0.85
Thaxted 005 RES	Thaxted	Land at Sibley's Lane, Sibley's Green, Thaxted	2.78
Ugley 001 RES	Ugley	Land South East of Homestead Farm, Bedwell Road, Ugley Green	1.09
Ugley 002 RES	Ugley	Hascombe Farm, North Hall Road, Quendon	1.19
Ugley 003 MIX	Ugley	Bollington Hall Farm, Cambridge Road, Ugley	322.88
Ugley 005 RES	Ugley	Hft Bradley Resource Centre, Pound Lane, Ugley, Bishops Stortford, CM22 6HP	1.23
WenAmbo 001 RES	Wendens Ambo	Land north of Royston Road, Wendens Ambo	1.05
WenAmbo 002 RES	Wendens Ambo	Land North West of Wenden Place Farm, Wendens Ambo	0.95
WenAmbo 004 RES	Wendens Ambo	Land South Of The Mill Royston Road, Wendens Ambo	2.90
WhiteRdg 002 RES	White Roding	St Martin's Close, White Roding	0.67
Widdington 001 RES	Widdington	Land to rear of Malt House, Cornells Lane, Widdington	0.45
Widdington 002 RES	Widdington	Land north of Cornells Lane (part paddock), Widdington	0.48
Widdington 003 RES	Widdington	Land north of Cornells Lane (whole paddock), Widdington	1.39
Widdington 004 RES	Widdington	Land Rear Of Malt Place, Cornells Lane, Widdington	14.00
Wimbish 001 RES	Wimbish	Land east of Cole End Lane, Swards End	4.30
Wimbish 002 RES	Wimbish	Land south of Swards End	15.44
Wimbish 003 MIX	Wimbish	UBLR/19/009 Carver Barracks, Wimbish, Saffron Walden, CB10 2YA	79.00

APPENDIX 8: SCHEDULE OF GREEN BELT SITES

The following table shows sites which are within the Metropolitan Green Belt and which do not constitute previously developed land.

Site Ref	Parish	Address	Area (ha)
Birchanger 001 MIX	Birchanger	Sion House, Birchanger Lane, Birchanger, CM23 5PU	4.50
Birchanger 004 MIX	Birchanger	Land between Stansted Mountfitchet, Birchanger and M11 Junction 8	222.43
Birchanger 005 EMP	Birchanger	Land east of Stansted Road, Bishop's Stortford, CM23 5QG	12.25
Birchanger 006 RES	Birchanger	Land adjacent to Forest Hall Road and Tot Lane, Birchanger, CM24 8TS	8.63
Birchanger 007 RES	Birchanger	Land south of Forest Hall, Forest Hall Road, Stansted Mountfitchet, CM24 8TU	5.38
Birchanger 008 RES	Birchanger	Land at Stansted Road, Birchanger	4.95
Birchanger 009 RES	Birchanger	Land at Tot Lane, Birchanger	6.00
Birchanger 010 RES	Birchanger	Land at Tot Lane, Stansted Mountfitchet	3.28
Birchanger 011 RES	Birchanger	Land at Forest Hall Road, Stansted Mountfitchet	2.54
Birchanger 012 RES	Birchanger	Land south of Forest Hall Road, Stansted Mountfitchet	8.10
Birchanger 013 RES	Birchanger	Land between Parsonage Lane and Forest Hall School, Stansted Mountfitchet	2.10
Birchanger 014 MIX	Birchanger	Land east of Parsonage Lane, Stansted Mountfitchet	15.60
GtHallingbury 006 RES	Great Hallingbury	Land south of Beldams Lane, Bishop's Stortford	1.93
GtHallingbury 009 RES	Great Hallingbury	Beldams Lane, Bishop's Stortford	6.49
HatfieldH 001 RES	Hatfield Heath	Land south of Sawbridgeworth Road, Hatfield Heath	1.24
HatfieldH 002 RES	Hatfield Heath	Land south of A1060 (Chelmsford Road), Hatfield Heath	0.90
HatfieldH 003 RES	Hatfield Heath	Rainbow Field (land to the west of) Dunmow Road, Hatfield Heath	1.42
HatfieldH 005 RES	Hatfield Heath	Land on the north west of Mill Lane, Hatfield Heath	4.16
HatfieldH 006 RES	Hatfield Heath	Land on the East of Mill Lane, Hatfield Heath	0.81
HatfieldH 007 RES	Hatfield Heath	Land at Peggerells Farm, Hatfield Heath	1.67
HatfieldH 008 RES	Hatfield Heath	Land at Cox Ley, Hatfield Heath	3.59
HatfieldH 009 RES	Hatfield Heath	Land east of Oakhanger, Friars Lane, Hatfield Heath	0.74
HatfieldH 011 RES	Hatfield Heath	Land at Hatfield Heath	1.61
HatfieldH 012 RES	Hatfield Heath	Land at Stonebridge Farm, Hatfield Heath	2.36

Site Ref	Parish	Address	Area (ha)
Hempstead 001 RES	Hempstead	Land to the rear of Faness Cottage, High Street, Hempstead	1.25
LtHallingbury 001 RES	Little Hallingbury	Land at Latchmore Bank, Little Hallingbury	0.96
LtHallingbury 002 RES	Little Hallingbury	Land East of Lower Road and West of Wrights Green Lane, Little Hallingbury	3.24
LtHallingbury 003 RES	Little Hallingbury	Land South of Goose Lane and East of Wrights Green Lane, Little Hallingbury	5.10
LtHallingbury 004 RES	Little Hallingbury	Land at Lower Road, Little Hallingbury	4.17
LtHallingbury 005 RES	Little Hallingbury	Land at Bonningtons, Little Hallingbury	1.49
LtHallingbury 006 RES	Little Hallingbury	Land South Of Green Corners, George Green, Latchmore Bank, Little Hallingbury	0.33
LtHallingbury 007 RES	Little Hallingbury	Dovecote, Lower road Little Hallingbury, Bishops Stortford, CM22 7QZ	1.78
Stansted 003 RES	Stansted Mountfitchet	Land at Pines Hill, Stansted Mountfitchet	1.71
Stansted 004 EMP	Stansted Mountfitchet	Land adjacent to M11 Business Link, Parsonage Lane Stansted (option 1)	0.49
Stansted 005 EMP	Stansted Mountfitchet	Land adjacent to M11 Business Link, Parsonage Lane, Stansted (option 2)	3.58
Stansted 006 EMP	Stansted Mountfitchet	Land adjacent to M11 Business Link Parsonage Lane Stansted (option 3)	11.07
Stansted 009 RES	Stansted Mountfitchet	Land to the west of Stansted Mountfitchet	39.70
Stansted 010 RES	Stansted Mountfitchet	Land south of Bentfield End Causeway, Stansted Mountfitchet	5.96
Stansted 018 RES	Stansted Mountfitchet	Land at Elms Farm, Stansted Mountfitchet	8.81
Stansted 021 RES	Stansted Mountfitchet	Land to rear of 19 Bentfield Causeway, Stansted Mountfitchet	1.23

APPENDIX 9: SCHEDULE OF SITES WITHOUT ACCESS

The following table shows sites which cannot be accessed from the highway network and where it would not be possible to achieve access.

Site Ref	Parish	Address	Area (ha)
Clavering 007 RES	Clavering	Hill Green Farm Hill Green, Clavering, CB11 4QS	4.62
Felsted 003 RES	Felsted	Land north of Garnetts Lane and Chestnut Walk, Felsted, CM6 3EE	1.29
Felsted 005 RES	Felsted	Land off Rayne Road Bannister Green, Felsted, CM6 3NL	4.52
Henham 013 RES	Henham	Land south of School Lane, Henham	6.71

APPENDIX 10: SCHEDULE OF COMPLETIONS AND COMMITMENTS

The following table shows sites submitted for consideration which have subsequently either been granted planning permission for development or have been completed as of 31st March 2024.

Site Ref	Parish	Address	Area (ha)
Clavering 001 RES	Clavering	Land adjacent to Windy Ridge, Clavering, CB11 4QT	0.91
Clavering 004 RES	Clavering	Land rear of Clavering Primary School, Clavering, CB11 4PE	3.55
Clavering 016 EMP	Clavering	Clavering Farm Mill Lane, Clavering, Saffron Walden, CB11 4RL	0.26
Clavering 017 RES	Clavering	Land West Of Stortford Road, Clavering, CB11 4PB	0.30
Elsenham 005 RES	Elsenham	Land south of Henham Road, Elsenham, CM22 6DH	5.35
Elsenham 007 RES	Elsenham	Land To The West Of The Oak Barn, Green Street, Elsenham, CM22 6DR	0.35
Elsenham 008 RES	Elsenham	Land To The West Of, Isabel Drive, Elsenham, CM22 6LL	3.19
Elsenham 009 RES	Elsenham	Land South Of Rush Lane, Elsenham, CM22 6ED	2.26
Elsenham 010 RES	Elsenham	Land To The North West Of Henham Road, Elsenham, CM22 6DF	19.70
Felsted 020 RES	Felsted	Gransmore Meadow, Chelmsford Road, Felsted, CM6 3LT	0.43
Felsted 021 RES	Felsted	Land off Stevens Lane, Felsted, CM6 3NJ	0.63
Felsted 022 RES	Felsted	Land East And North Of Clifford Smith Drive, Watch House Green, Felsted, CM6 3JX	2.97
Felsted 023 RES	Felsted	Land West Of Maranello Watch House Green, Felsted, CM6 3EF	1.54
Felsted 024 RES	Felsted	Land To The South Of Braintree Road, Felsted, CM6 3DU	2.97
Felsted 025 RES	Felsted	HN2 Sunnybrook Farm, CM6 3EW	2.58
Felsted 026 RES	Felsted	Land at Maranello Watch House Green, Felsted, CM6 3EF	0.24
Felsted 027 RES	Felsted	Land West of Bury Farm Station Road, Felsted, CM6 3HD	4.17
GtCanfield 005 RES	Great Canfield	Land South of Canfield Park Cottage, Great Canfield Road, Great Canfield	0.58
GtChesterford 012 RES	Great Chesterford	Land North Of Bartholomew Close Bartholomew Close, Great Chesterford, CB10 1QA	0.44
GtDunmow 014 RES	Great Dunmow	Land south of Stortford Road and west of Buttleys Lane, Great Dunmow	2.13
GtDunmow 024 RES	Great Dunmow	Sectors 2 & 3 Woodlands Park, Great Dunmow	0.85
GtDunmow 025 RES	Great Dunmow	Sector 3, Phase 3, Woodlands Park, Great Dunmow	3.76

Site Ref	Parish	Address	Area (ha)
GtDunmow 026 RES	Great Dunmow	Sector 3, Woodland Park, Great Dunmow	12.37
GtDunmow 027 RES	Great Dunmow	Sector 2, Phase 4, Woodlands Park, Great Dunmow	8.56
GtDunmow 028 RES	Great Dunmow	Sector 1, Emblems 2, Land to the north of Godfrey Way, Great Dunmow, CM6 1EF	4.97
GtDunmow 029 RES	Great Dunmow	Land at Smiths Farm, Chelmsford Road, Great Dunmow (West of Chelmsford Road)	20.62
GtDunmow 030 RES	Great Dunmow	Land East Of Green Hollow, Clapton Hall Lane, Great Dunmow	0.38
GtDunmow 031 RES	Great Dunmow	Sector 3 Woodland Park, Great Dunmow, Woodside Way, Dunmow	0.33
GtDunmow 033 RES	Great Dunmow	Land East Of St Edmunds Lane, Great Dunmow	1.79
GtDunmow 036 RES	Great Dunmow	The Old Mill, Haslers Lane, Great Dunmow, CM6 1XS	0.04
GtDunmow 037 RES	Great Dunmow	Plots 417-546 Woodlands Park	1.41
GtDunmow 038 RES	Great Dunmow	The Cricketers, 22 Beaumont Hill, Great Dunmow, CM6 2AP	0.11
GtDunmow 040 RES	Great Dunmow	DS3 Land South of Stortford Road	17.85
GtDunmow 041 RES	Great Dunmow	DS2 The Existing HRS Site	10.89
GtDunmow 044 RES	Great Dunmow	Land Adjacent The Granary, Stortford Road, Great Dunmow	0.29
GtDunmow 045 RES	Great Dunmow	77 High Street, Great Dunmow, CM6 1AE	0.30
GtDunmow 046 RES	Great Dunmow	Sector 2, Woodlands Park, Great Dunmow	2.17
GtEaston 003 RES	Great Easton	Woodside Farm, Gallows Green Road, Lindsell	1.15
GtEaston 004 RES	Great Easton	Land to the South of The Endway Great, Easton,	0.35
GtHallingbury 001 RES	Great Hallingbury	Cannons Yard Bedlar's Green, Great Hallingbury	0.93
HatfieldBO 010 RES	Hatfield Broad Oak	Oakbourne, Hammonds Road, Hatfield Broad Oak, CM22 7JN	0.42
HatfieldH 010 RES	Hatfield Heath	Millside, Stortford Road, Hatfield Heath, CM22 7DL	0.54
Henham 009 RES	Henham	Land south of Vernon's Close, Mill Road, Henham	5.20
Henham 010 RES	Henham	Land South Of The Farmhouse, Old Mead Road, Henham	0.99
Henham 012 RES	Henham	Land At Old Mead Road, Henham, CM22 6JL	0.44
HighRdg 002 RES	High Roding	Land Opposite Roding Hall, Dunmow Road, High Roding	0.34
LtChesterford 001 RES	Little Chesterford	Land East of London Road, Little Chesterford	7.08
LtChesterford 004 EMP	Little Chesterford	Building 60, Chesterford Park, Little Chesterford, Great Chesterford, CB10 1XJ	1.62
LtChesterford 005 RES	Little Chesterford	Land To The South West Of London Road Little Chesterford	3.20

Site Ref	Parish	Address	Area (ha)
LtDunmow 002 RES	Little Dunmow	East of Station Road, Little Dunmow	1.61
LtDunmow 003 RES	Little Dunmow	Moors Fields, Station Road, Flitch Green	14.09
LtDunmow 011 RES	Little Dunmow	Priory Lodge Station Road, Little Dunmow CM6 3HF	0.54
LtDunmow 012 RES	Little Dunmow	Land to the East Of Station Road, Little Dunmow	1.08
LtDunmow 013 RES	Little Dunmow	The Moors, Moors Lane, Little Dunmow	0.54
LtEaston 005 RES	Little Easton	Land East of High Wood Quarry, Great Dunmow	149.41
LtEaston 007 RES	Little Easton	Land at the rear of The Stag PH, Little Easton	3.72
LtEaston 008 RES	Little Easton	Sector 4, Parsonage Park, Gt Dunmow, Parsonage Downs, Gt Dunmow	11.94
LtHallingbury 006 RES	Little Hallingbury	Land South Of Green Corners, George Green, Latchmore Bank, Little Hallingbury	0.33
Newport 014 RES	Newport	Land West Of London Road, Newport	4.50
Newport 015 RES	Newport	Bricketts, London Road, Newport, CB11 3PP	1.25
Newport 016 RES	Newport	The Joyce, Frankland Academy, Cambridge Road, Newport, CB11 3TR	4.41
Newport 017 RES	Newport	Land At Holmwood, Whiteditch Lane, Newport, Saffron Walden, CB11 3UD	1.42
QuendonR 006 RES	Quendon and Rickling	Foxley House, Rickling Green Road, Rickling Green, Saffron Walden CB11 3YD	0.90
SafWalden 002 RES	Saffron Walden	Land to the north of De Vigier Avenue, Saffron Walden	0.48
SafWalden 003 RES	Saffron Walden	Land south of Radwinter Road, (East of Griffin Place) Saffron Walden	17.47
SafWalden 011 RES	Saffron Walden	Former Friends School, Saffron Walden, CB11 4AL	3.28
SafWalden 014 RES	Saffron Walden	Parkside, Saffron Walden	0.32
SafWalden 021 MIX	Saffron Walden	Commercial Centre, Ashdon Road, Saffron Walden, CB10 2NH	4.78
SafWalden 022 EMP	Saffron Walden	Land To The East Of Shire Hill, Saffron Walden	0.59
SafWalden 023 EMP	Saffron Walden	W Hart And Son Ltd, Shire Hill, Saffron Walden, CB11 3AQ	0.25
SafWalden 024 RES	Saffron Walden	Ashdon Rd, Commercial Centre, Ashdon Rd, Saffron Walden	12.88
SafWalden 025 RES	Saffron Walden	Land South Of Radwinter Road, Saffron Walden	13.13
SafWalden 026 RES	Saffron Walden	Land Off Little Walden Road, Saffron Walden	4.49
SafWalden 027 RES	Saffron Walden	Land Behind The Old Cement Works, Thaxted Road, Saffron Walden	0.96
SafWalden 028 RES	Saffron Walden	Land East Of Thaxted Road, Saffron Walden	9.27
SafWalden 029 RES	Saffron Walden	Land At Thaxted Road, Saffron Walden	0.54

Site Ref	Parish	Address	Area (ha)
SafWalden 030 RES	Saffron Walden	Former Walden Dairy, 135 Thaxted Road, Saffron Walden, CB11 3BJ	0.14
SafWalden 034 RES	Saffron Walden	The Gate Inn, 74 Thaxted Road, Saffron Walden, CB11 3AG	0.13
SafWalden 035 RES	Saffron Walden	Land North Of Shire Hill Farm, Shire Hill, Saffron Walden	7.05
Stansted 023 RES	Stansted Mountfitchet	Land east of High Lane, Stansted Mountfitchet	3.45
Stansted 024 RES	Stansted Mountfitchet	Land east of High Lane, Stansted Mountfitchet	3.45
Stansted 025 EMP	Stansted Mountfitchet	Stansted Northside, First Avenue, Stansted Mountfitchet	103.53
Stansted 028 RES	Stansted Mountfitchet	Land North Of Water Lane, Stansted	0.15
Stansted 036 RES	Stansted Mountfitchet	Marlensdale, Burton End, Stansted	0.27
Stebbing 011 RES	Stebbing	H1 Garden/Paddock adjacent Watch House	0.65
Stebbing 014 RES	Stebbing	Sabre House, Dunmow Road, Stebbing, CM6 3LF	0.45
Takeley 008 RES	Takeley	Land east of Parsonage Road, Takeley	6.05
Takeley 009 RES	Takeley	Land east of Parsonage Road, Takeley	0.72
Takeley 010 RES	Takeley	Land north of Dunmow Road and west of Garnetts, Takeley	14.34
Takeley 011 RES	Takeley	Land west of Parsonage Road, Takeley	9.61
Takeley 018 EMP	Takeley	Endeavour House, Coopers End Road, Takeley, CM24 1HA	1.77
Takeley 022 EMP	Takeley	Stansted Courtyard, Parsonage Road, Takeley, CM22 6PU	2.45
Takeley 023 RES	Takeley	Land Adjacent to Coppice Close, Dunmow Road, Takeley	1.44
Takeley 027 EMP	Takeley	Skyways House Suit B, Parsonage Road, Takeley, CM22 6PU	0.81
Takeley 028 RES	Takeley	Remarc, Dunmow Road, Takeley	0.13
Takeley 029 RES	Takeley	Land To The South Of The Street, Takeley, CM22 6LY	0.46
Thaxted 007 RES	Thaxted	Bardfield Road, Thaxted	0.34
Thaxted 023 RES	Thaxted	UBLR/17/004 Claypits Farm, Bardfield Road, Thaxted, CM6 2LW	0.52
Thaxted 024 RNGY	Thaxted	Terriers Farm, Boyton End, Thaxted, Dunmow, CM6 2RD	52.28
Thaxted 026 RES	Thaxted	J F Knight Roadworks Ltd (Warners Field) Cophall Lane, Thaxted, CM6 2LG	0.83
Thaxted 027 RES	Thaxted	Land East Of Claypit Villas, Bardfield Road, Thaxted	0.35
Thaxted 029 RES	Thaxted	Cutlers Green Farm, Cutlers Green, Cutlers Green Lane, Thaxted	0.86
Thaxted 031 OTH	Thaxted	TX HD7 Coach Park	0.18

Site Ref	Parish	Address	Area (ha)
Ugley 006 RES	Ugley	Land south of Bedwell Road, Ugley	1.72

APPENDIX 11: SITE ASSESSMENT

Available as a separate Excel spreadsheet.

APPENDIX 12: VIABILITY BY DEVELOPMENT TYPOLOGY

Sites proposed for residential use

Residential Typology	Development Typology Characteristics				Likely viability
	Scheme Size (dwellings)	Typology	Existing land use	Gross site size threshold (Ha) ⁹	
A	5	Houses	PDL ¹⁰	0.2	Viable
B	10	Houses	Greenfield	0.4	Viable (except for VL1 areas)
C	10	Houses	PDL	0.4	Potentially Viable - Viable (except for VL1 areas)
D	25	Houses	Greenfield	1	Viable
E	25	Houses	PDL	1	Potentially Viable - Viable (except VL1 areas)
F¹¹	30	Flats (Sheltered/Retirement)	PDL	N/A	Unviable (except VL11 which is Viable)
G	50	Mixed (Houses/Flats)	Greenfield	2	Viable (except for VL1 areas)
H	50	Mixed (Houses/Flats)	PDL	2	Potentially Viable - Viable (except VL1 areas)
I¹²	50	Flats	PDL	N/A	Unviable (VL1-5), Potentially Viable - Viable (VL6-11)

⁹ Gross site size upper range, adjusted from site specific examples appraised in the Regulation 18 Local Plan Viability Assessment

¹⁰ Previously developed land (PDL)

¹¹ No HELAA sites of the identified development typology found.

¹² No HELAA sites of the identified development typology found.

J¹³	60	Flats (Sheltered/Retirement/Extra Care)	PDL	N/A	Unviable
K	100	Mixed (Houses/Flats)	Greenfield	4	Viable (except for VL1-2 areas)
L	100	Mixed (Houses/Flats)	PDL	2+	Potentially Viable - Viable (except for VL1-2 areas)
M	250	Mixed (Houses/Flats)	Greenfield	10	Viable (except for VL1-2 areas)
N	900+	Strategic Mixed	Greenfield	10 +	Viable

Sites proposed for economic use

- Proposals for offices in Saffron Walden and the wider Stansted area would align with market demand and identified need. For the purposes of the HELAA, this includes the parish of Saffron Walden and parishes around the wider Stansted area (Stansted Mountfitchet, Takeley, Elsenham, Broxton, Great Hallingbury).
- Proposals for offices outside of Saffron Walden and the wider Stansted area could support local SME businesses in the wider District (i.e. all other parishes).
- Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need. For the purposes of the HELAA, this includes parishes of those bordering / most close to Bishop's Stortford (Farnham and Birchanger, Great Hallingbury, Little Hallingbury), parishes around M11 Junction 8 (Birchanger and Great Hallingbury), Great Dunmow, Saffron Walden, and Stansted vicinity (Stansted Mountfitchet, Takeley and Elsenham).
- Other economic development uses, including general employment use, are considered potentially achievable subject to further deliverability testing

¹³ No HELAA sites of the identified development typology found.

APPENDIX 13: VALUE LEVEL RANGES BY PARISH

Ward Area ¹⁴	Parishes	Value Level (VL) Range ¹⁵
Ashdon	Ashdon	VL4- VL7
	Hadstock	
	Saffron Walden	
	Sewards End	
Broad Oak & The Hallingburys	Great Canfield	VL2- VL5
	Great Hallingbury	
	Hatfield Broad Oak	
	Little Hallingbury	
Littlebury, Chesterford & Wenden Lofts	Chrishall	VL2- VL5
	Elmdon	
	Littlebury	
	Strethall	
	Wenden Lofts	
	Wendens Ambo	
	Great Chesterford	
	Little Chesterford	
Clavering	Arkesden	VL3- VL5
	Clavering	
	Langley	
	Wicken Bonhunt	
Debden & Wimbish	Debden	VL2- VL3
	Wimbish	
Elsenham & Henham	Elsenham	VL3- VL4
	Henham	
Felstead & Stebbing	Felsted	VL3- VL5
	Stebbing	
Flitch Green & Little Dunmow	Little Dunmow	VL1-VL3
	Flitch Green	
Great Dunmow North	Great Dunmow	VL1 - VL3
Great Dunmow South & Barnston	Barnston	VL2- VL5
	Great Dunmow	
Hatfield Heath	White Roothing	VL3- VL6
	Hatfield Heath	
High Easter& The Rodings	Aythorpe Roding	VL2- VL5
	High Easter	
	High Roothing	
	Leaden Roding	
	Margaret Roding	

¹⁴ Value level ranges are provided by ward areas in the Uttlesford District Council Local Plan Regulation 18 Viability Assessment Stage 1 Report. This has been matched with parish areas for the purposes of the HELAA.

Ward Area¹⁴	Parishes	Value Level (VL) Range¹⁵
Newport	Newport	VL2- VL4
	Quendon and Rickling	
	Widdington	
Saffron Walden Audley	Saffron Walden	VL4- VL7
Saffron Walden Castle	Saffron Walden	VL3- VL5
Saffron Walden Shire	Saffron Walden	VL5- VL7
Stansted North	Stansted Mountfitchet	VL2- VL4
Stansted South & Birchanger	Birchanger	VL3- VL5
	Stansted Mountfitchet	
Stort Valley	Berden	VL2- VL3
	Farnham	
	Manuden	
	Ugley	
Takeley	Broxted	VL2- VL5
	Chickney	
	Little Canfield	
	Takeley	
Thaxted & The Eastons	Great Easton	VL2- VL3
	Lindsell	
	Thaxted	
	Tilty	
	Little Easton	
The Sampfords	Great Sampford	VL2- VL5
	Hempstead	
	Little Bardfield	
	Little Sampford	
	Radwinter	

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

Site History

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	3320	N/A	N/A	N/A

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

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

Site History

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

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

Neighbourhood Plan Designation: No

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

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

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

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

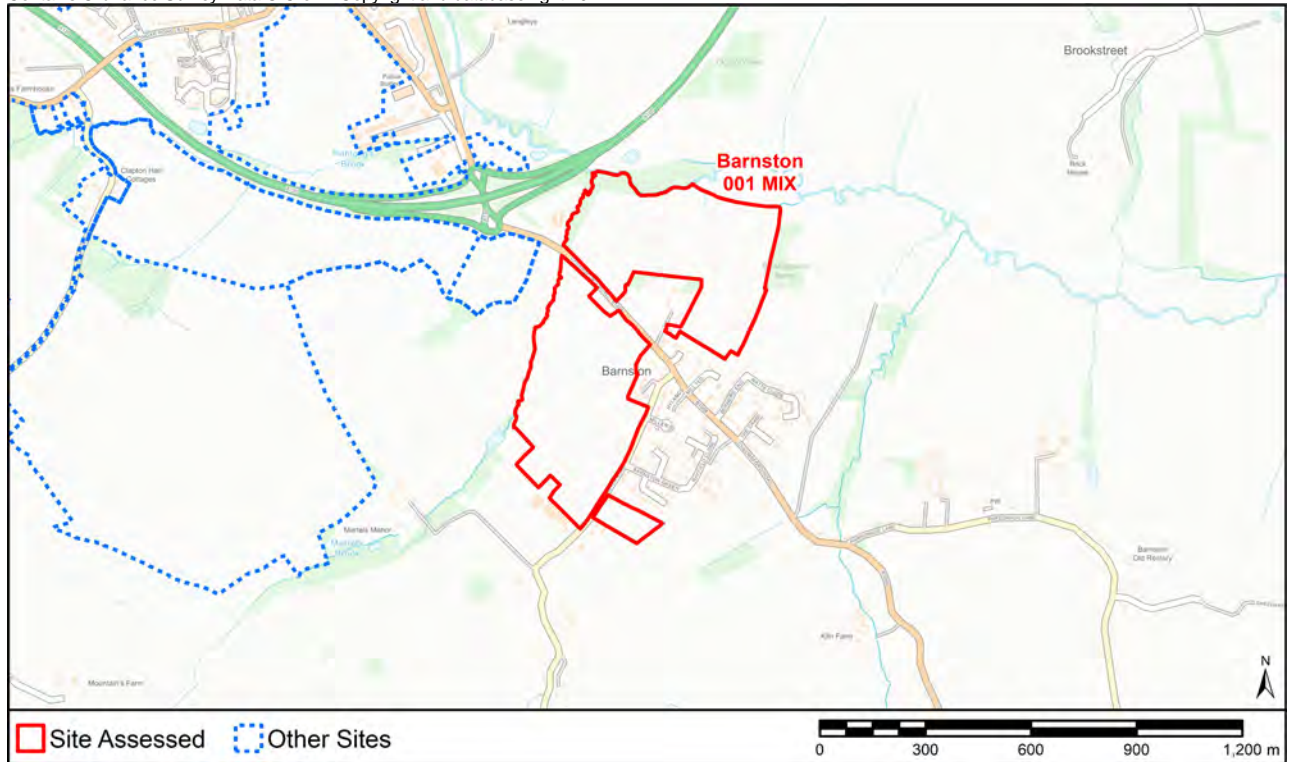
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

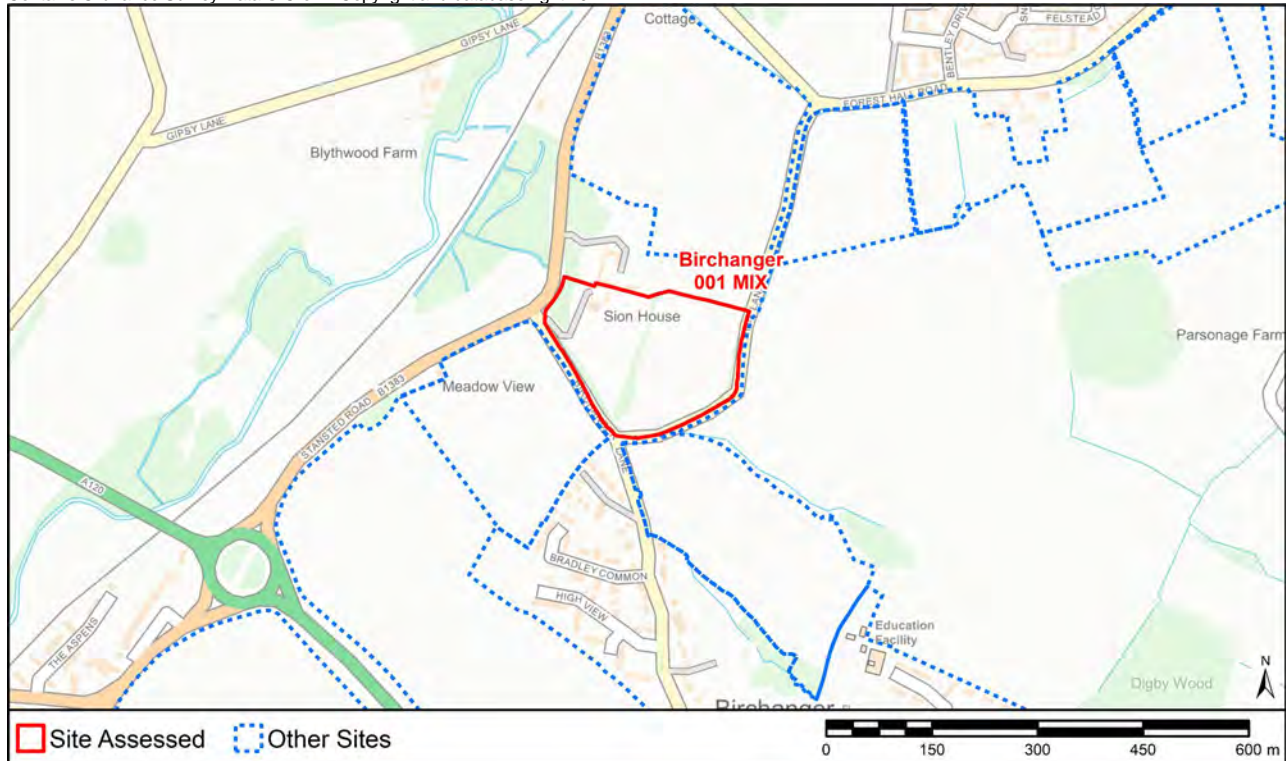
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

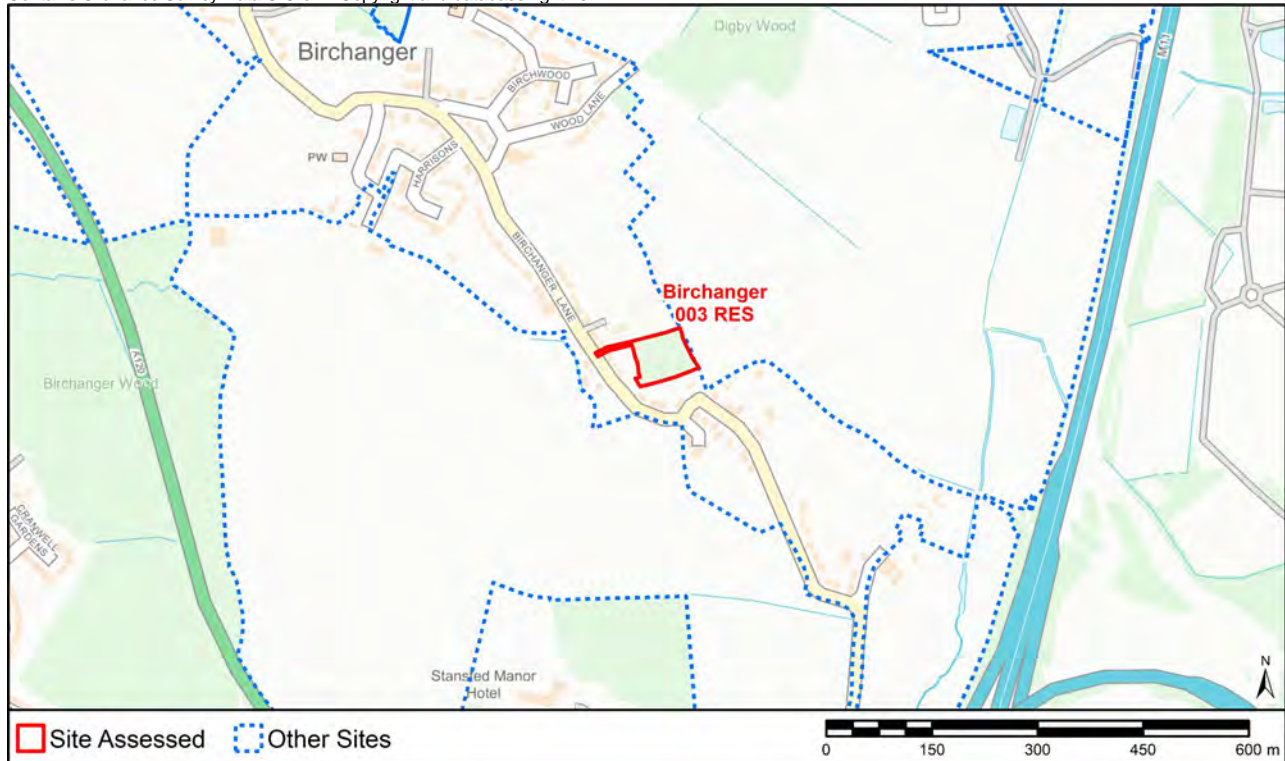
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

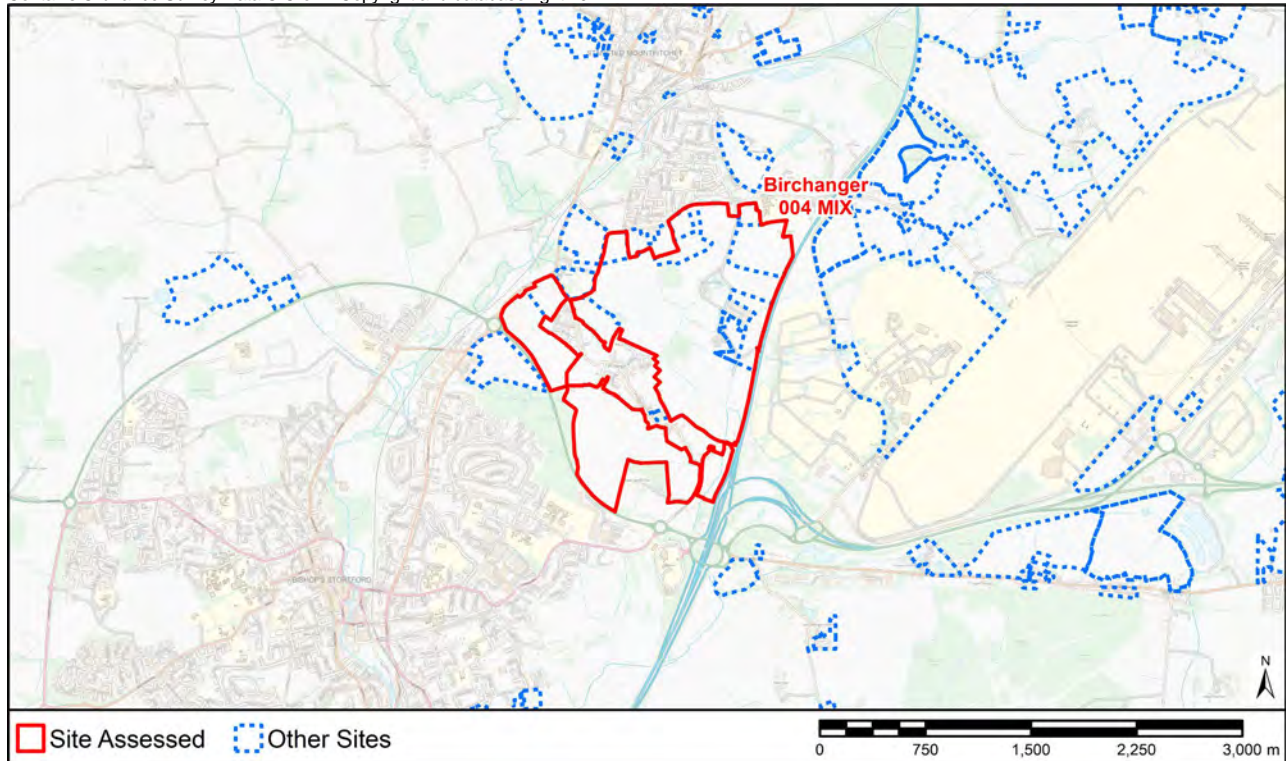
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

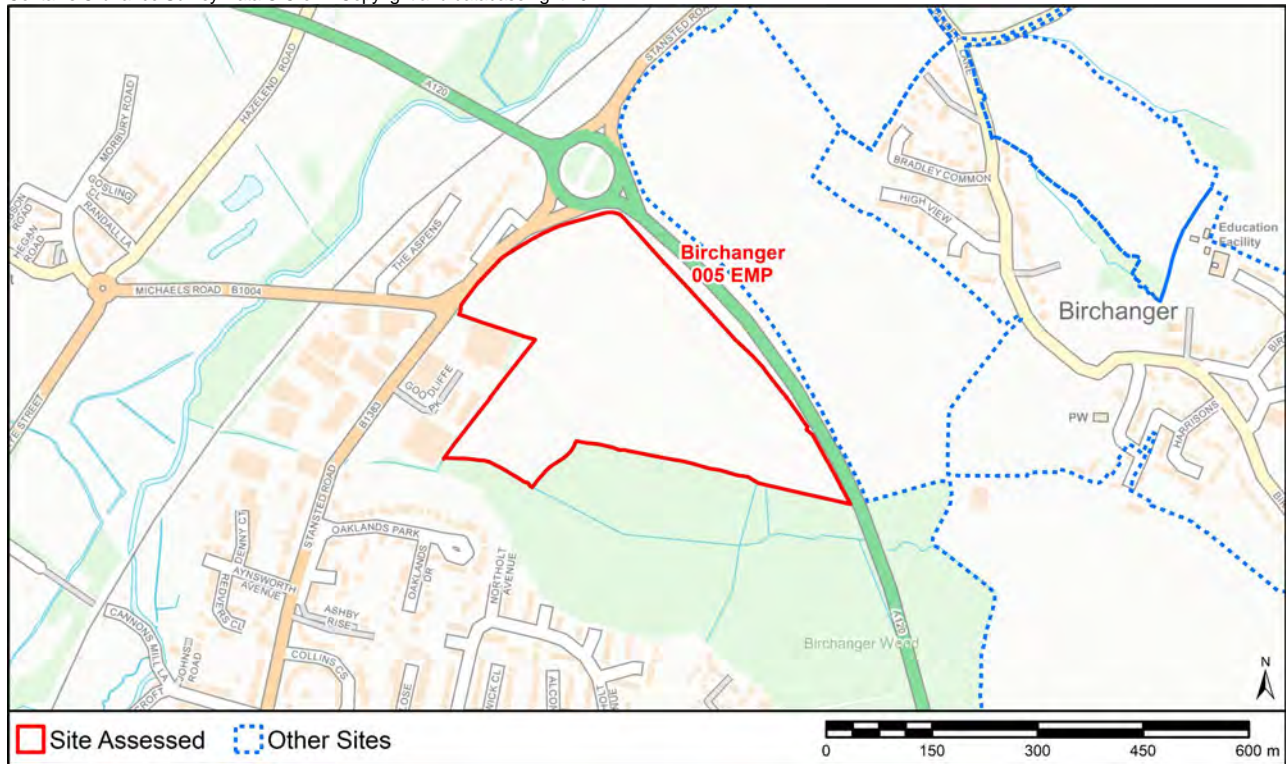
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

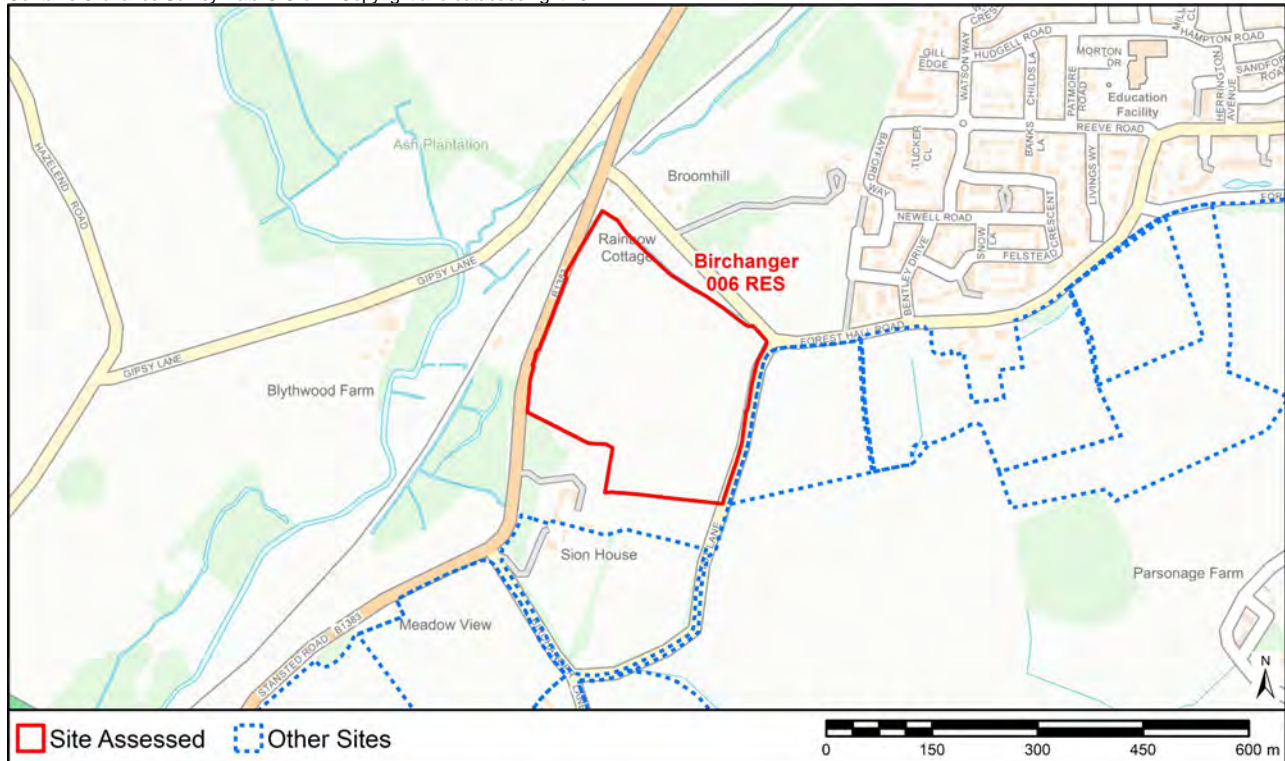
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

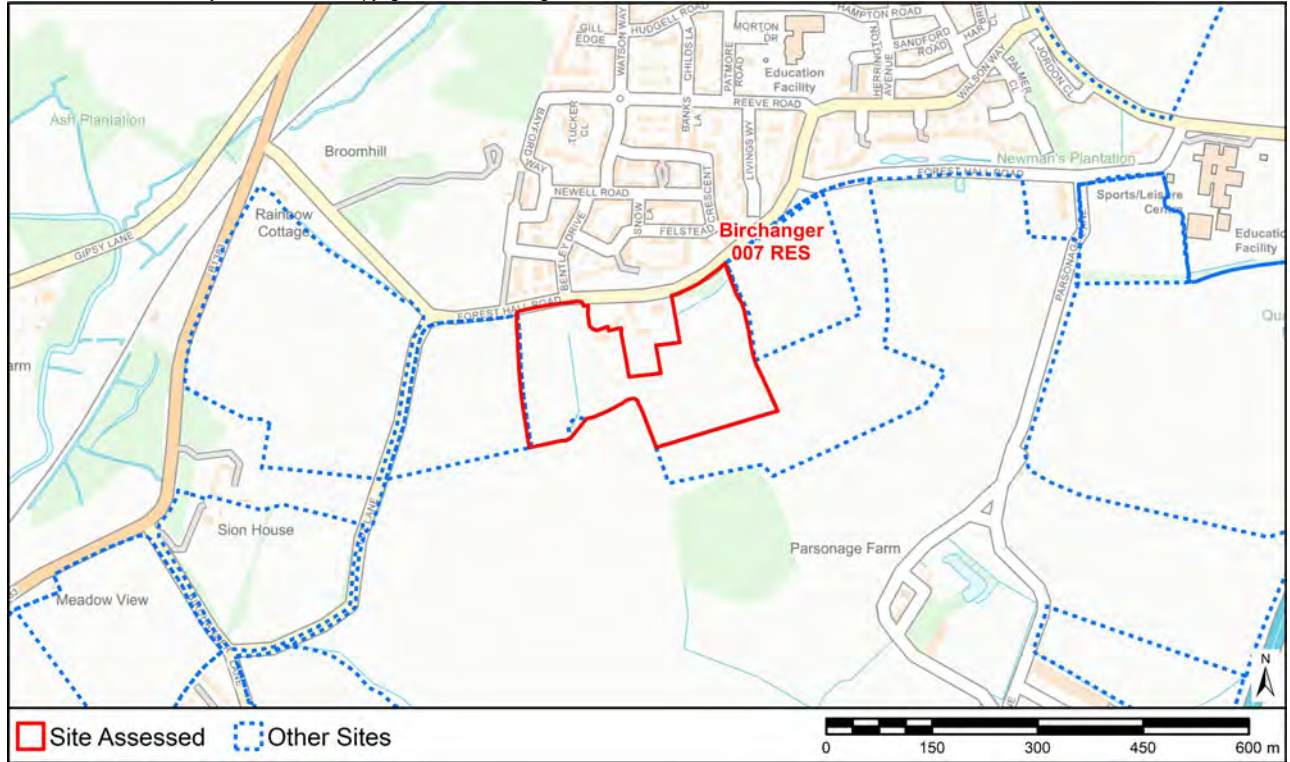
Birchanger 007 RES – Land south of Forest Hall, Forest Hall Road, Stansted Mountfitchet, CM24 8TU

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

Site History

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

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

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

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

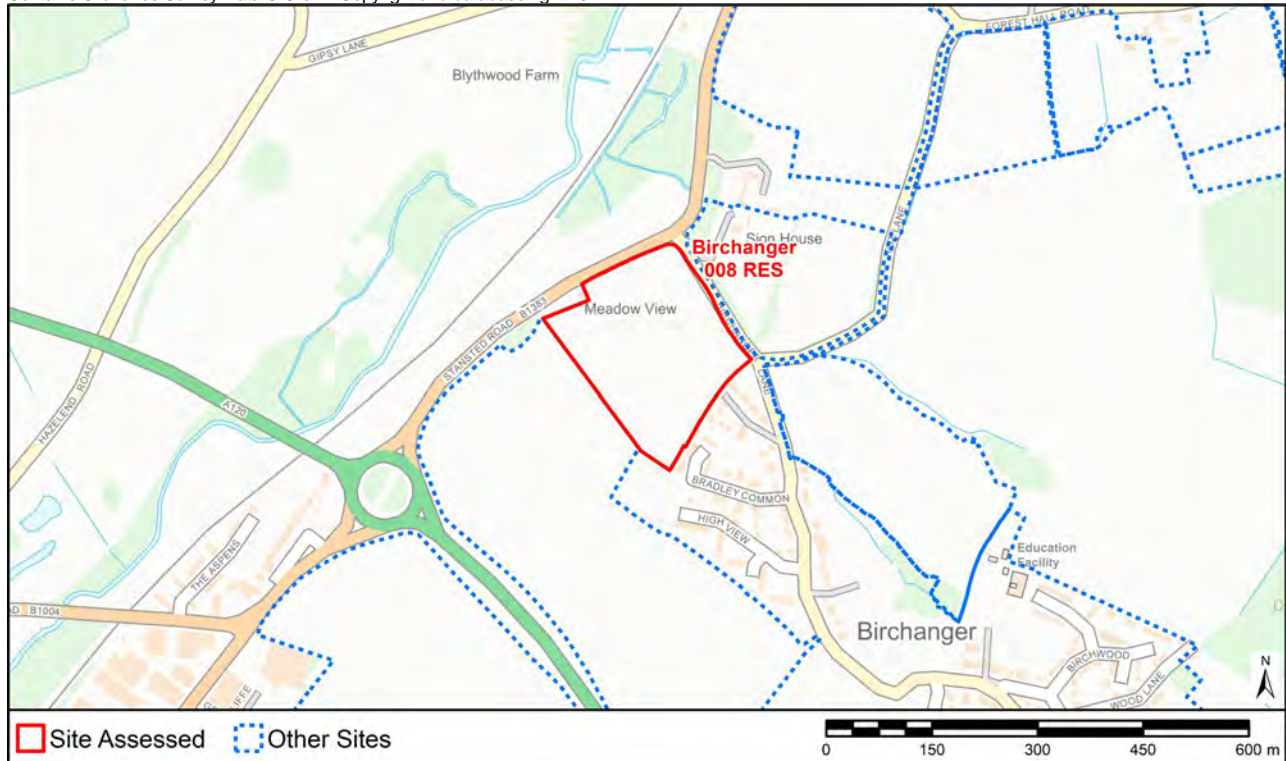
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

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

Birchanger 008 RES – Land at Stansted Road, Birchanger

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

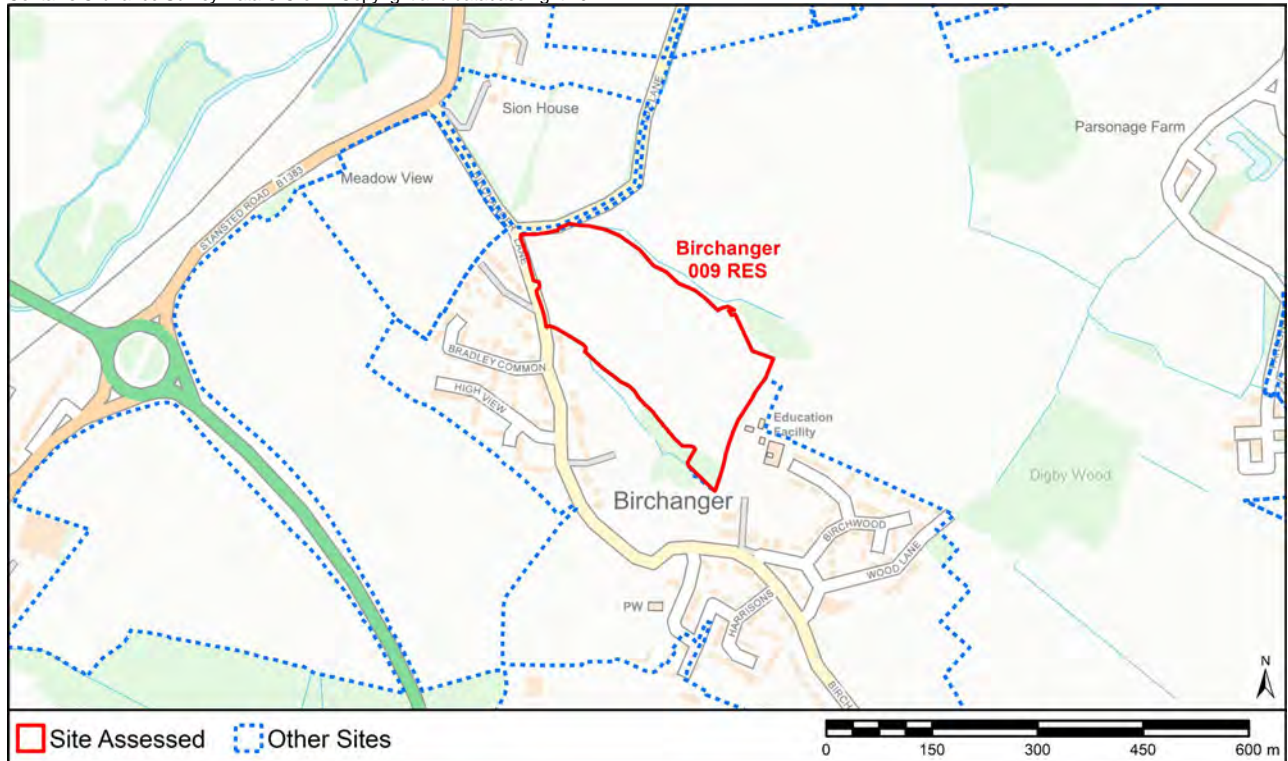
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

Birchanger 009 RES – Land at Tot Lane, Birchanger

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

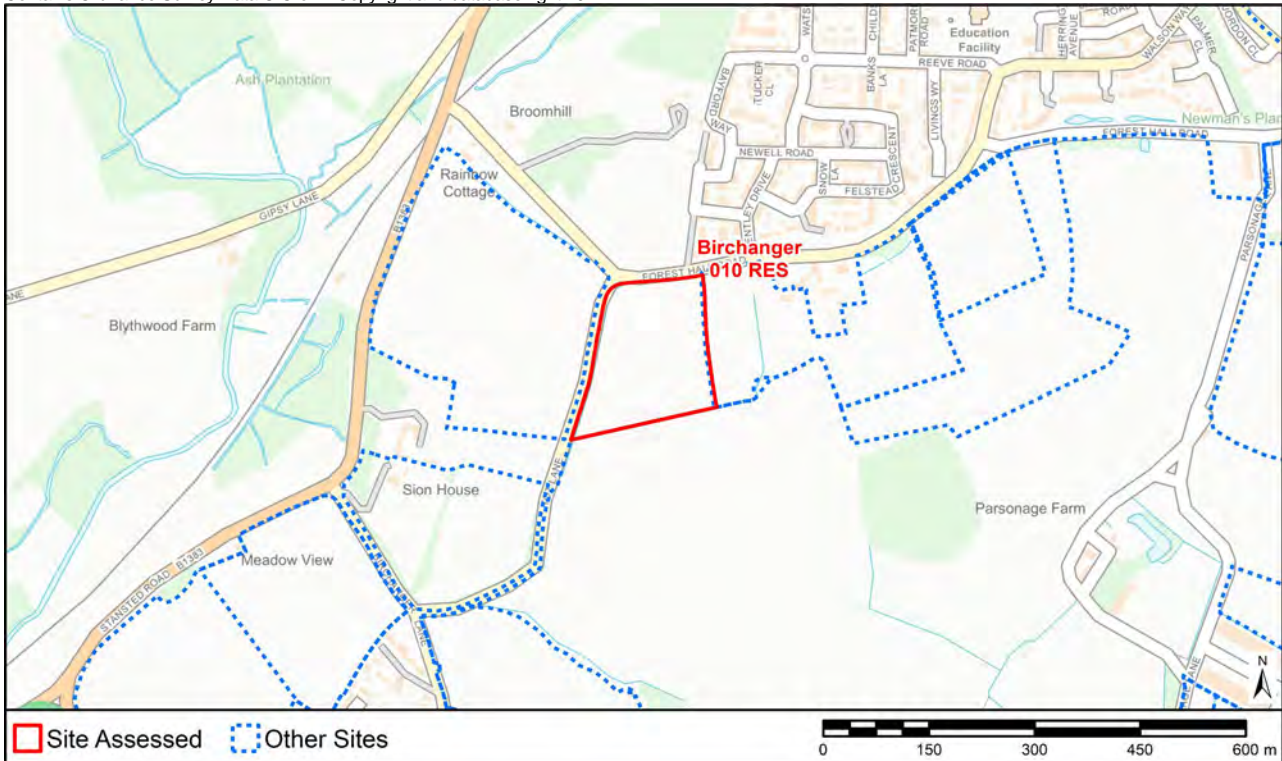
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

Birchanger 010 RES – Land at Tot Lane, Stansted Mountfitchet

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

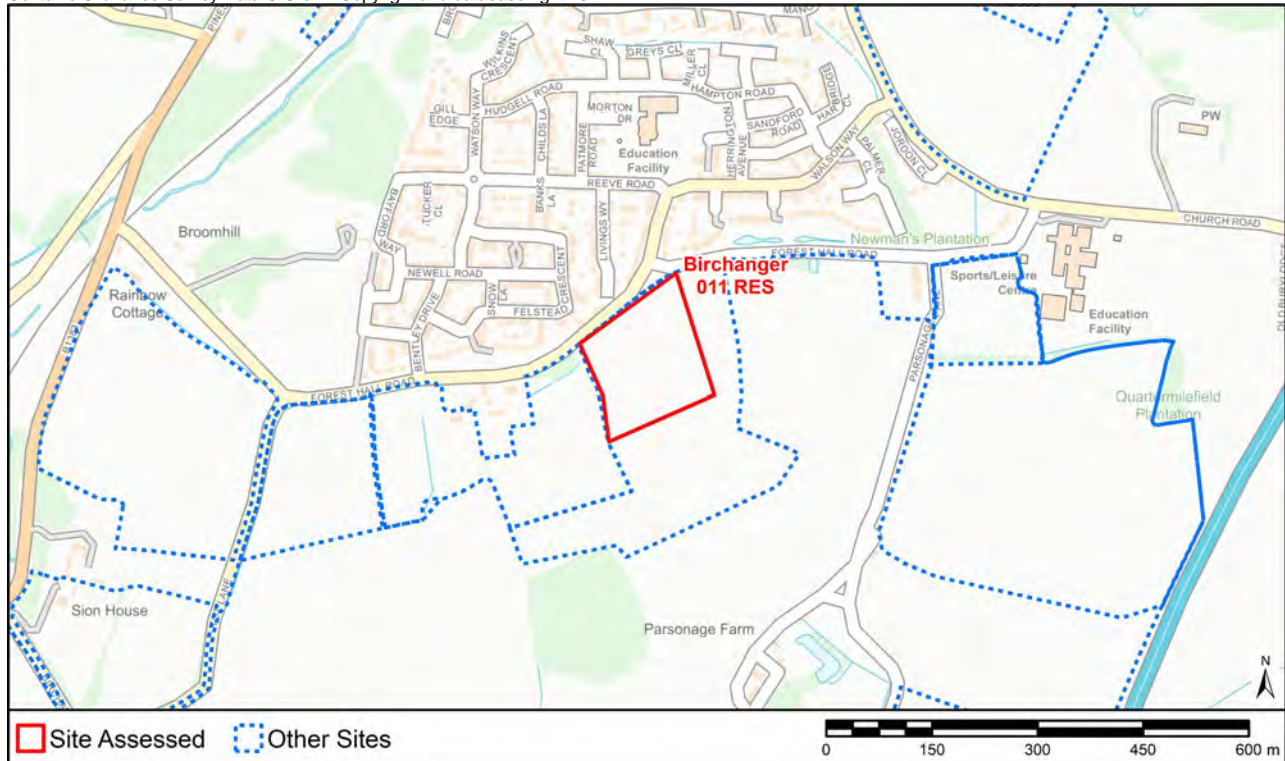
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

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

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

Site History None

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

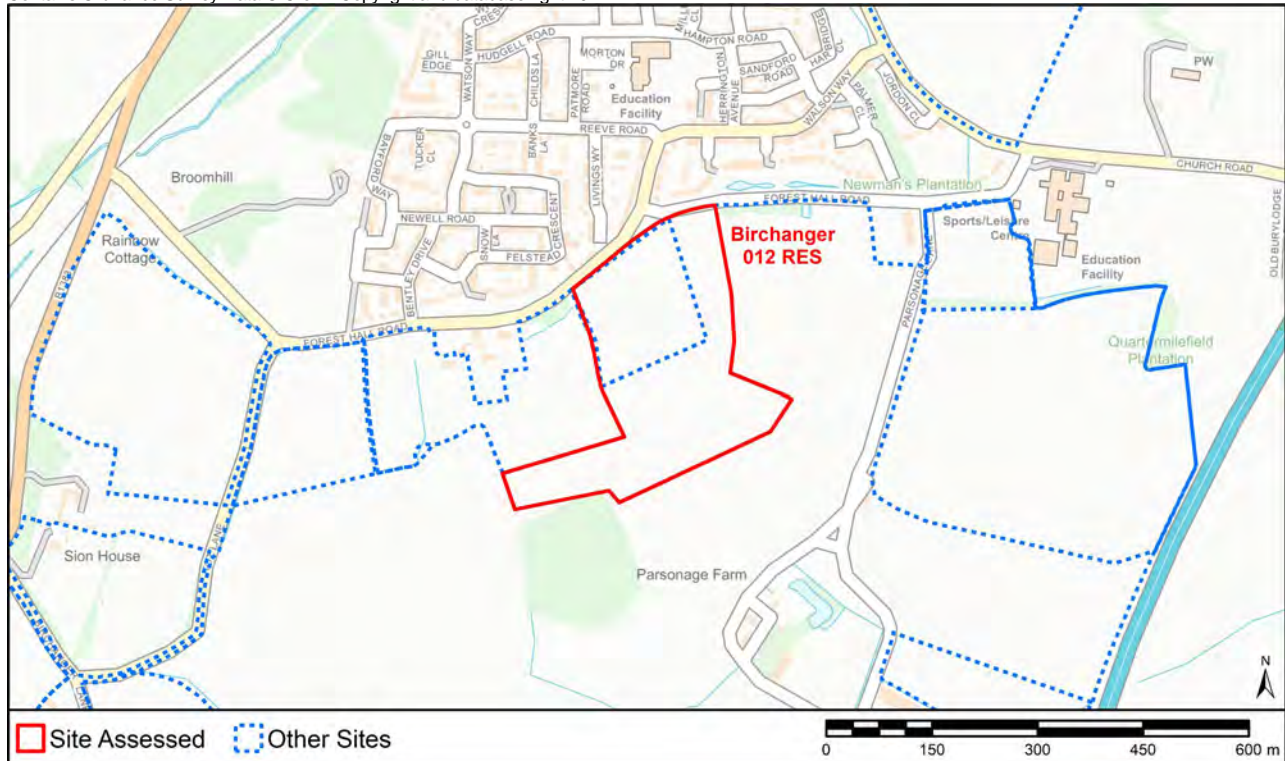
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

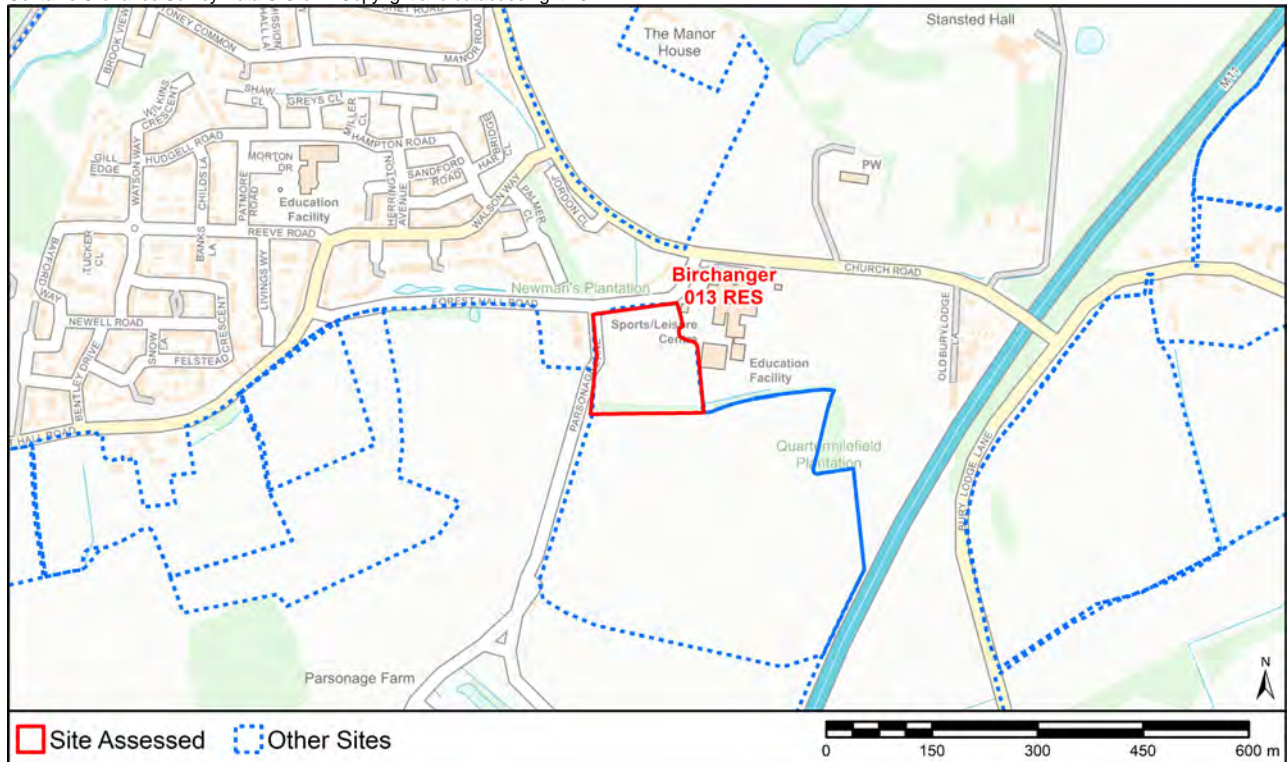
Birchanger 013 RES – Land between Parsonage Lane and Forest Hall School, Stansted Mountfitchet

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

Site History

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

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

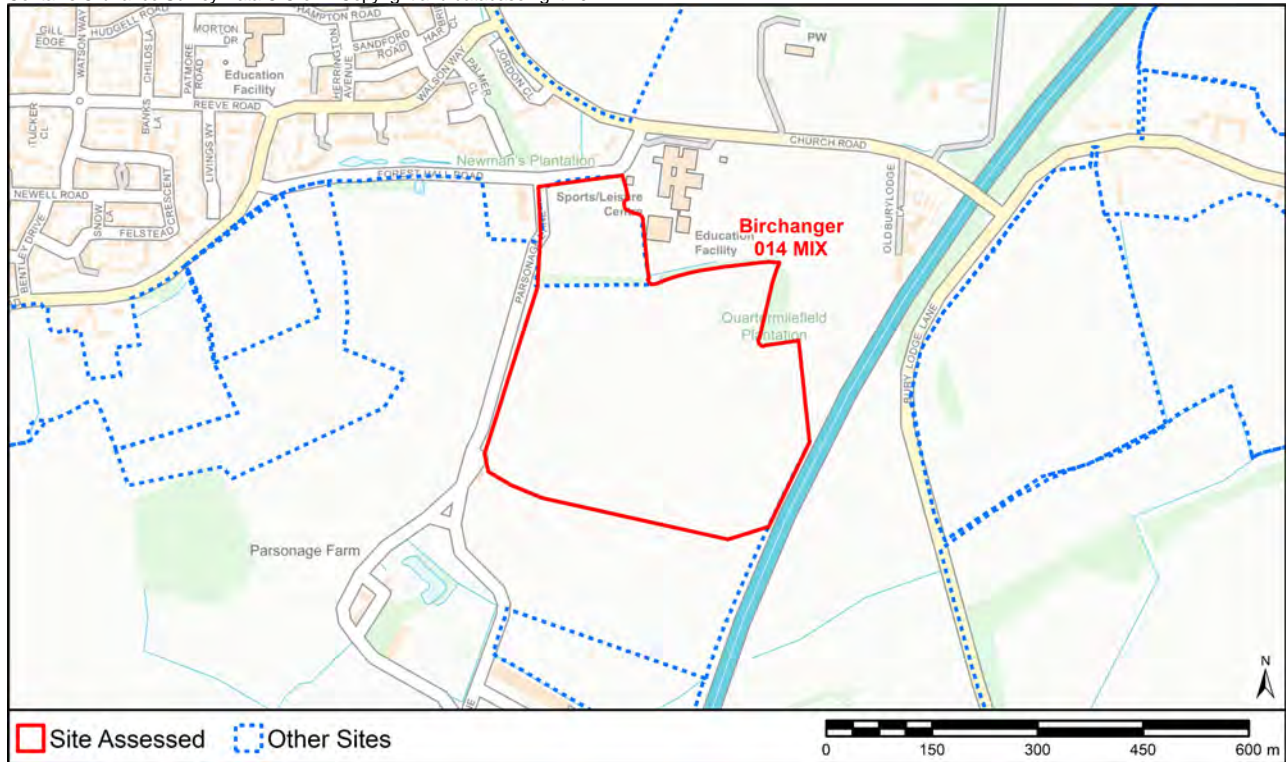
Birchanger 014 MIX – Land east of Parsonage Lane, Stansted Mountfitchet

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

Site History

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

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

Site History

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

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

Site History	UTT/21/2487/FUL refused 27 September 2021 - Erection of 6 no. residential units UTT/21/3492/FUL refused 24 January 2022 - Erection of 6 no. residential units UTT/22/1554/FUL Refused 19 July 2022. Erection of 3 no residential units
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN

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

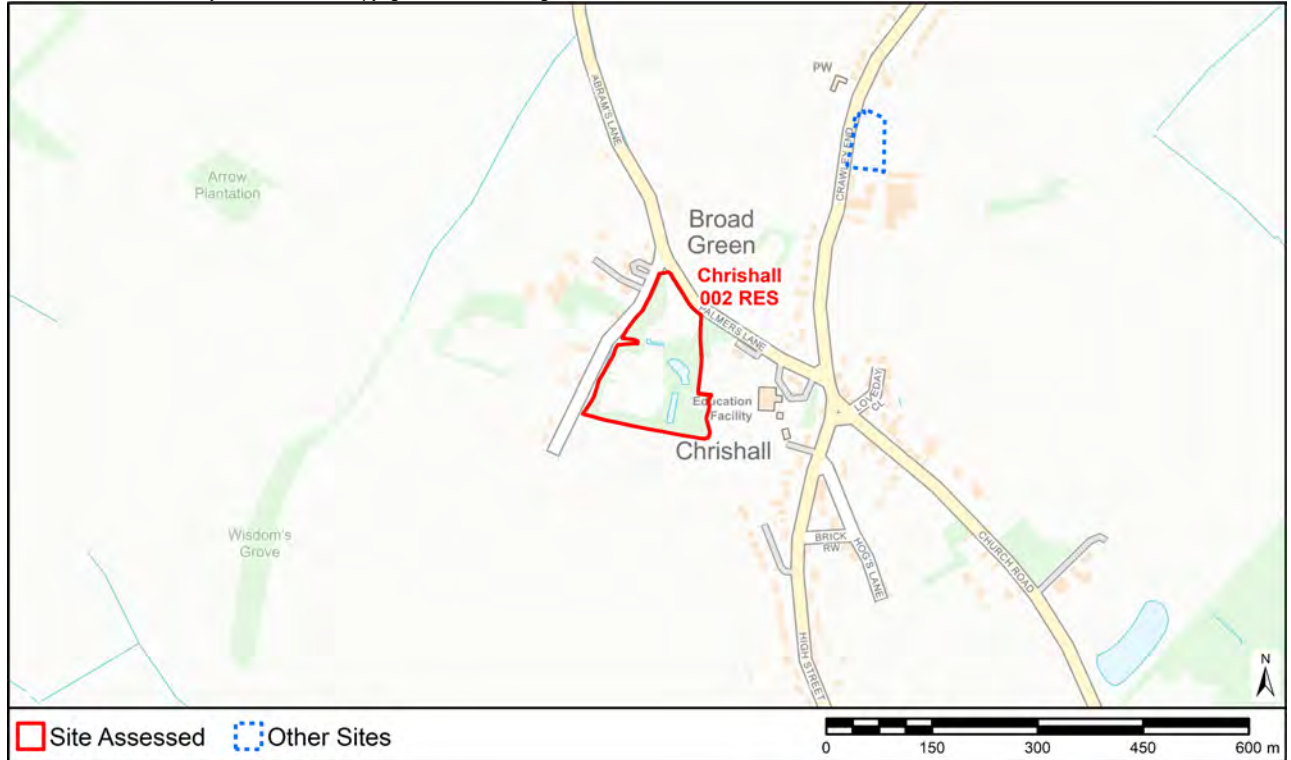
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation.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

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

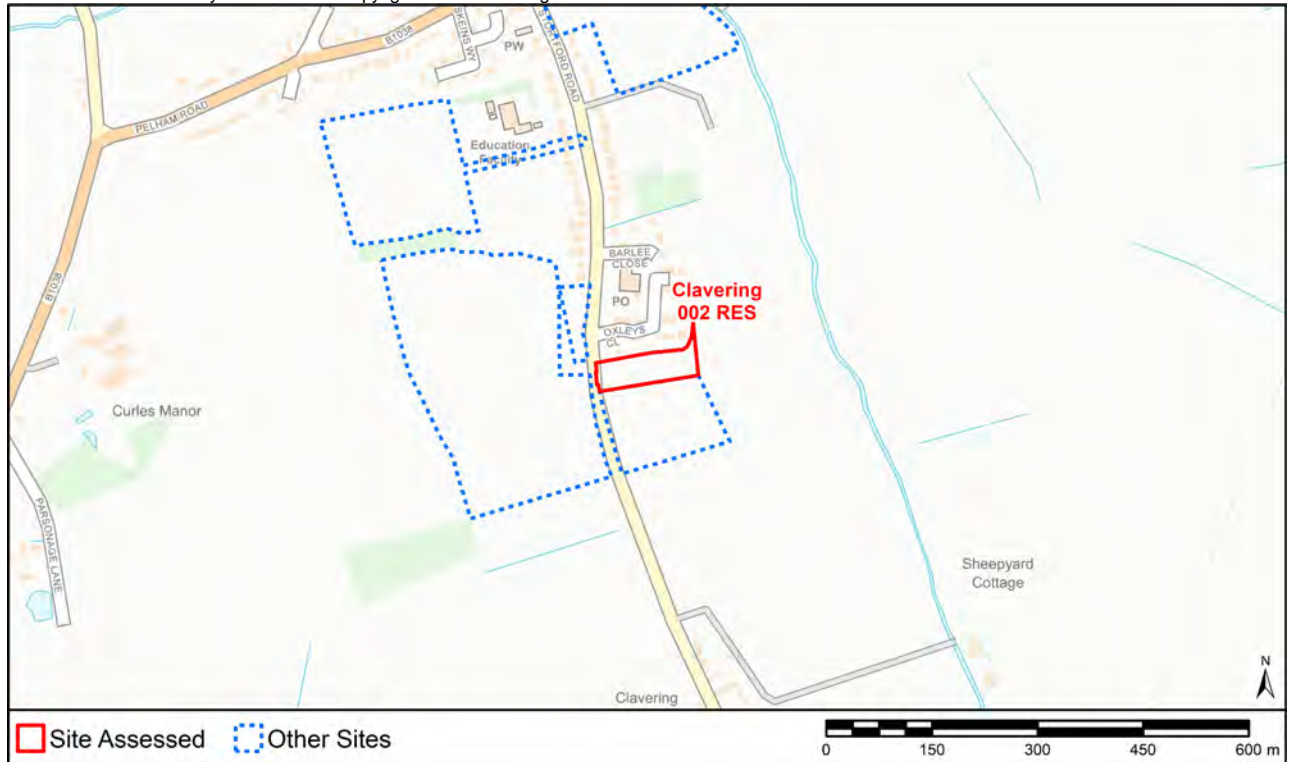
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

Site History	None
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

Site History

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

Site History

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

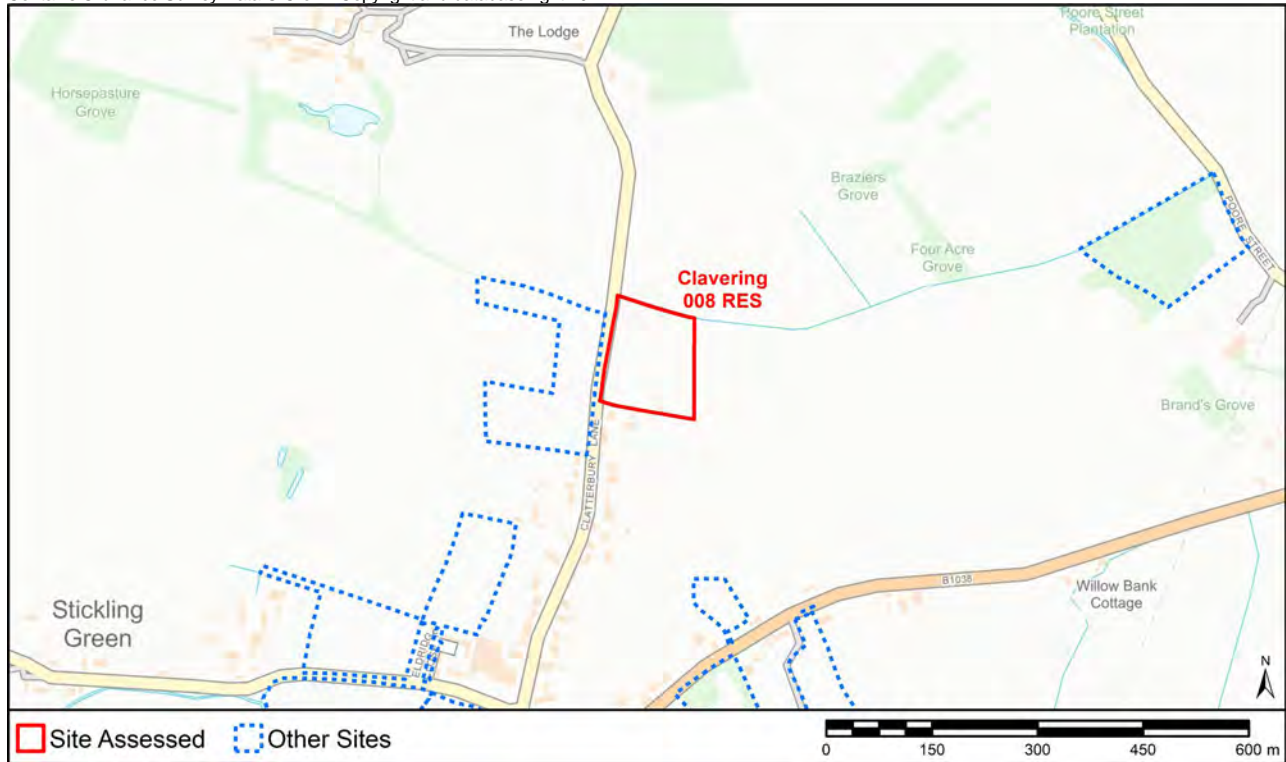
Clavering 008 RES – Land north of The Burroughs, Clavering, CB11 4QU

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

Site History

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

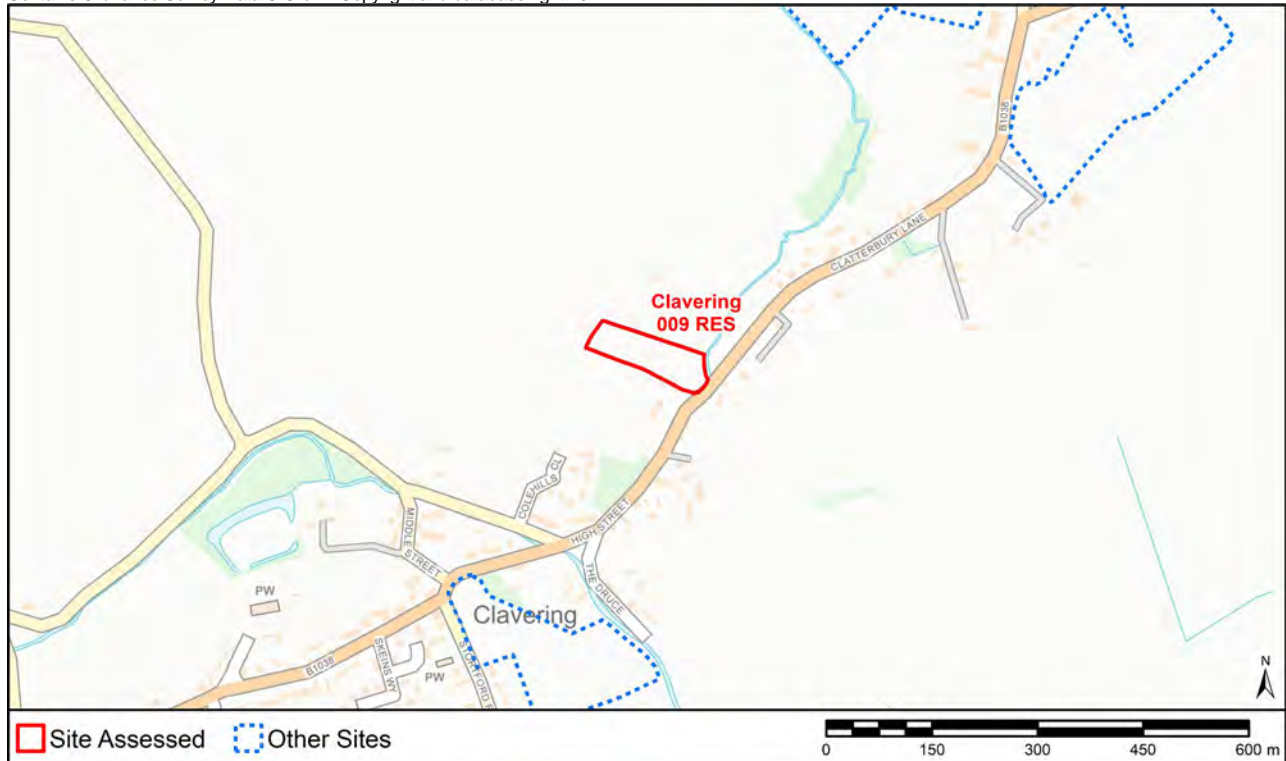
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

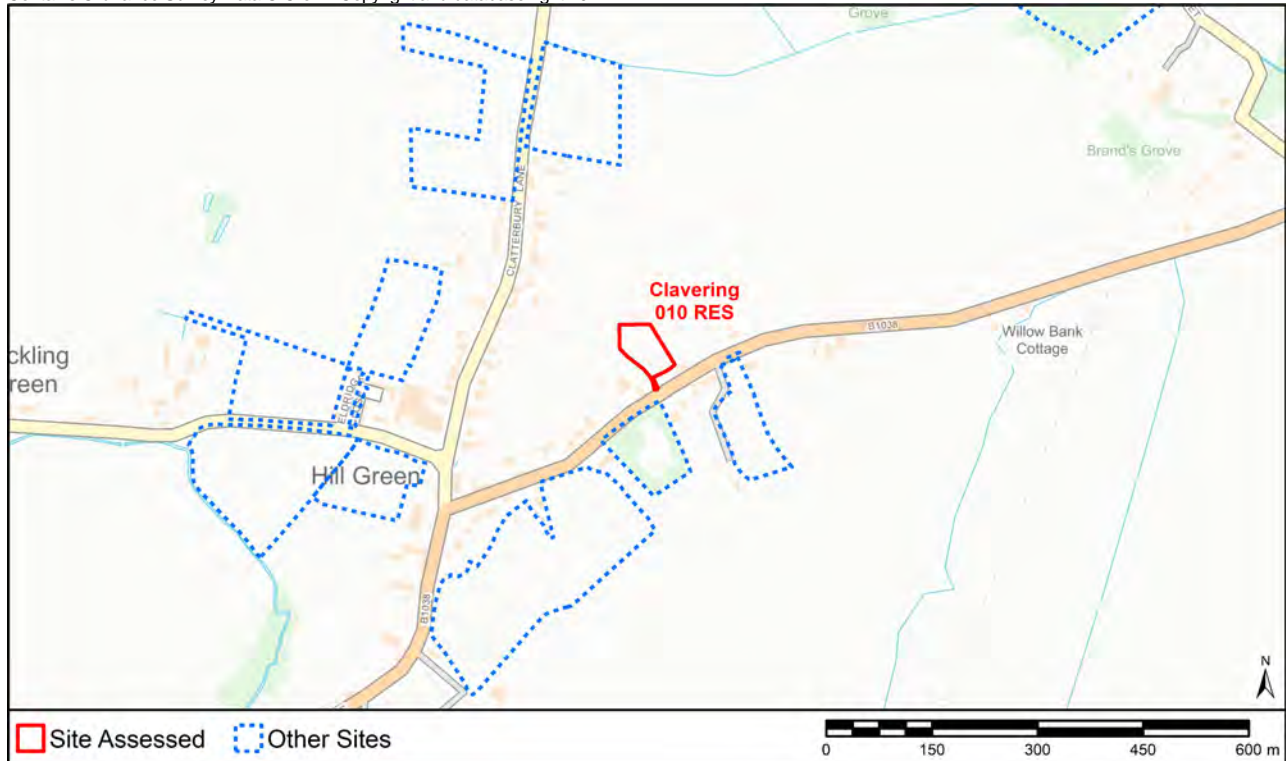
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

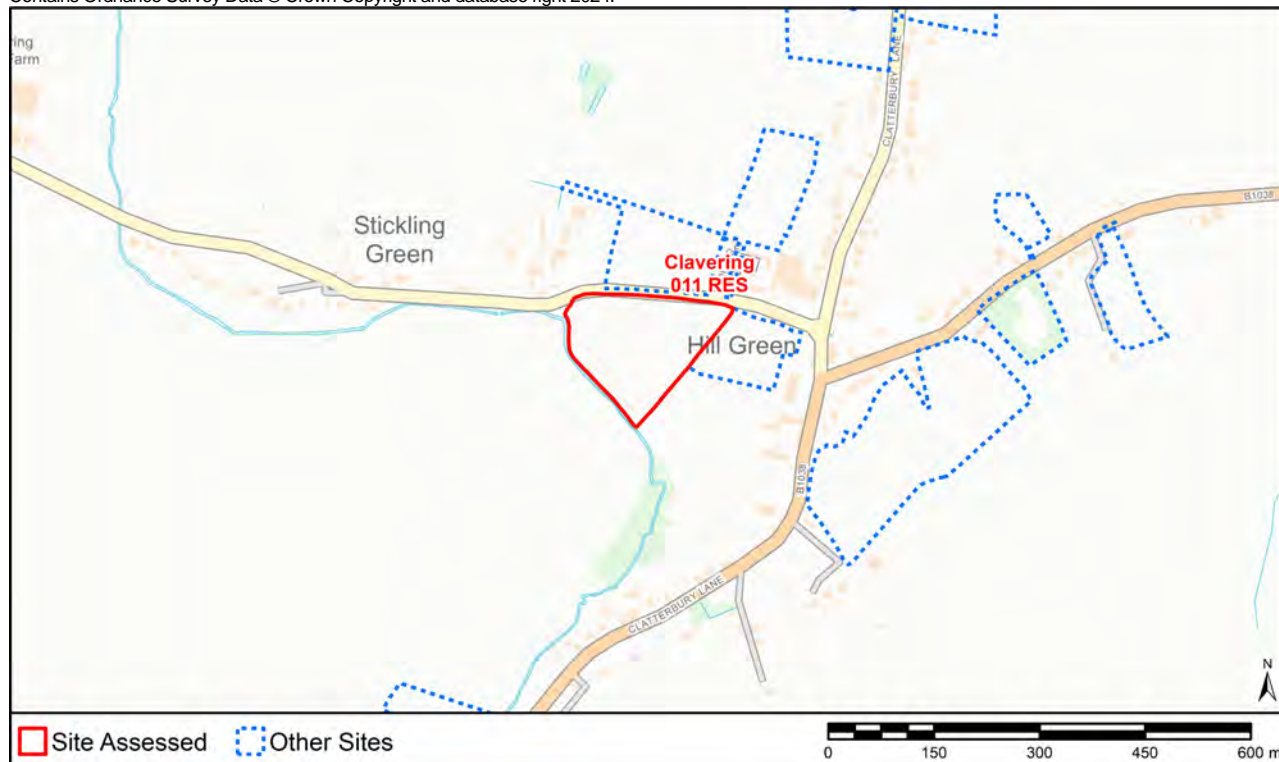
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

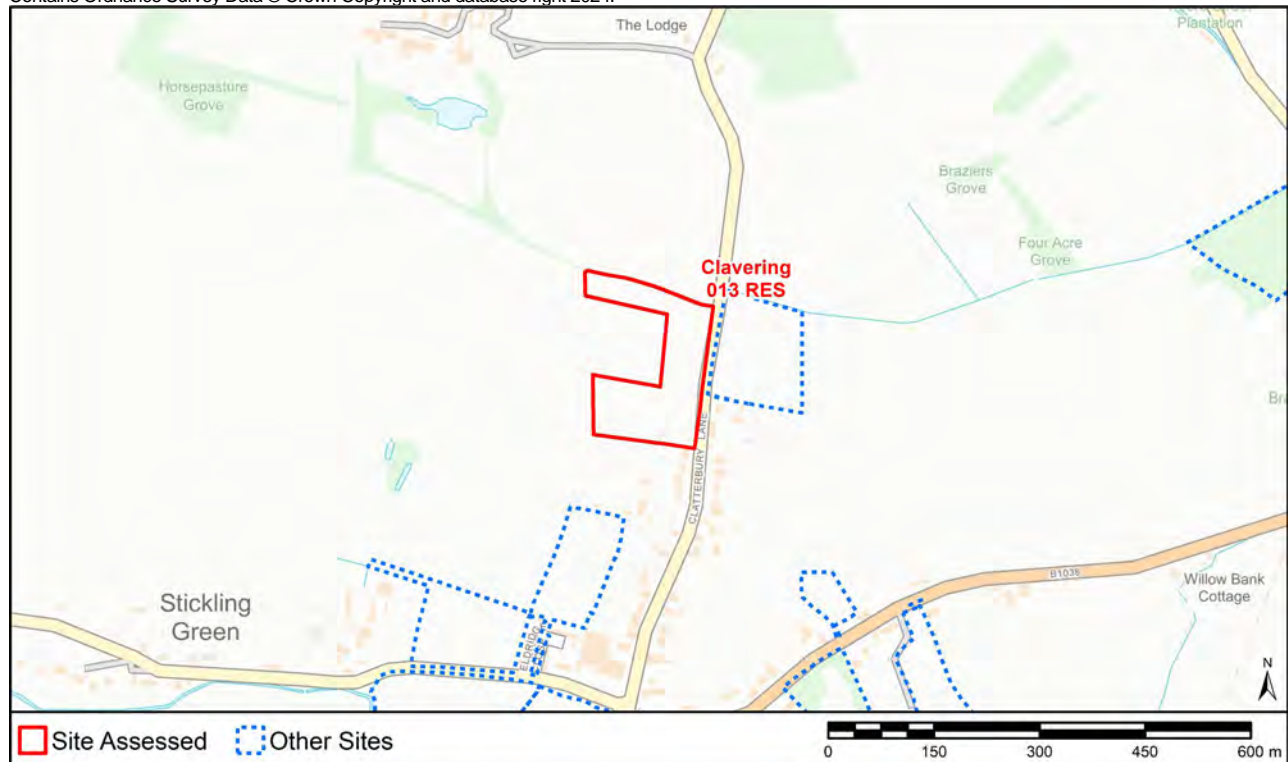
Clavering 013 RES – Land west of Clatterbury Green (in conjunction with Clavering 011 and 012), CB11 4QU

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

Site History

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

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

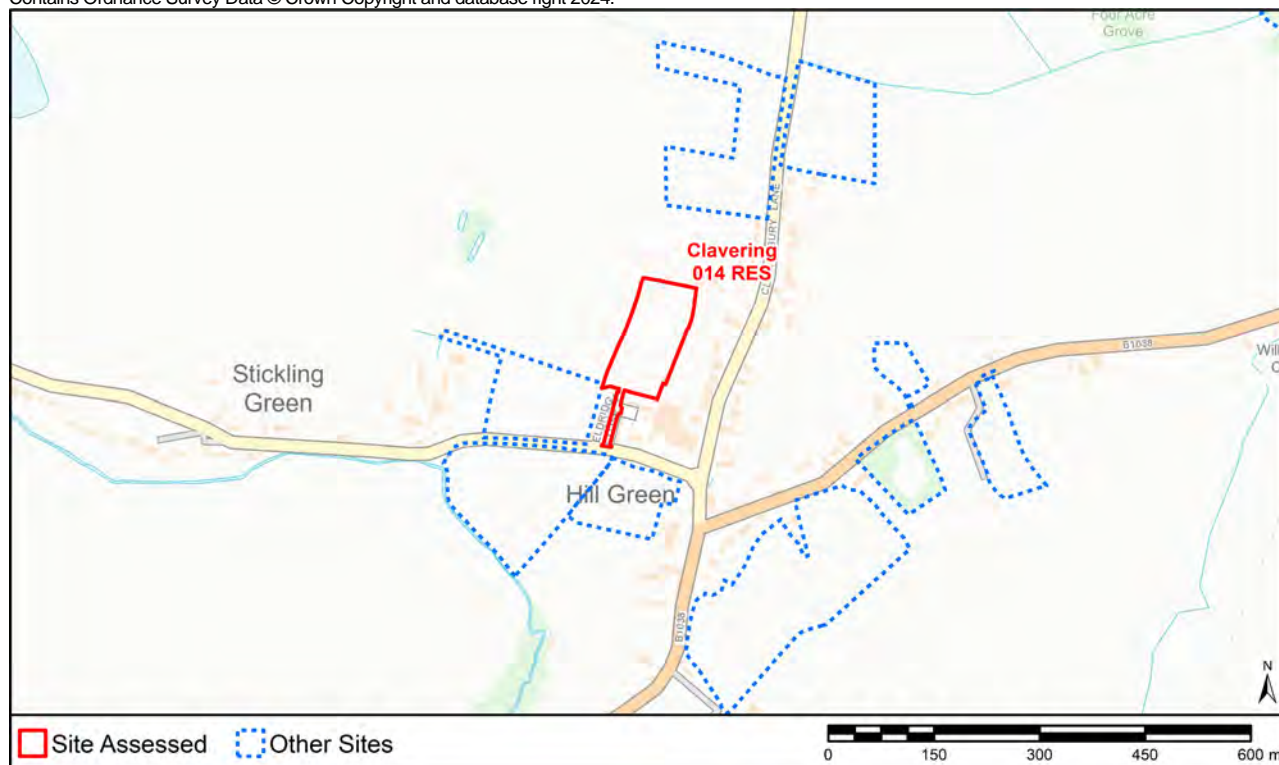
Clavering 014 RES – Land North of Eldridge Close, Clavering, CB11 4QU

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

Site History

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

Neighbourhood Plan Designation: No

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

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

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	45	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

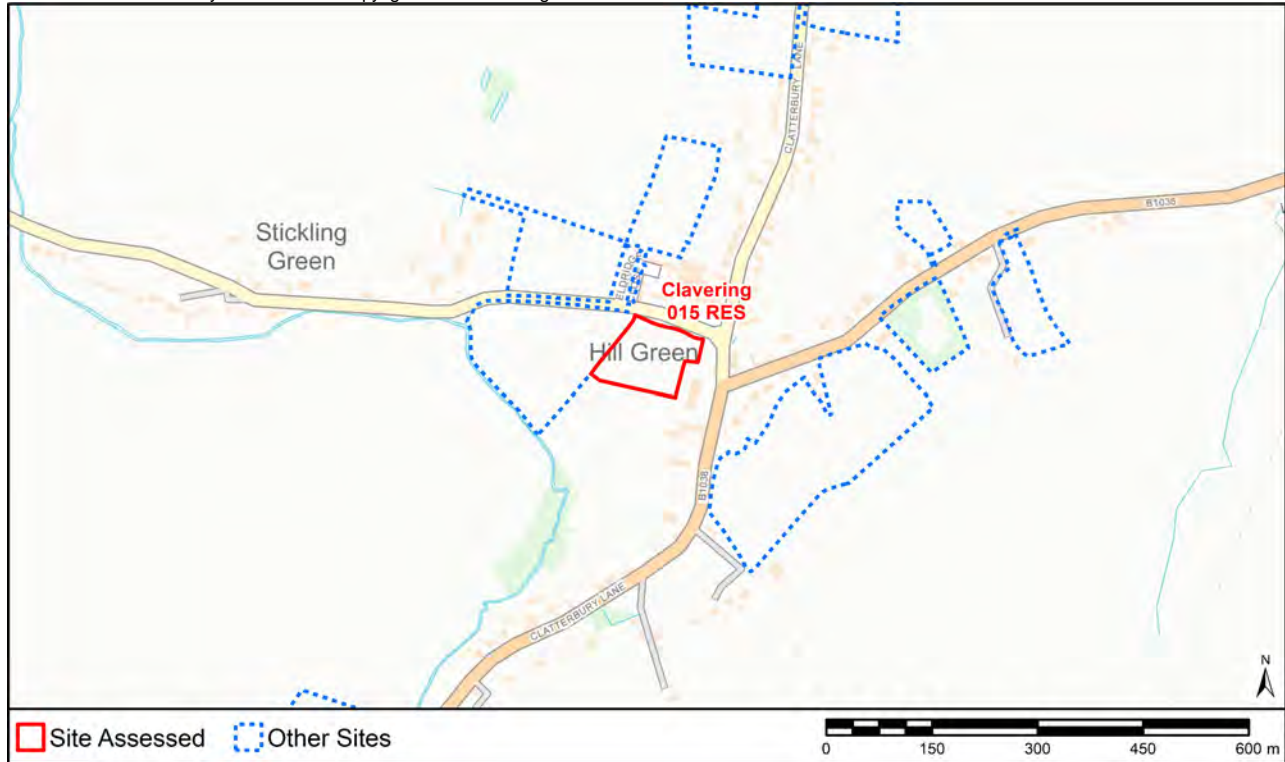
Clavering 015 RES – Land West of The Cricketers Pub, Clavering, CB11 4QS

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

Site History

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

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

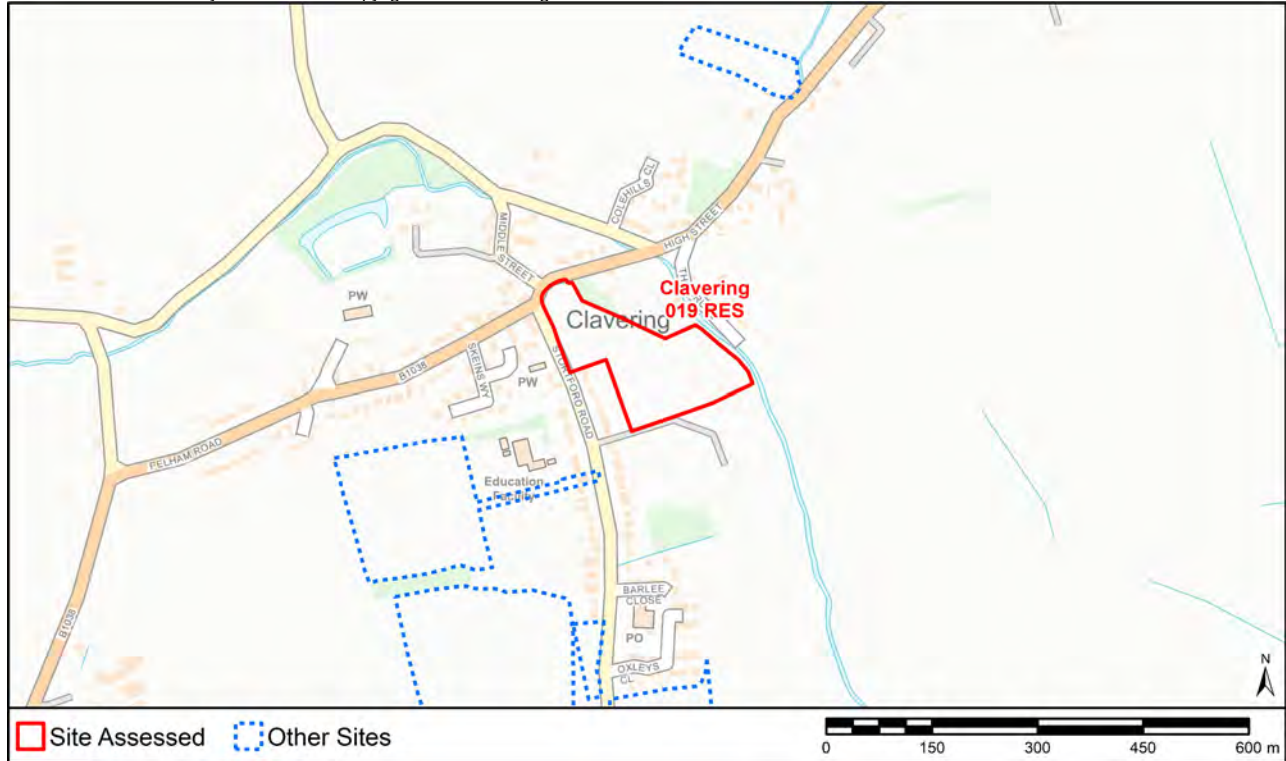
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

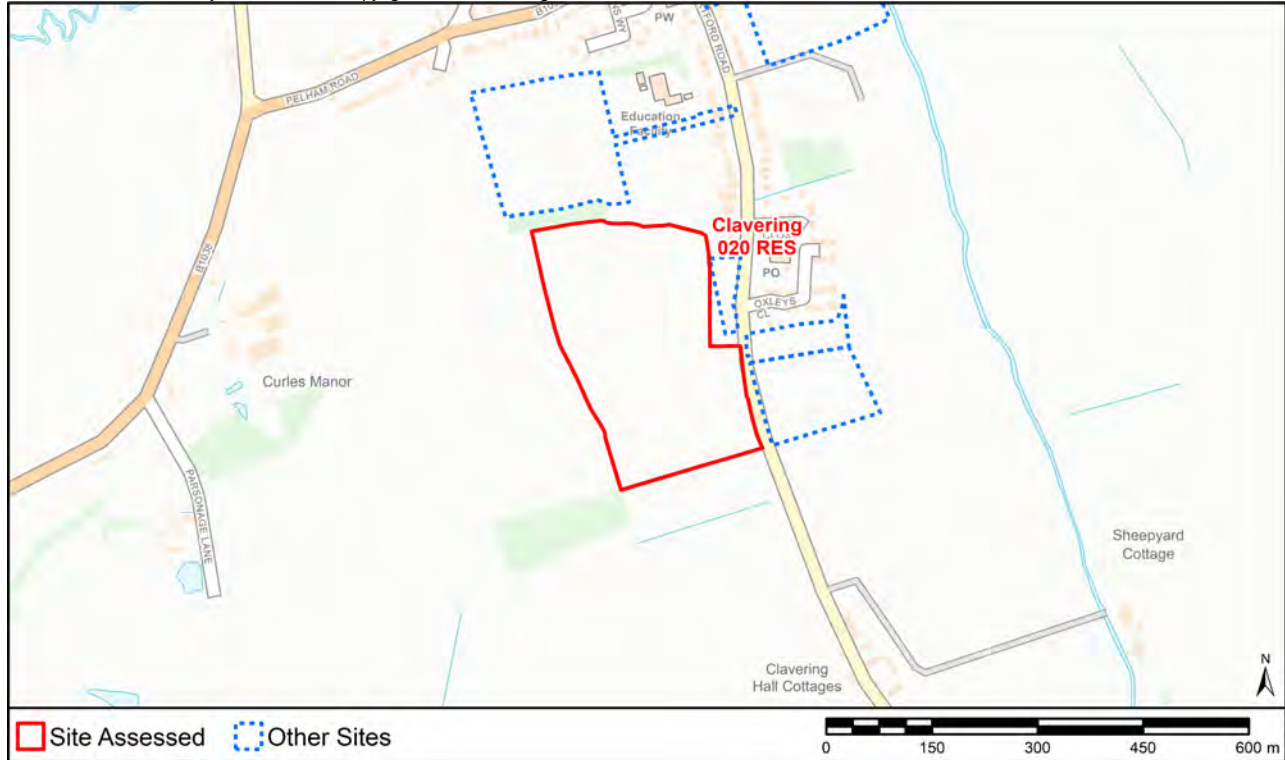
Clavering 020 RES – Land west of Stortford Road

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

Site History

UTT/19/2852/FUL. Approved 24 Jul 2020. Technical Details pursuant to Planning in Principle ref UTT/18/3326/PIP for the erection 8 dwellings.
 UTT/22/0451/PIP. Refused. Application for permission in principle for the erection of max. 9 dwellings.

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

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

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

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

Clavering 021 RES – Graylings, Mill Lane, Clavering

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

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

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

Clavering 022 RES – Land west of Eldridge Close, Clavering

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

Site History

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

Site History

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

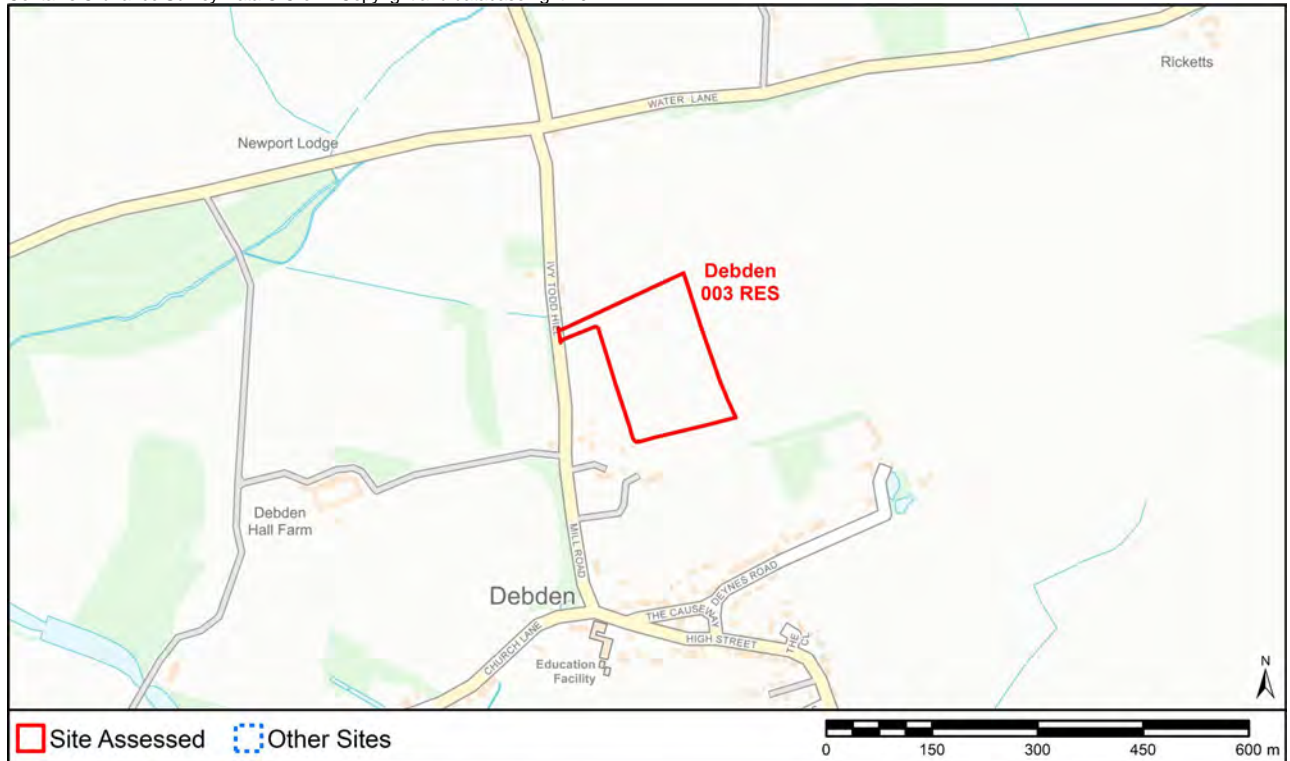
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

Site History

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

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

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

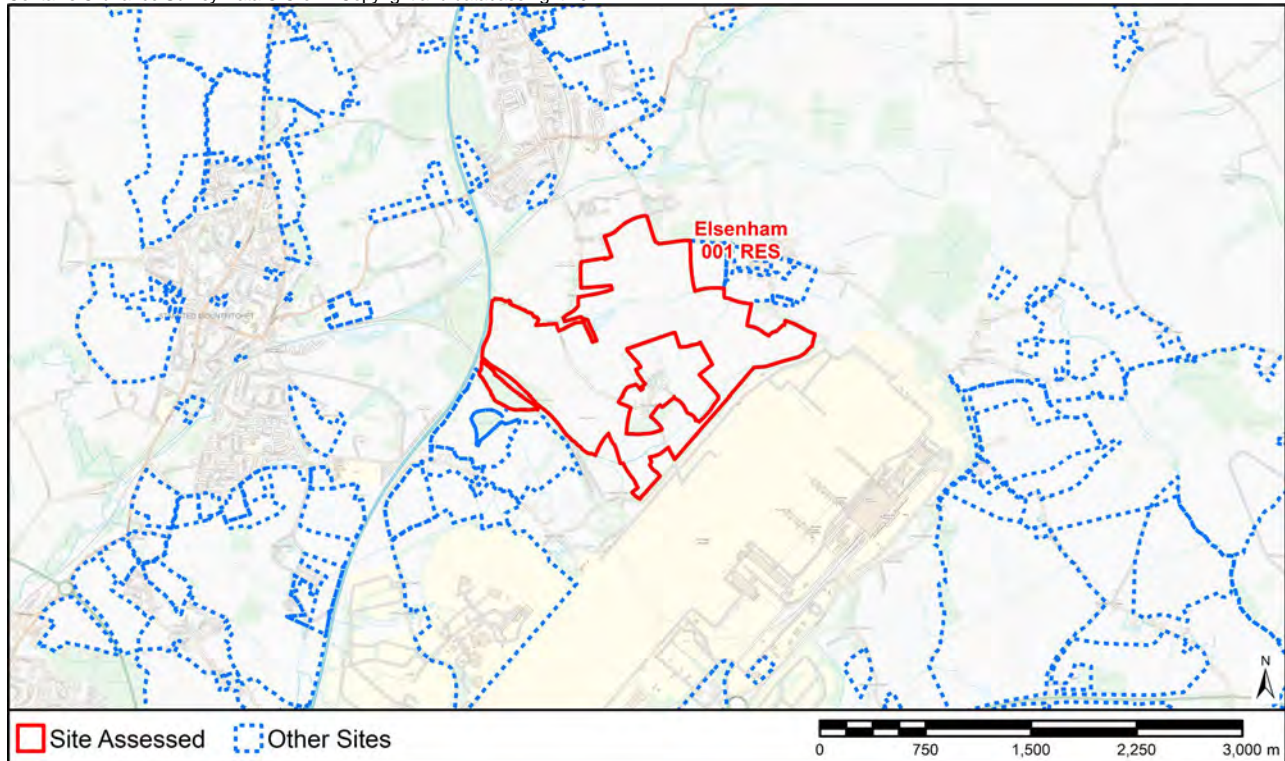
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

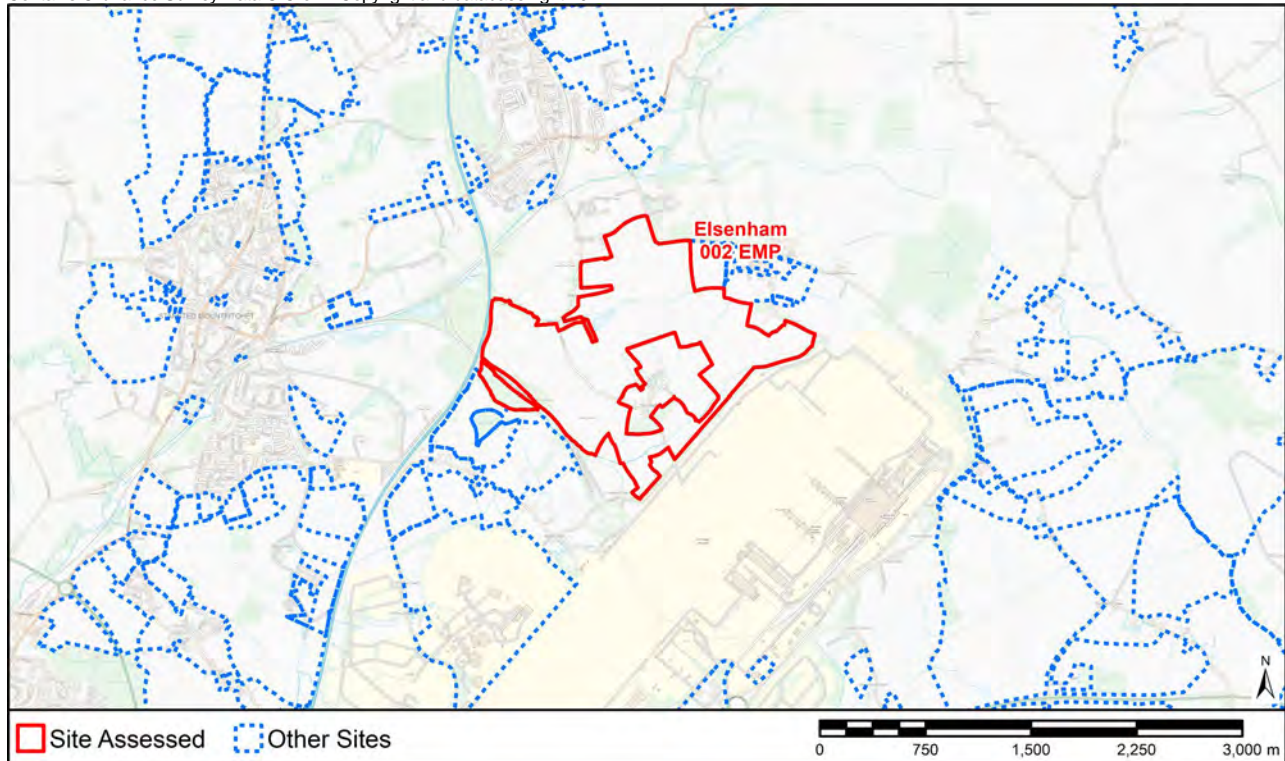
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

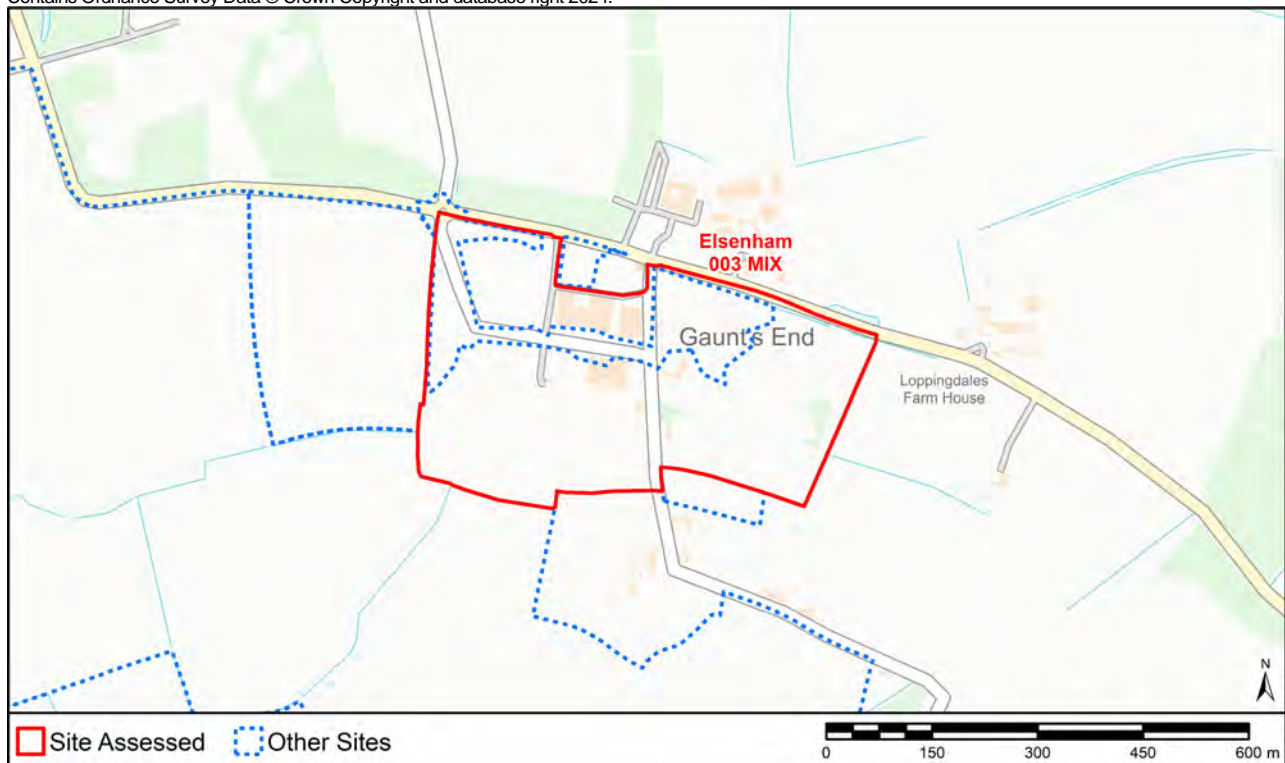
Elsenham 003 MIX – Water Circle, London Stansted, CM22 6DR

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

Site History

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

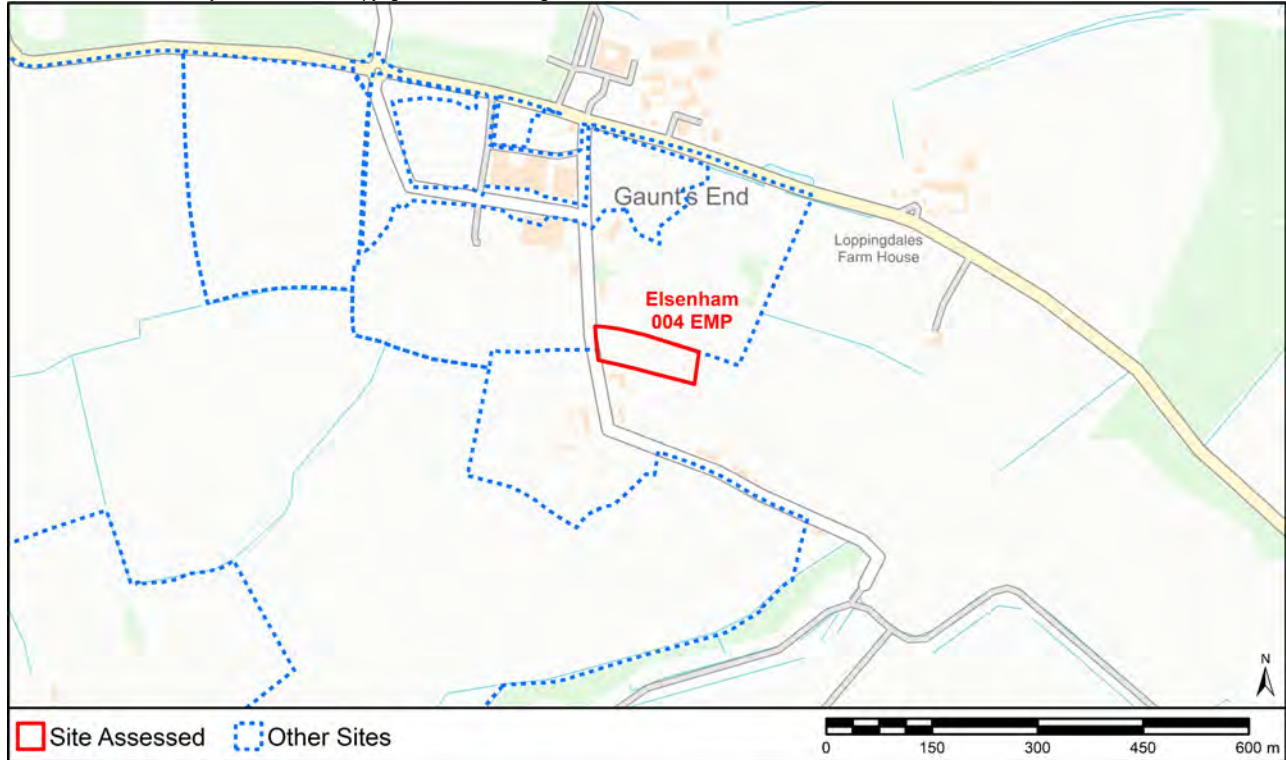
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

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

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

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

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

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

Site History

UTT/1473/11/FUL Demolition of existing office and car park. Construction of three interlinked buildings (7 storeys, 6 storeys, 5 storeys) containing 6,978 sqm of offices and 1,394 sqm floorspace of ancillary mixed retail, Café/restaurant and health/spa facilities with underground parking, landscaping and ancillary works. Creation of new access onto Hall Road & alterations to existing access (Green Street)
UTT/19/1476/NMA

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

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

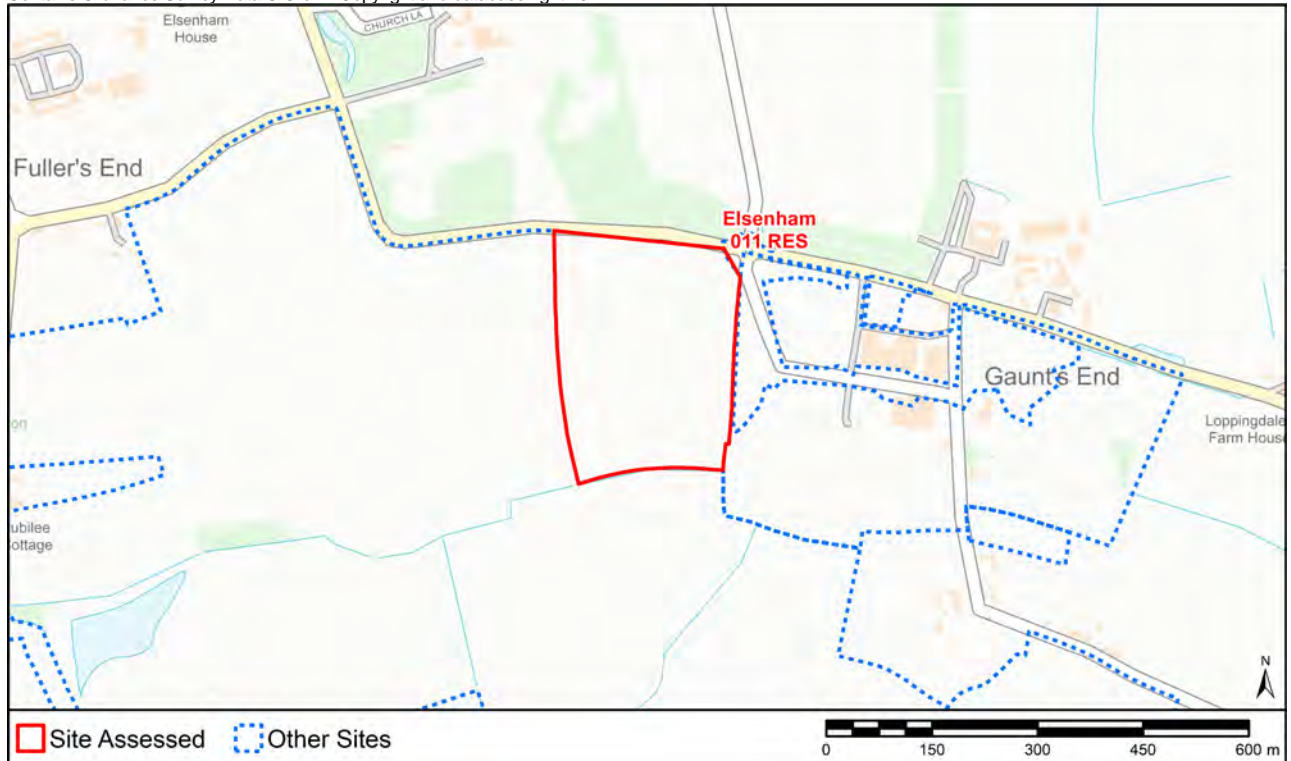
CONCLUSIONS	
Suitability	Suitable
Suitability commentary	Greenfield site proposed for commercial development partly within or adjacent to the built extent of Elsenham, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is adjacent or partially within Aircraft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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	15640	N/A	N/A	N/A	N/A

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

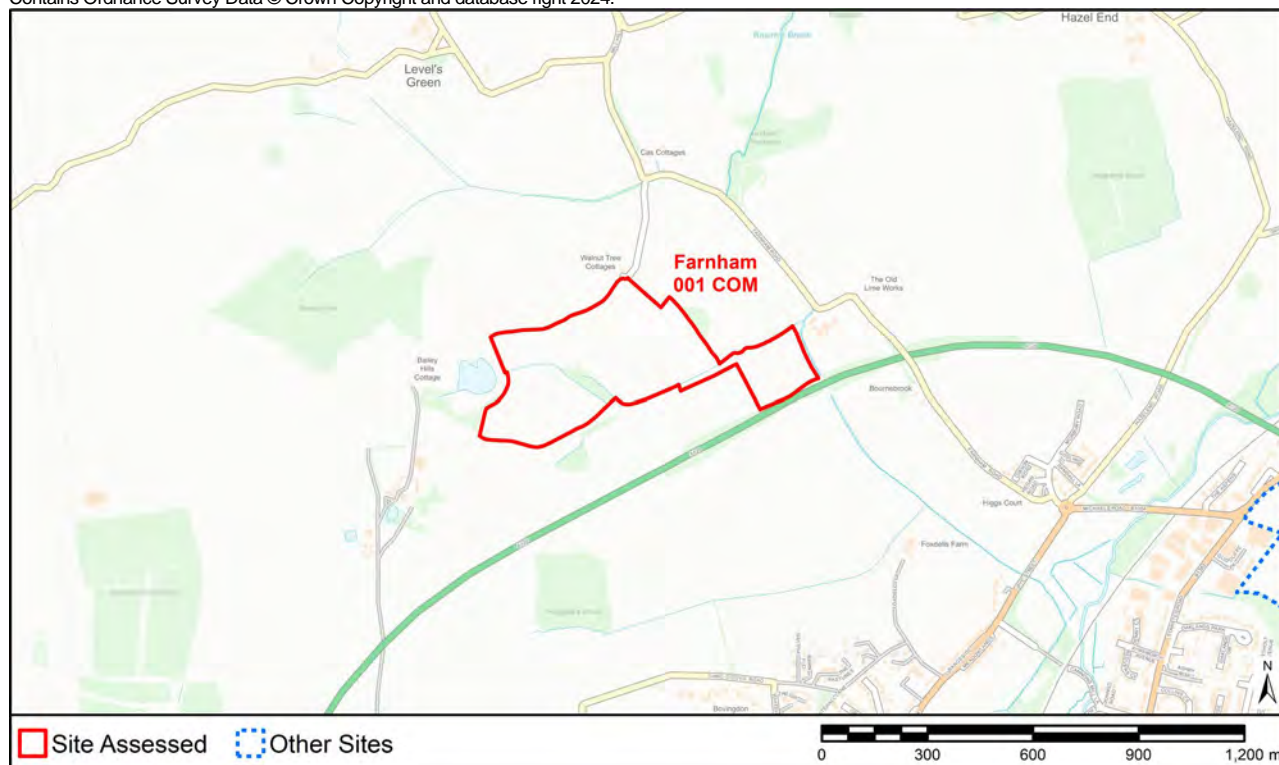
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

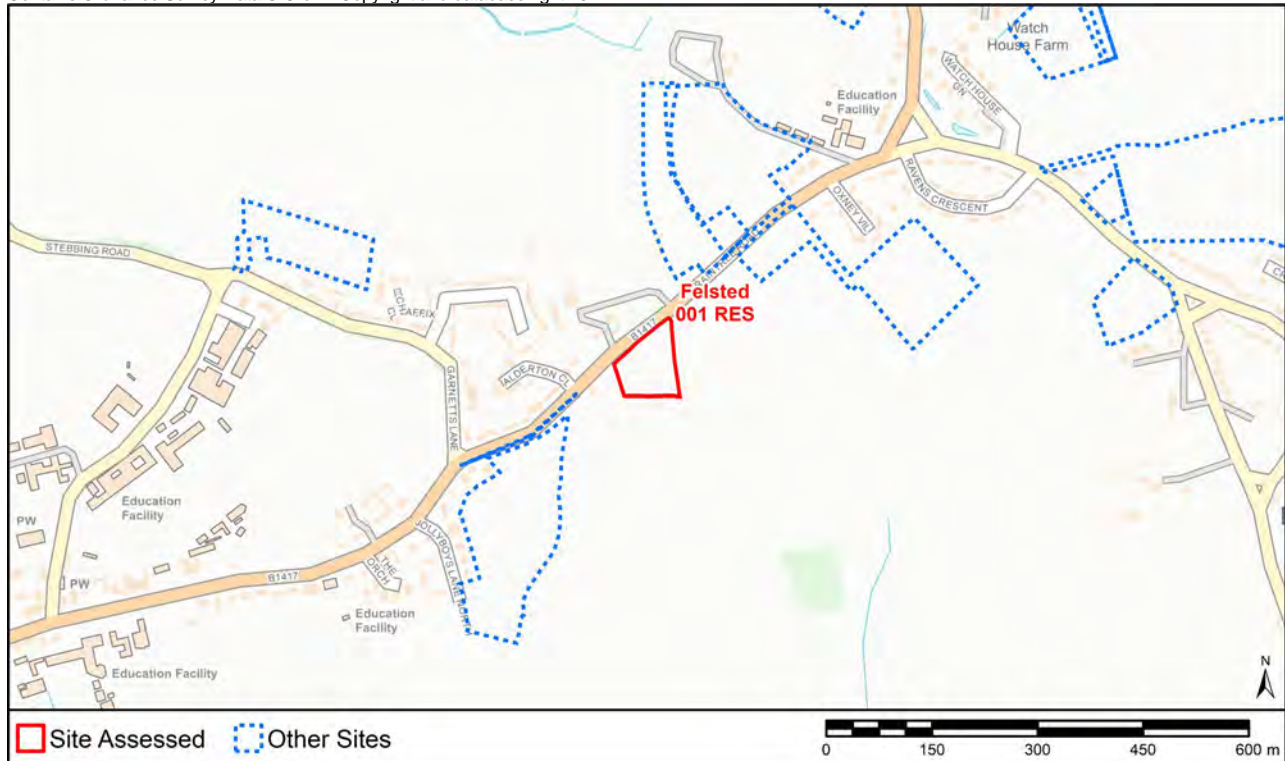
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	The site is greenfield within the Green Belt outside the Bishops Stortford Bypass A120. The change of use of outdoor sports and the provision of appropriate facilities within the Green Belt, is not inappropriate development provided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

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

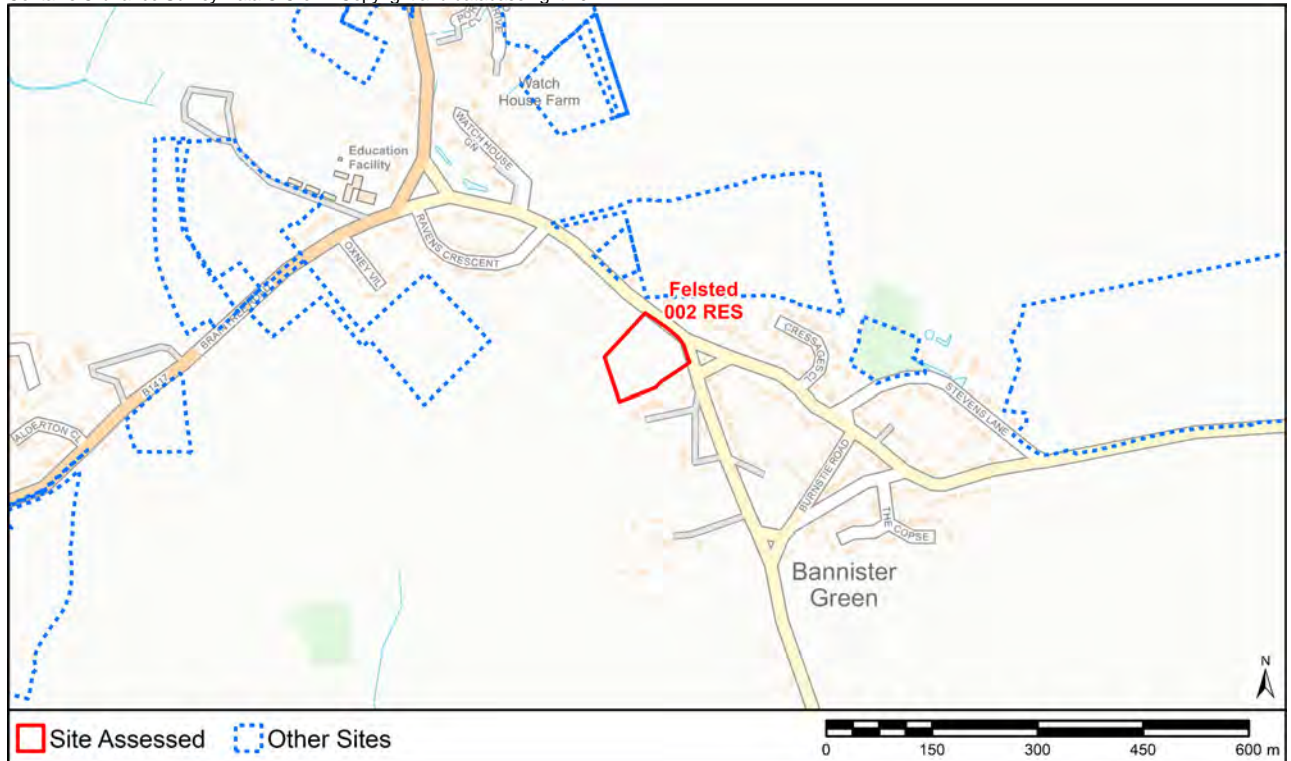
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

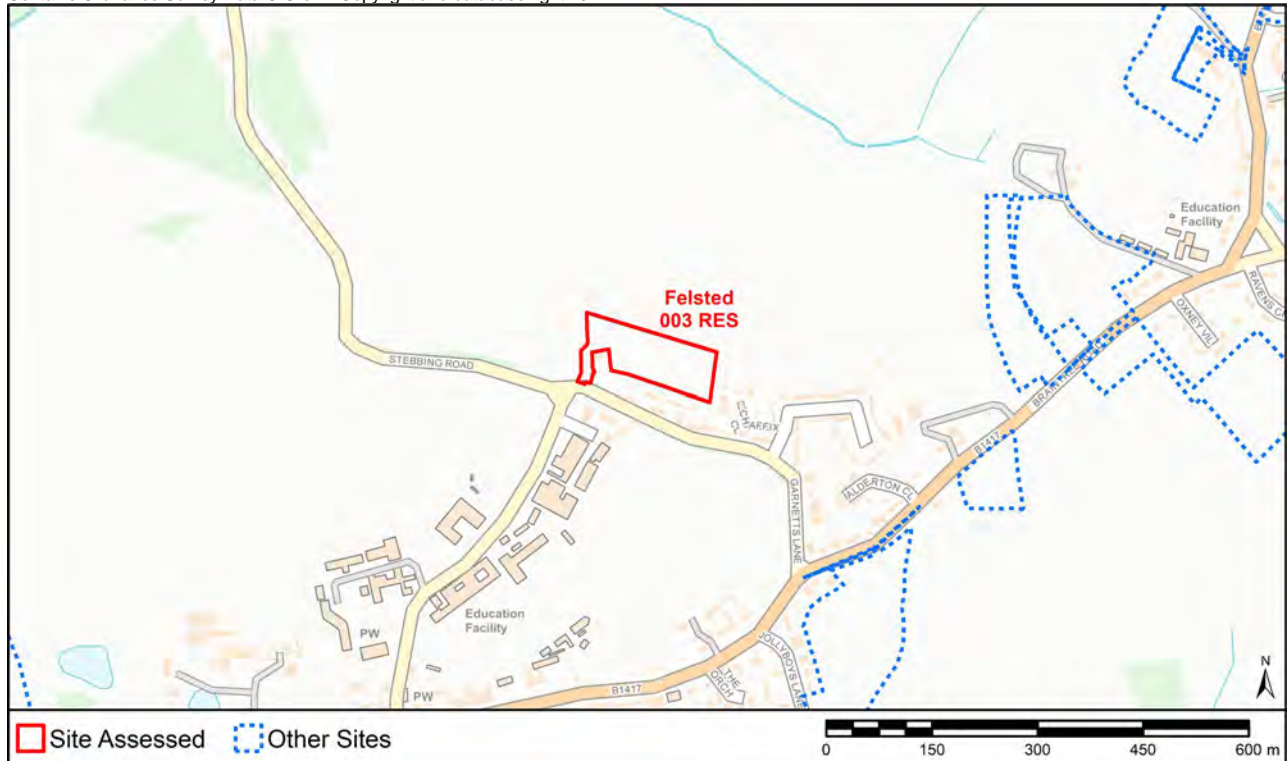
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

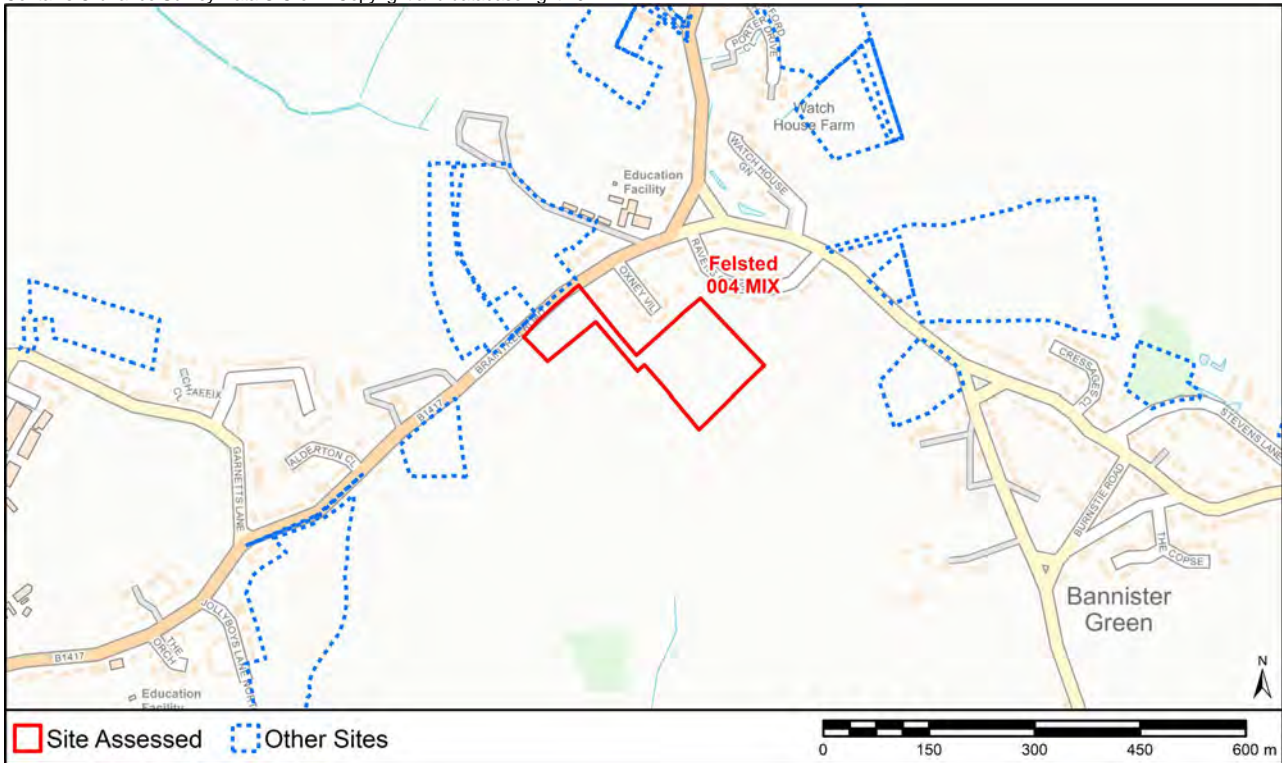
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

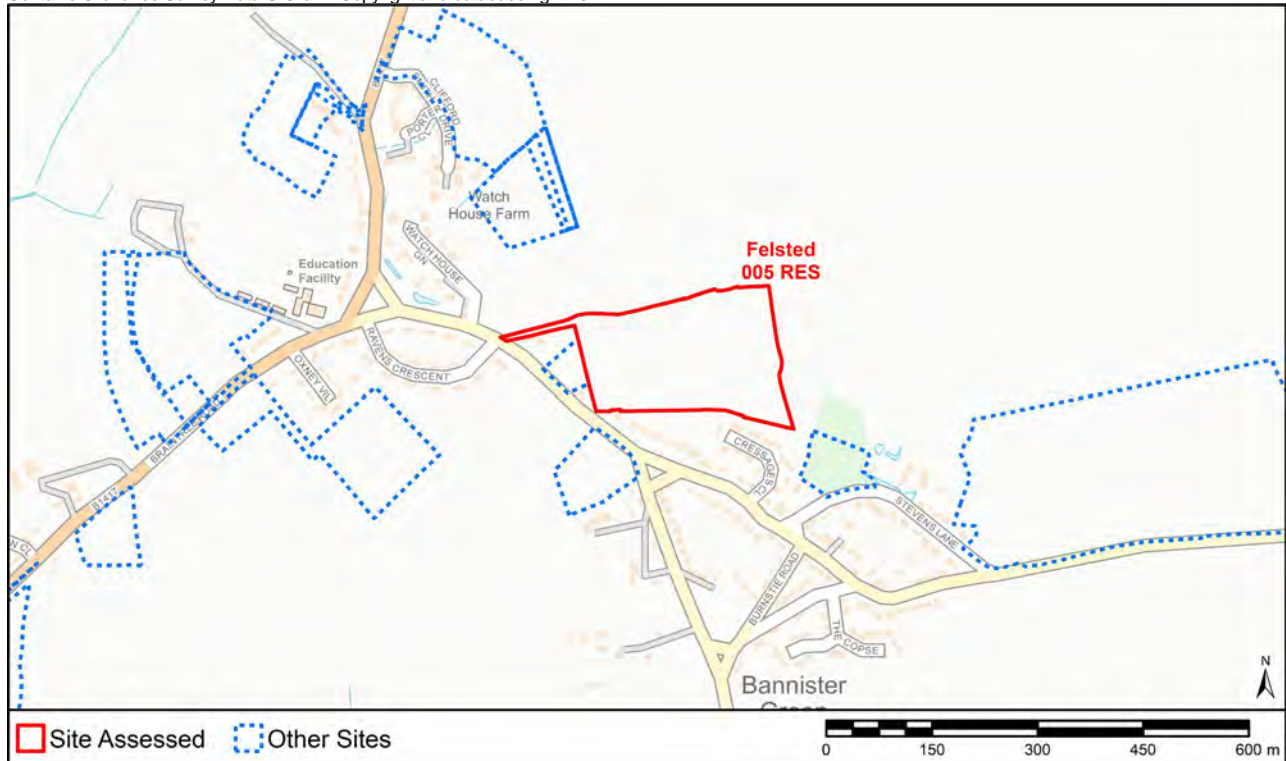
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

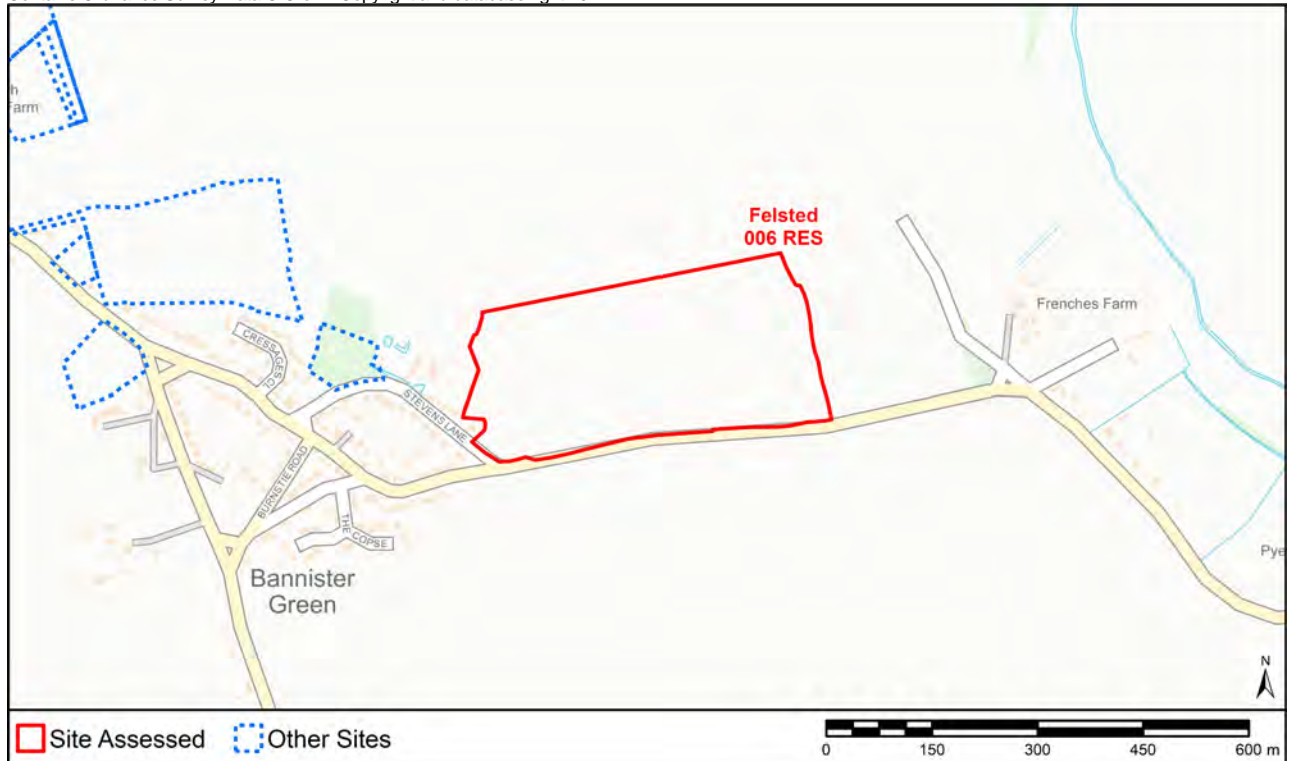
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

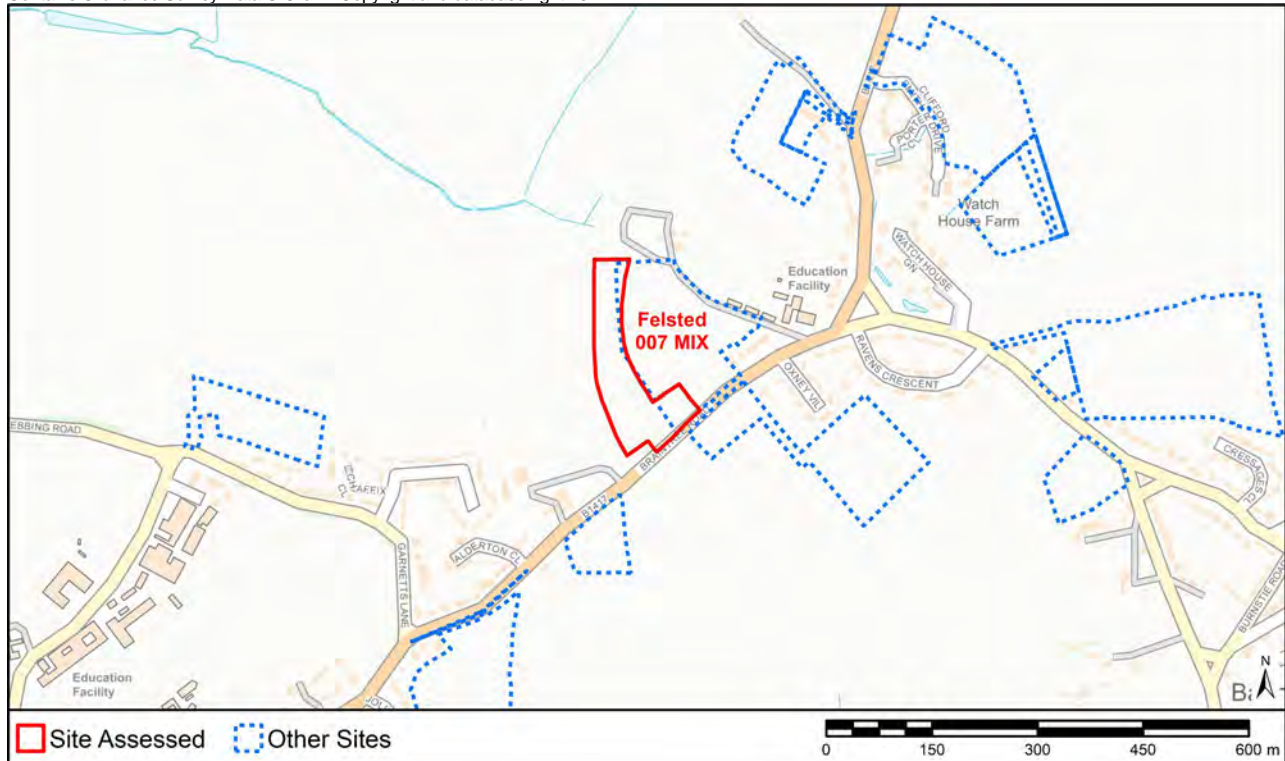
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

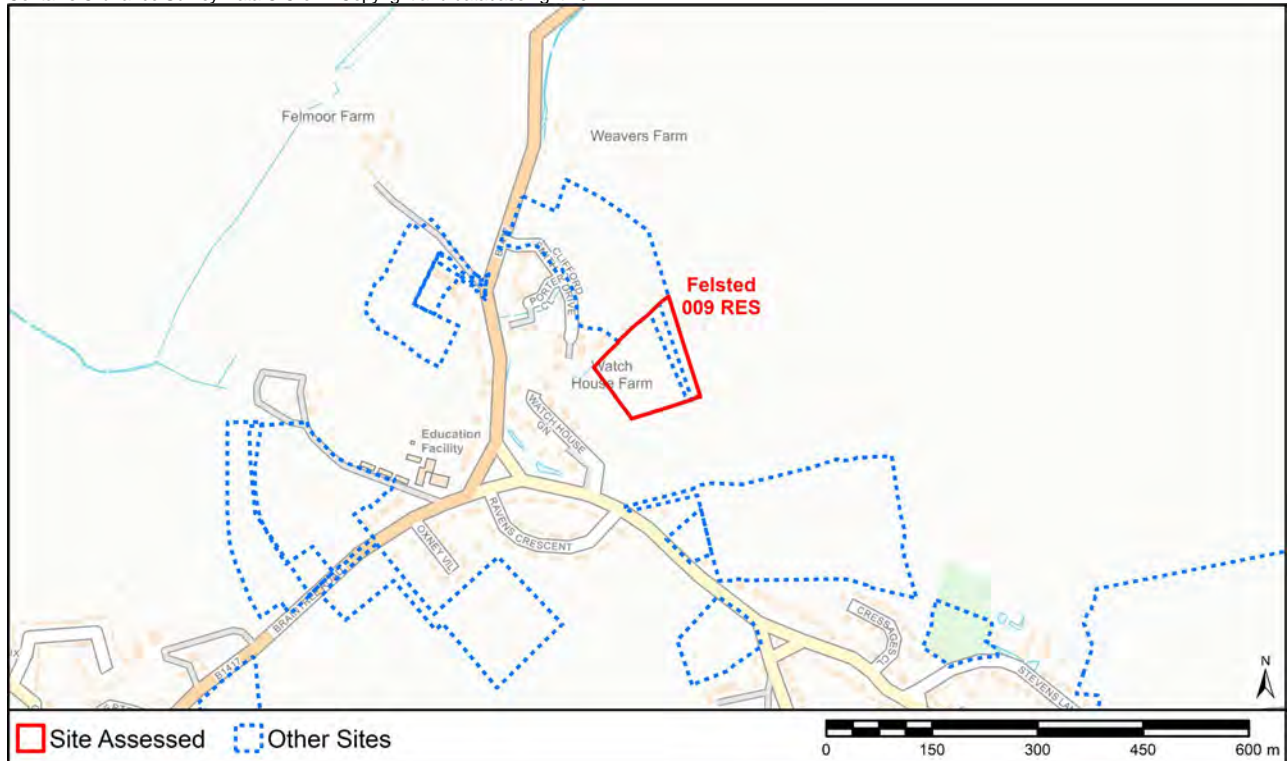
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

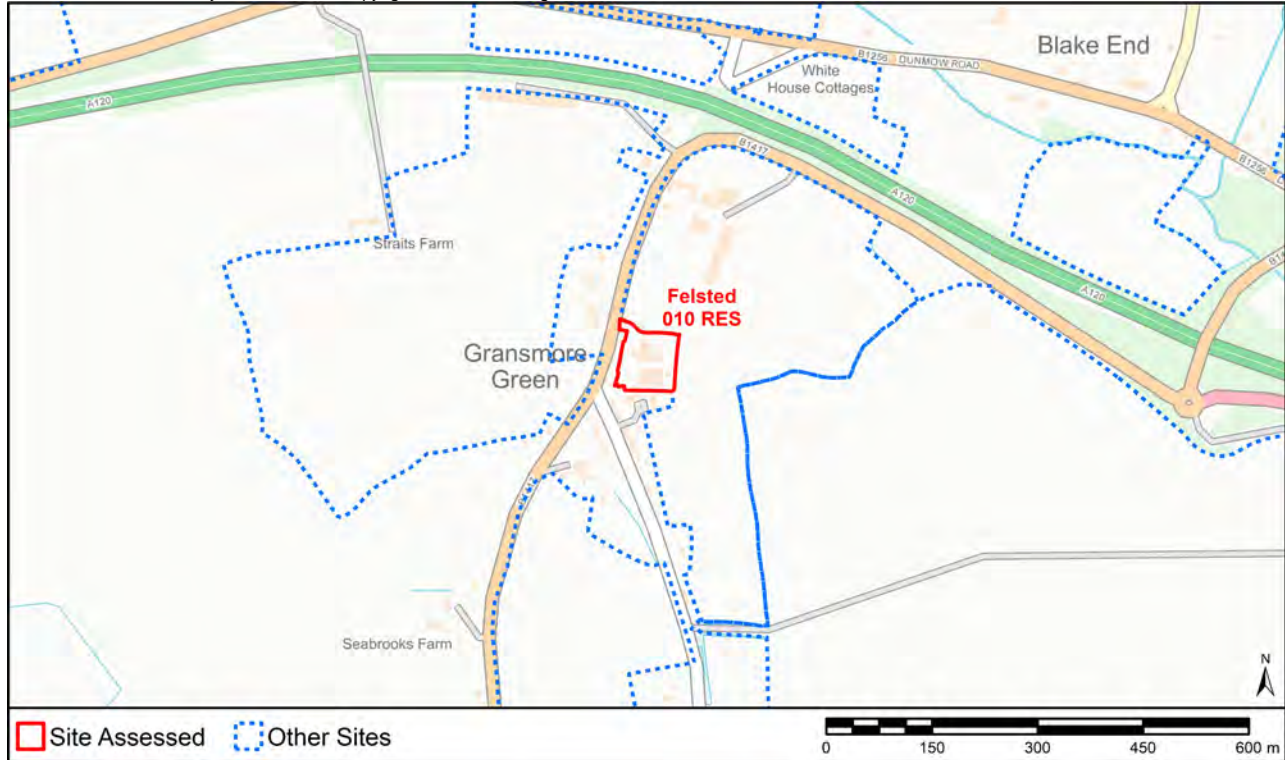
Felsted 010 RES – Kinvara Business Park, Felsted, CM6 3LB

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

Site History

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

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

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

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

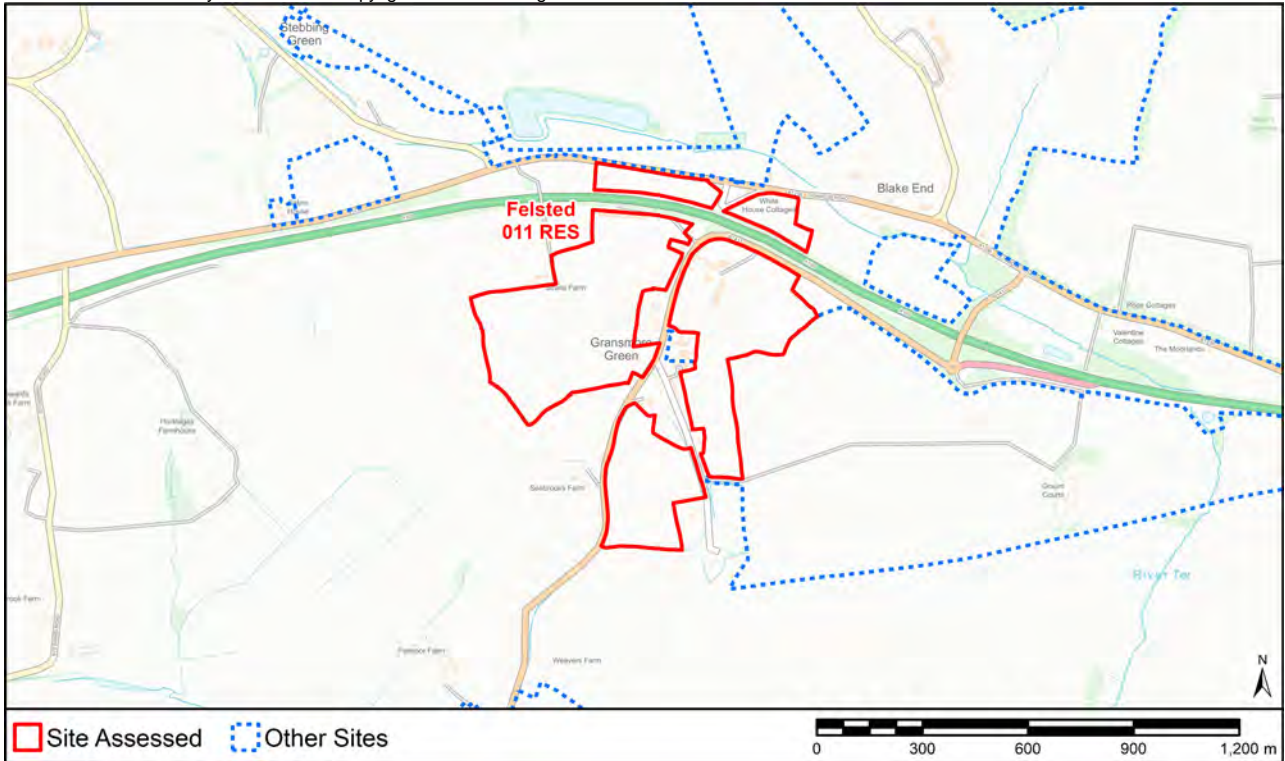
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

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

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

Site History None

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

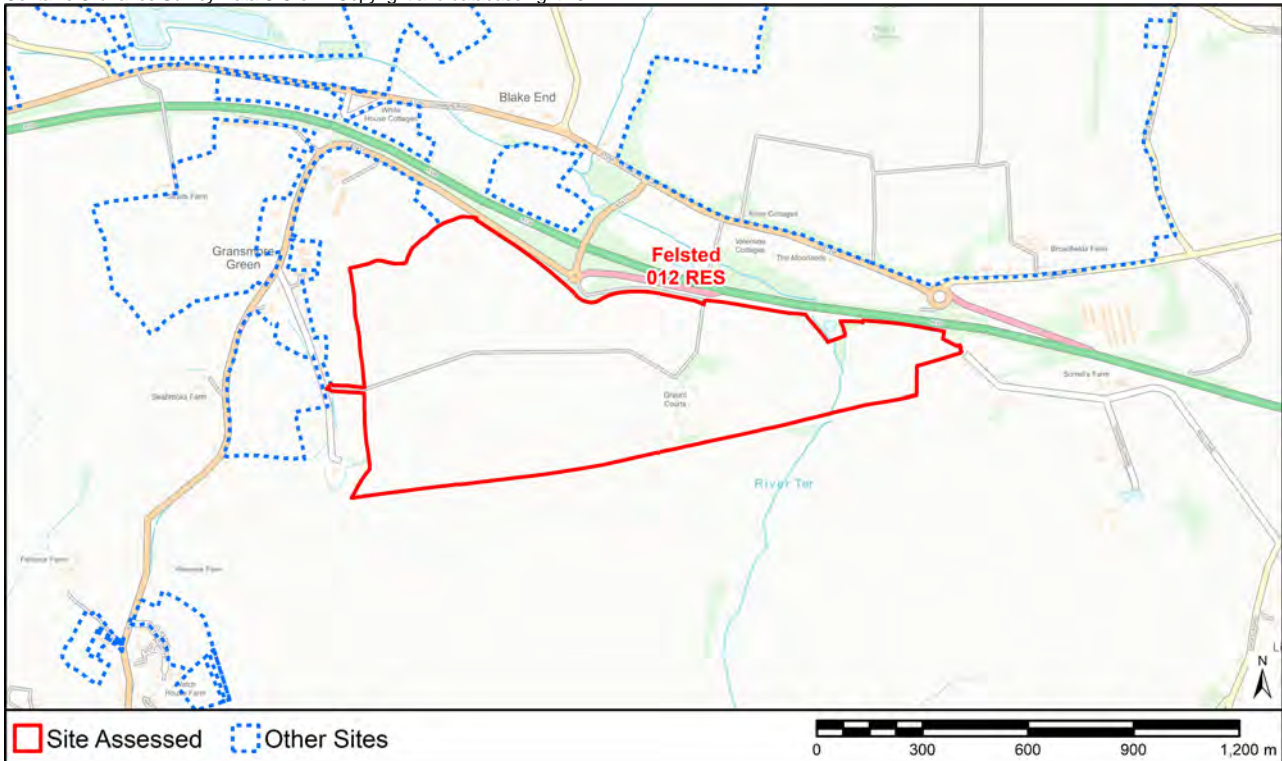
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

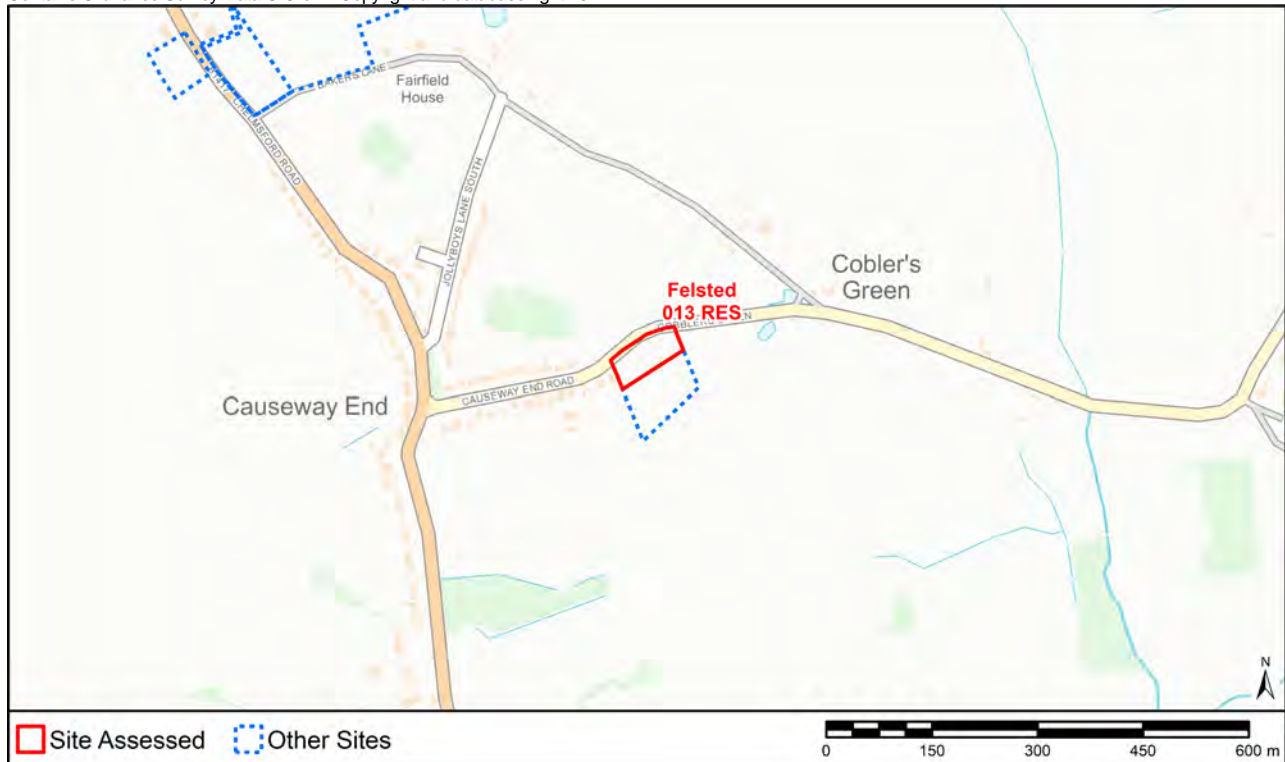
Felsted 013 RES – Land east of The Bungalow, Causeway End Road, Felsted, CM6 3LU

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

Site History

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

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

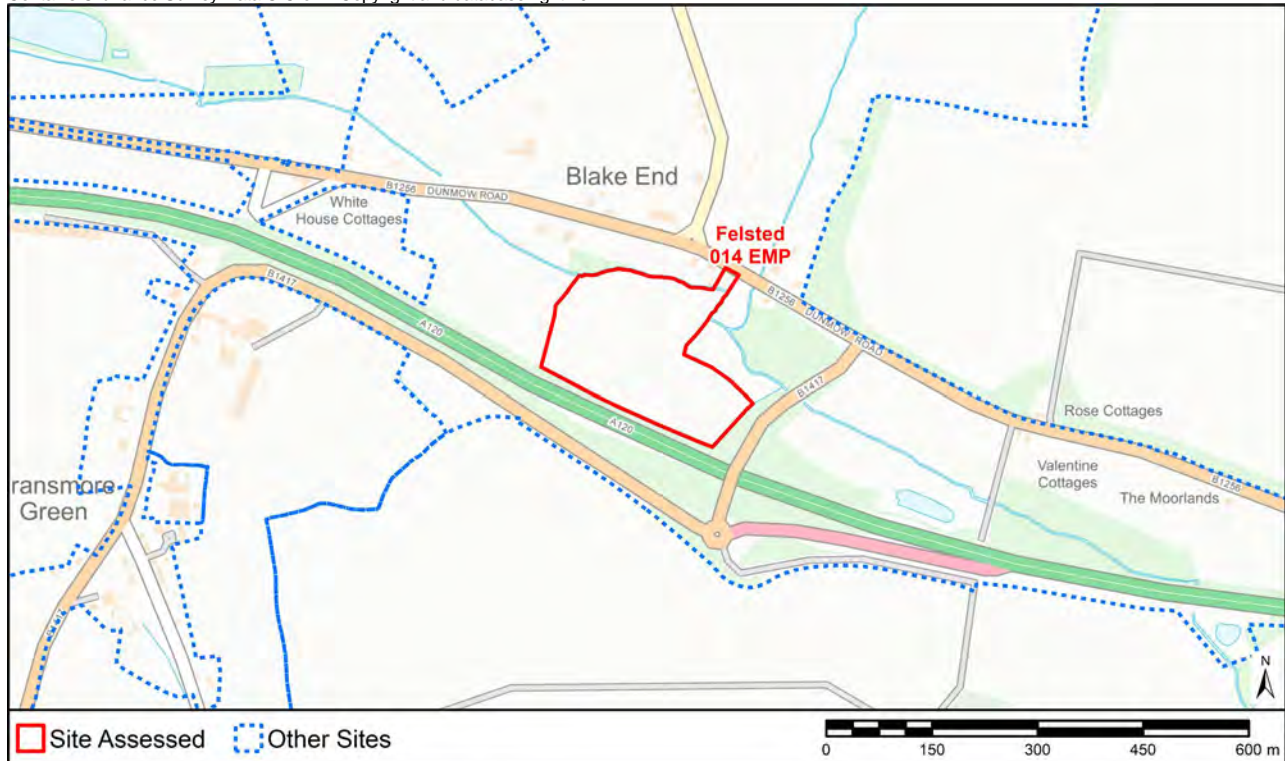
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

Site History

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

Site History

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

Site History

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	15400	N/A	N/A	N/A

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

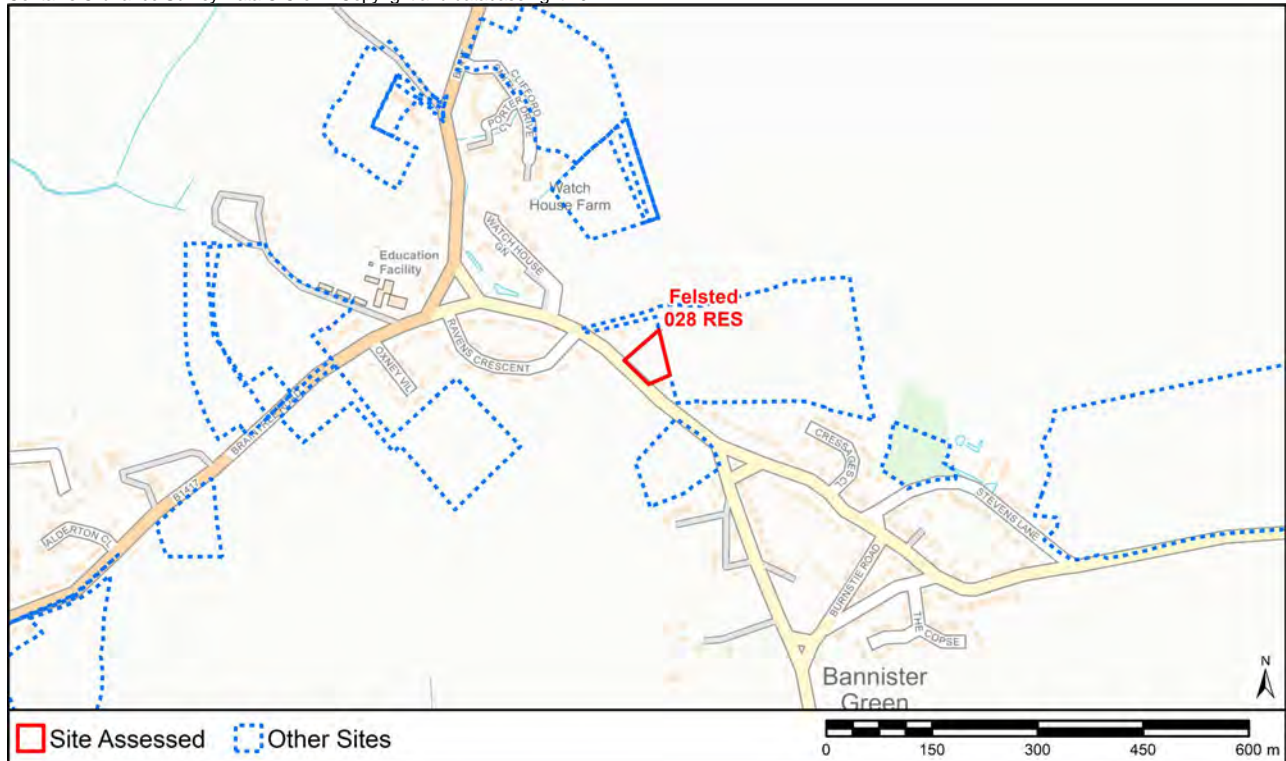
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

Felsted 028 RES – Land at Rayne Road, Bannister Green

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtCanfield 001 RES – Land at Canfield Road, Great Canfield

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

Site History

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

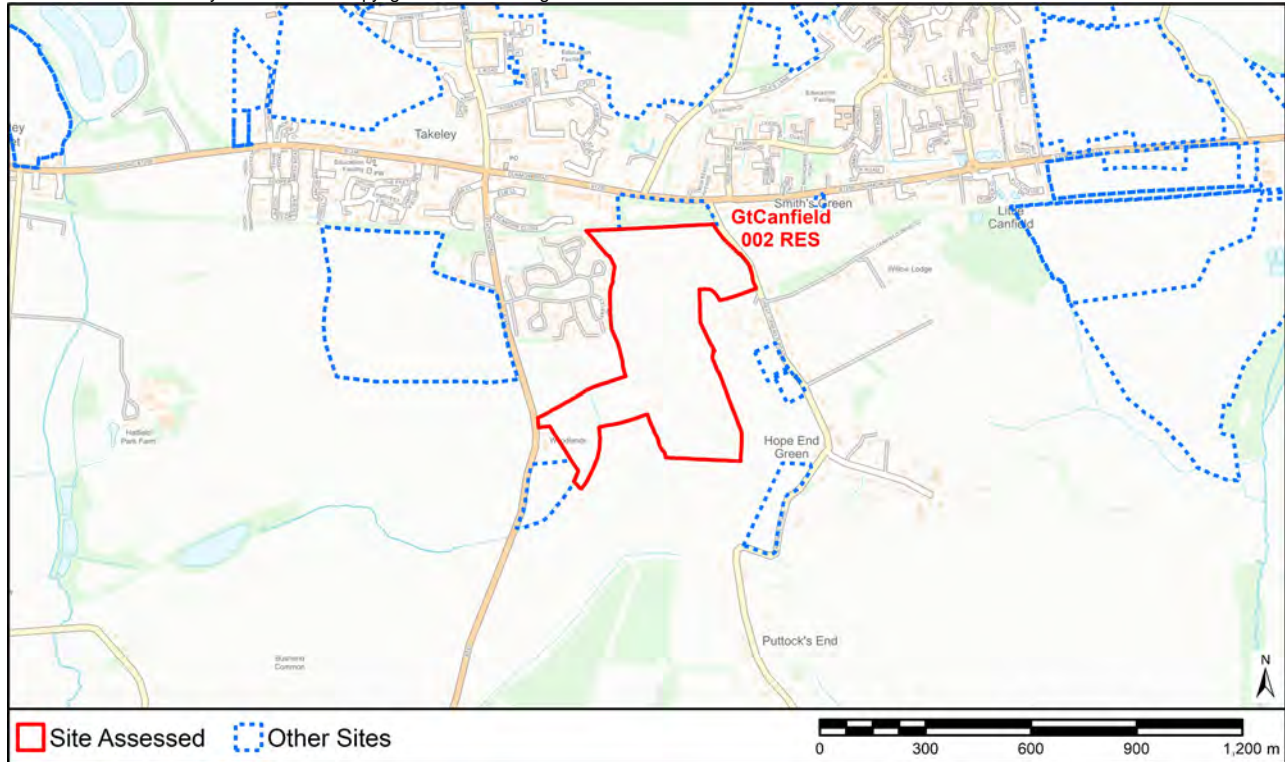
GtCanfield 002 RES – Land at Great Canfield Road, Takeley

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

Site History

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

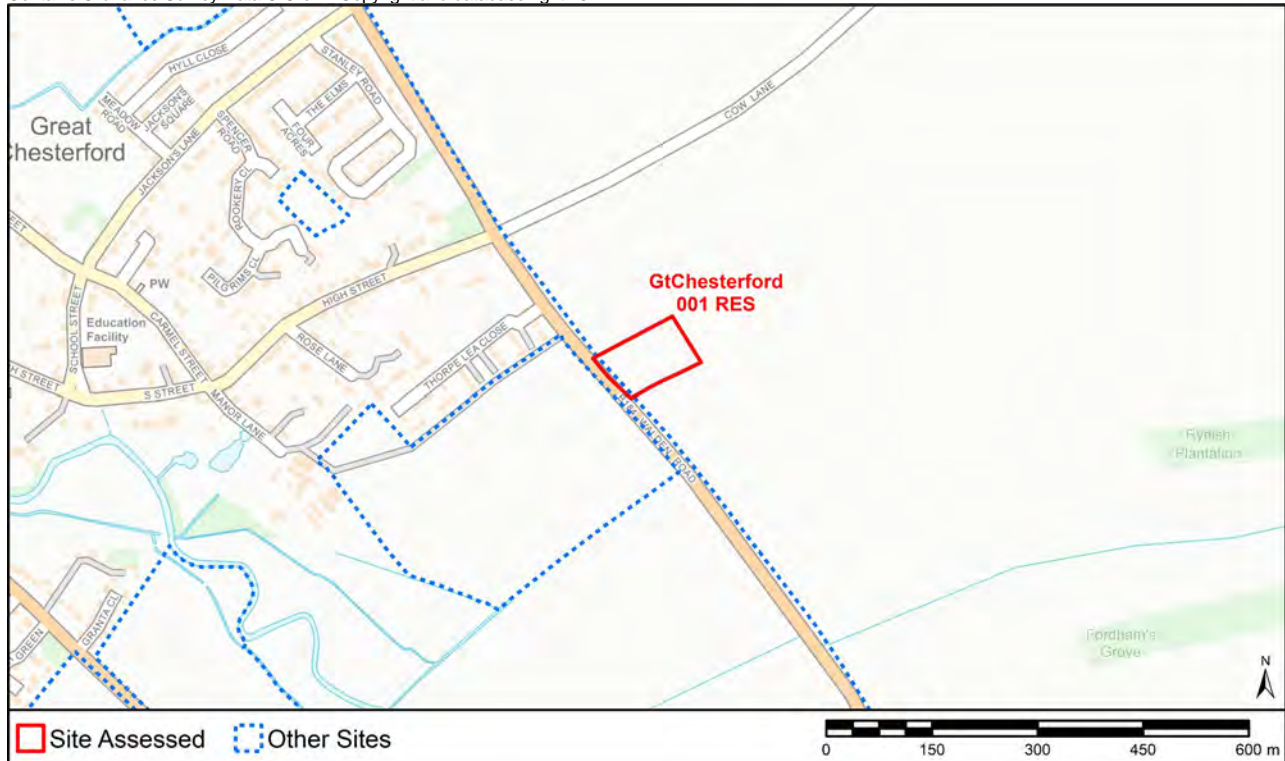
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

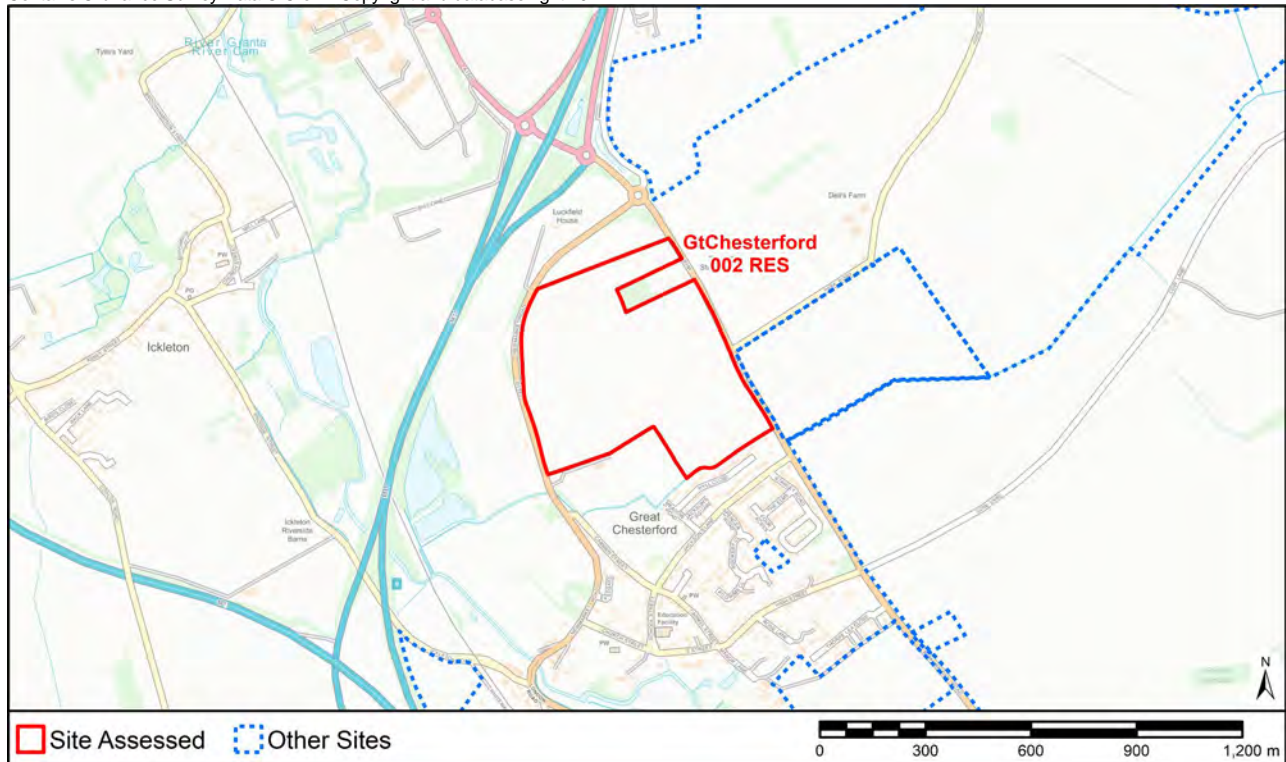
GtChesterford 002 RES – Land between Walden Road and Newmarket Road, Great Chesterford

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

Site History

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

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

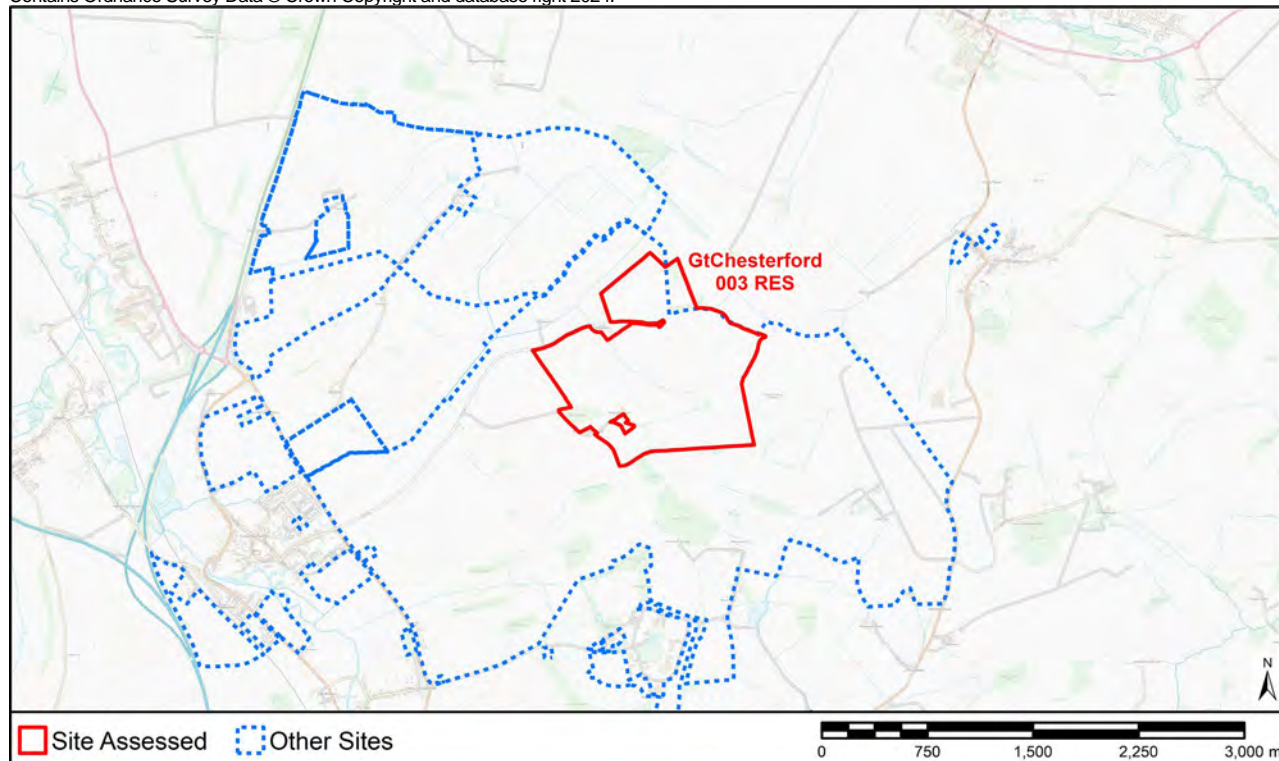
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Great Chesterford, a top three tier settlement. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high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

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

GtChesterford 003 RES – Burtonwood Farm Cow Lane, Great Chesterford

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

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

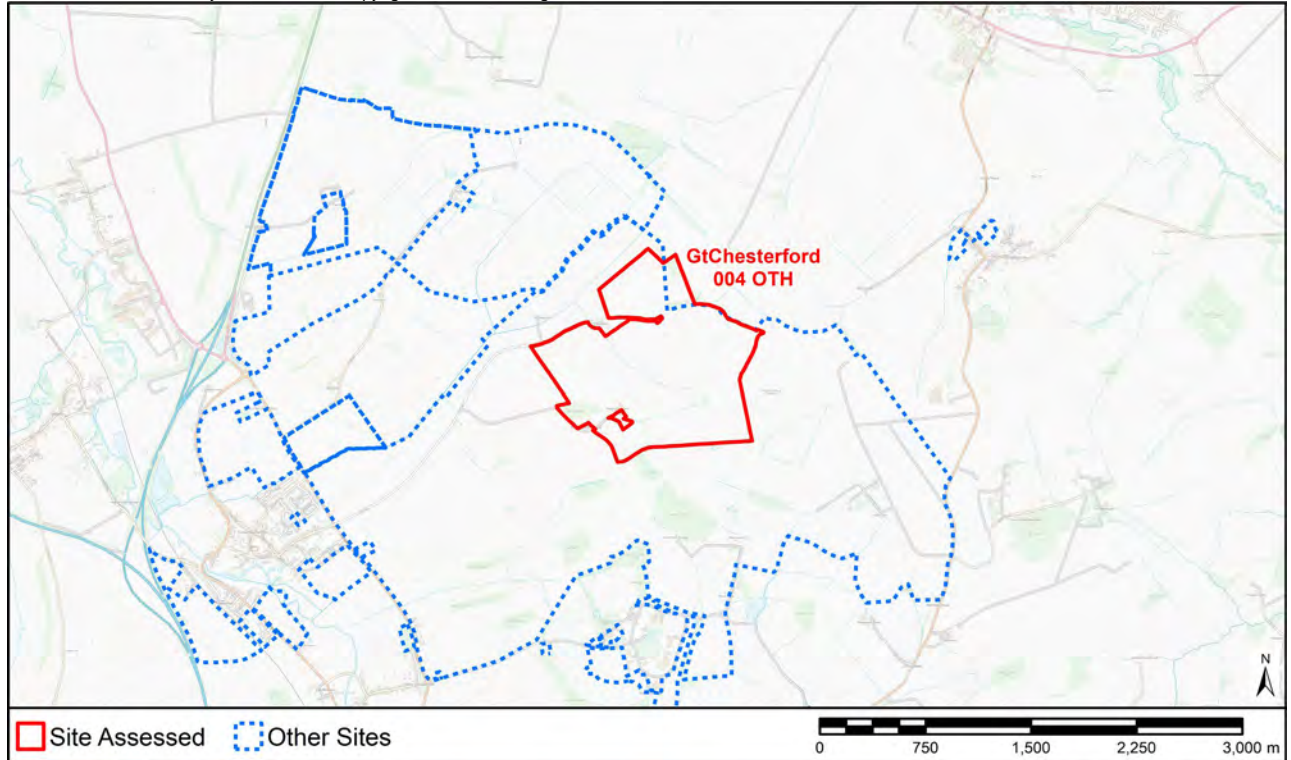
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtChesterford 004 OTH – Burtonwood Farm Cow Lane, Great Chesterford

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

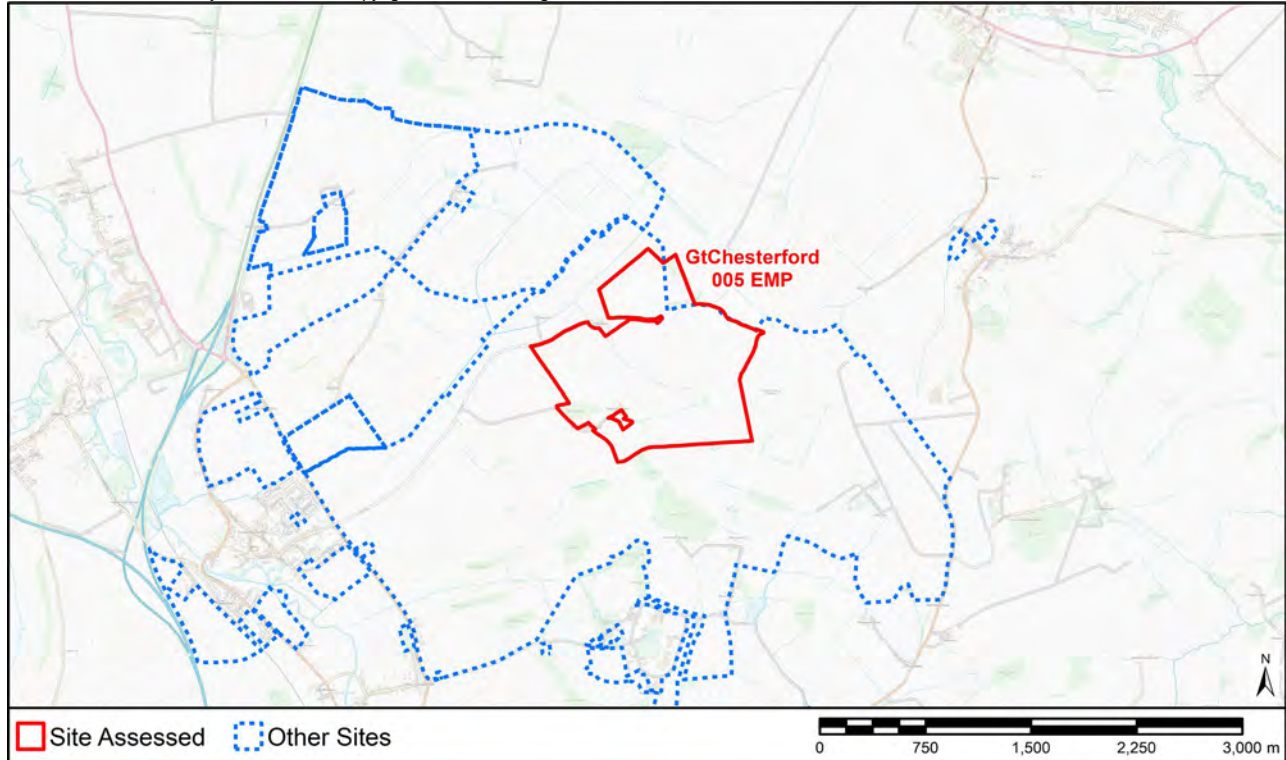
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtChesterford 005 EMP – Burtonwood Farm Cow Lane, Great Chesterford

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

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

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

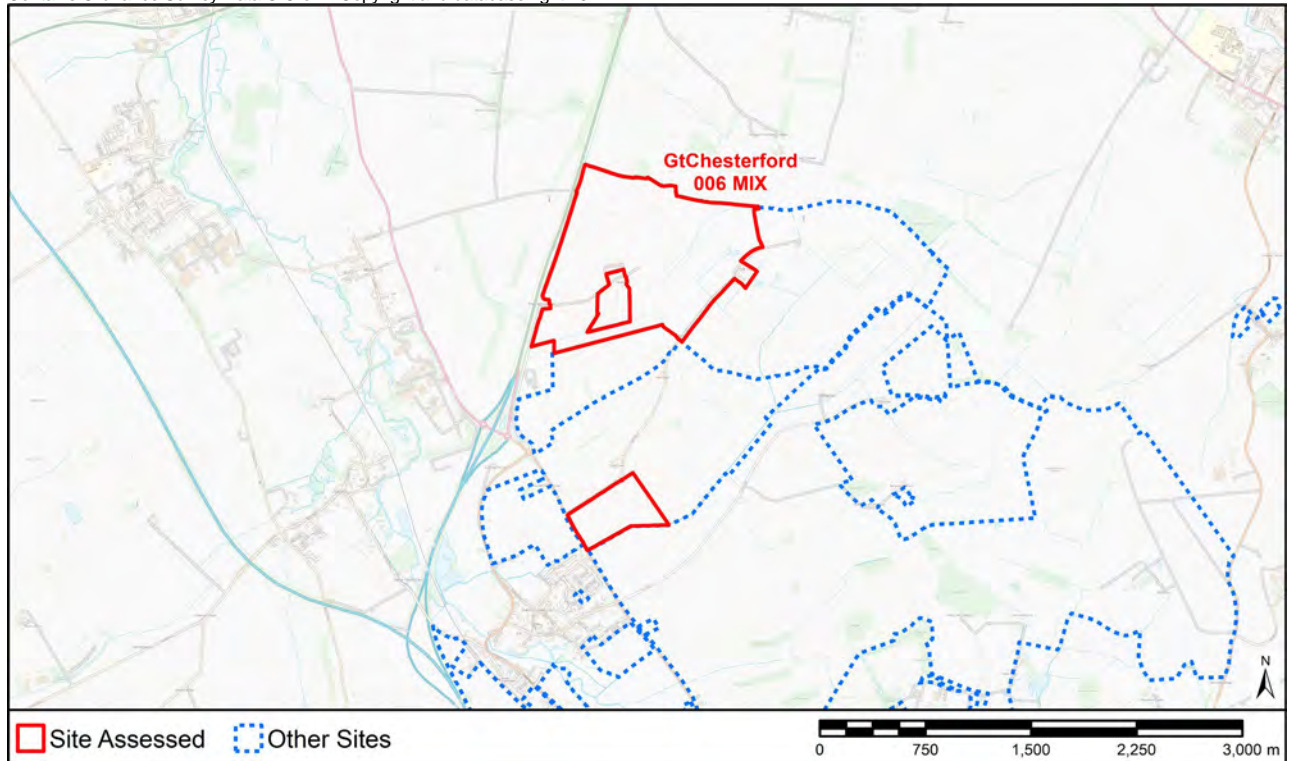
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use development, partly within or adjacent to the built extent of Great Chesterford, a top three tier settlement. Site contains important woodland. Site is partly within a medium/high Surface Water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

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

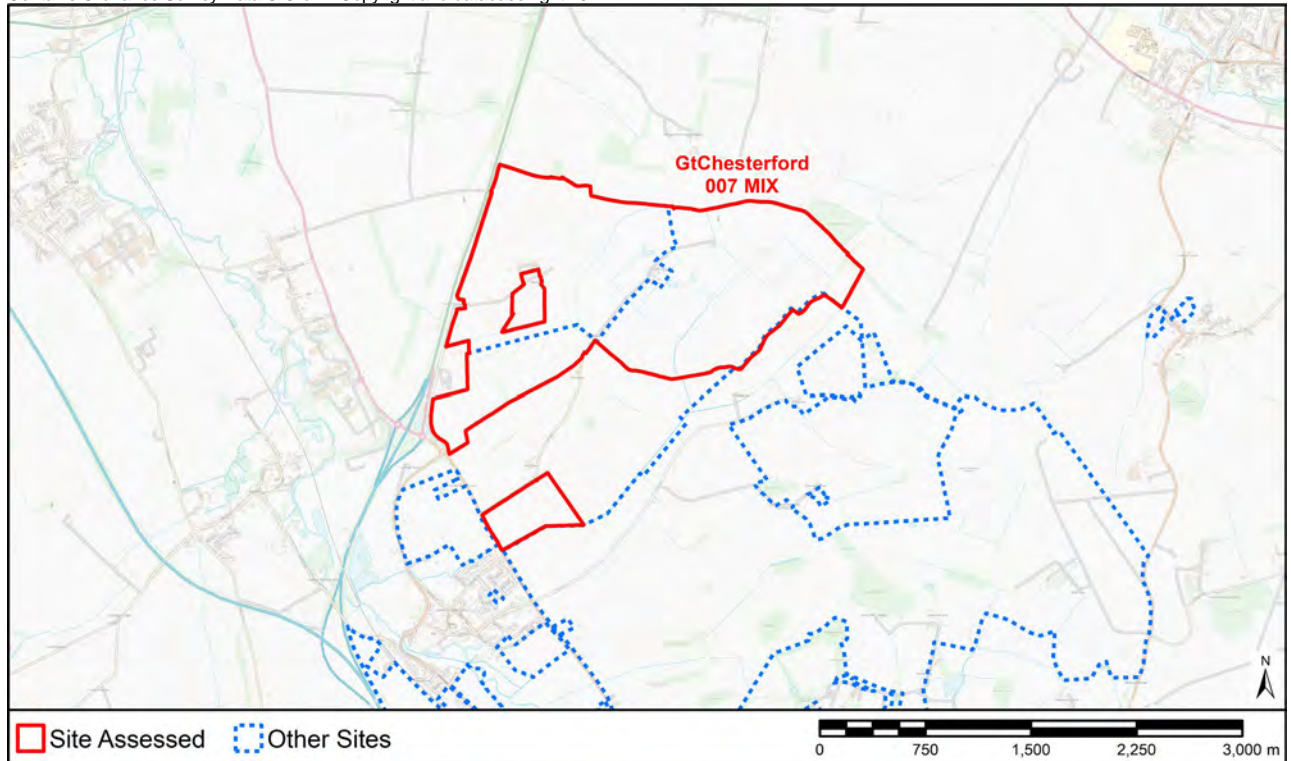
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

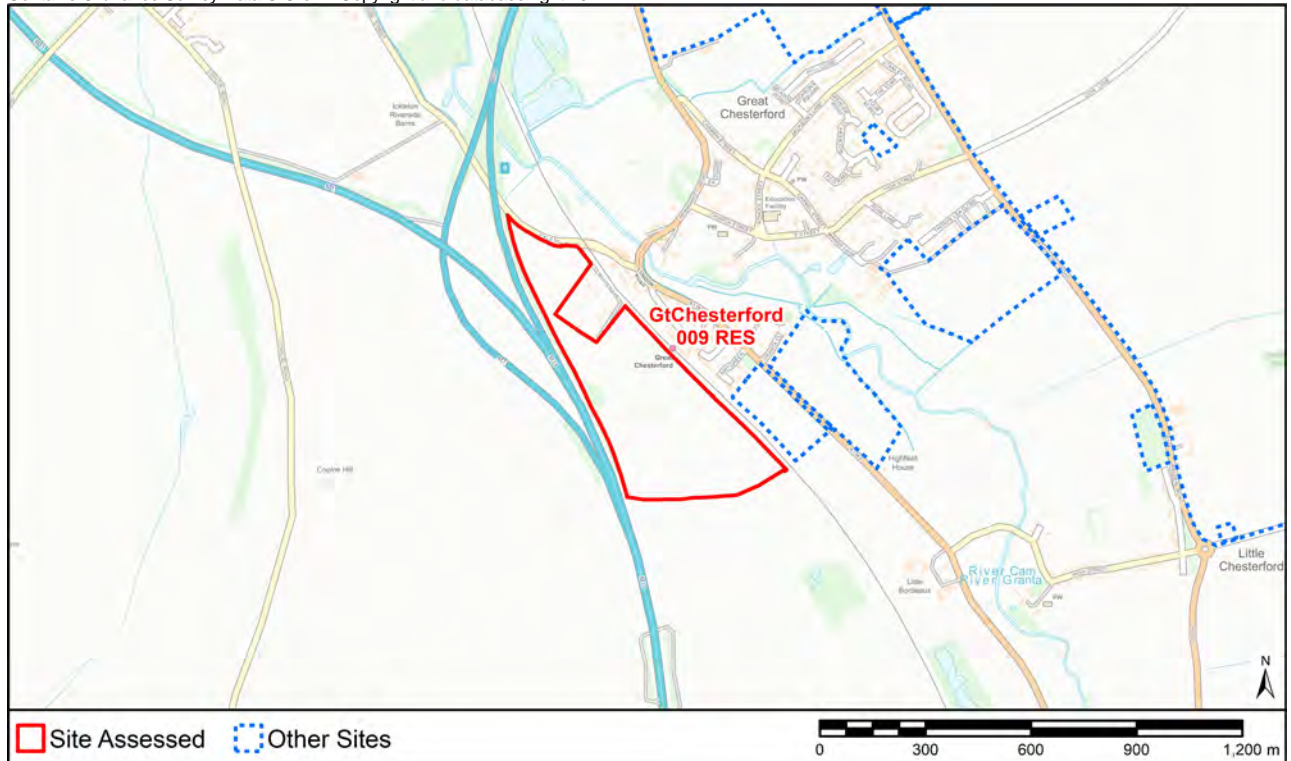
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

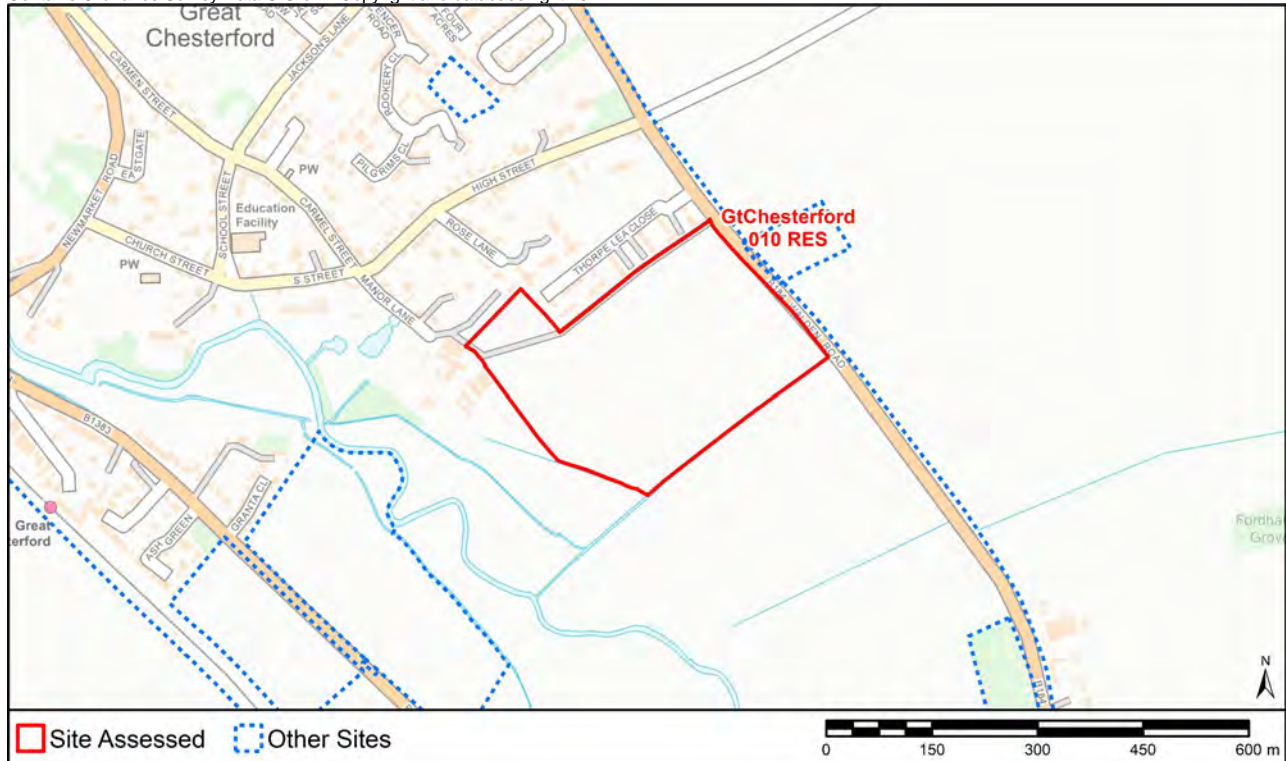
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

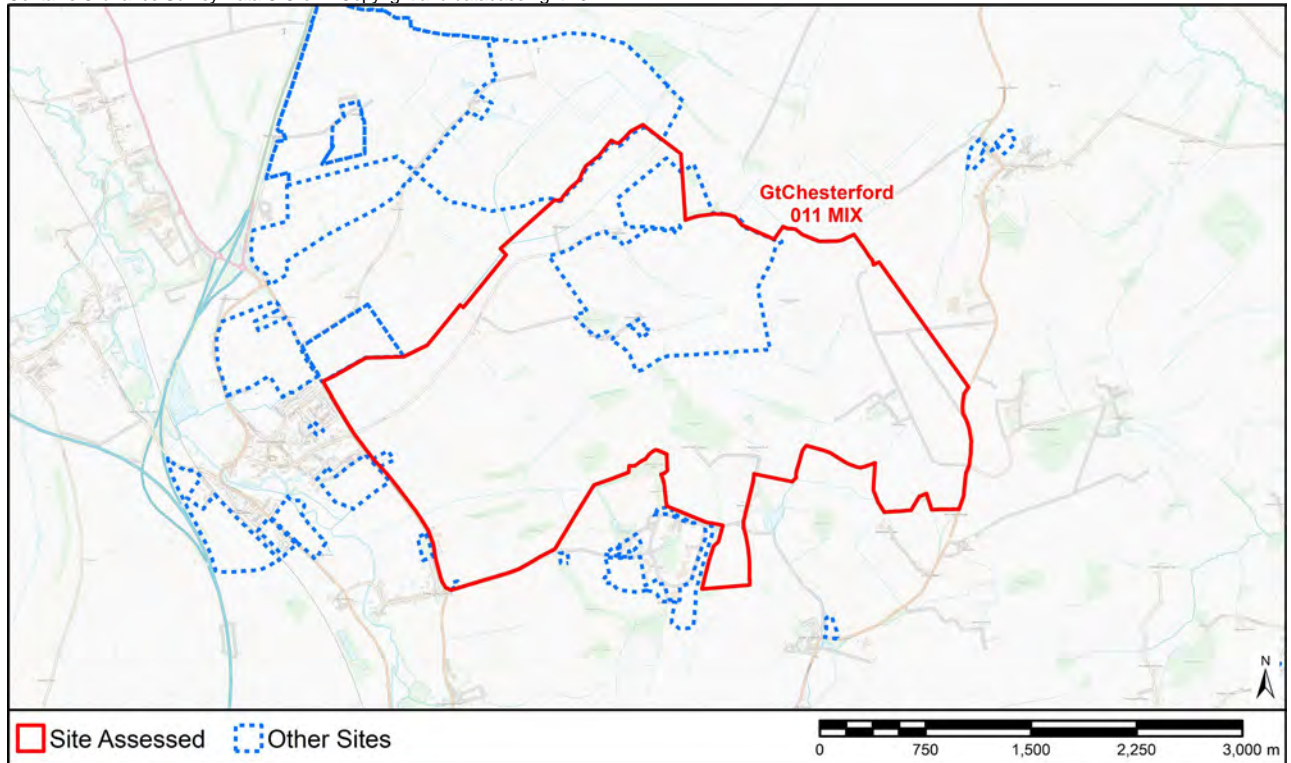
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

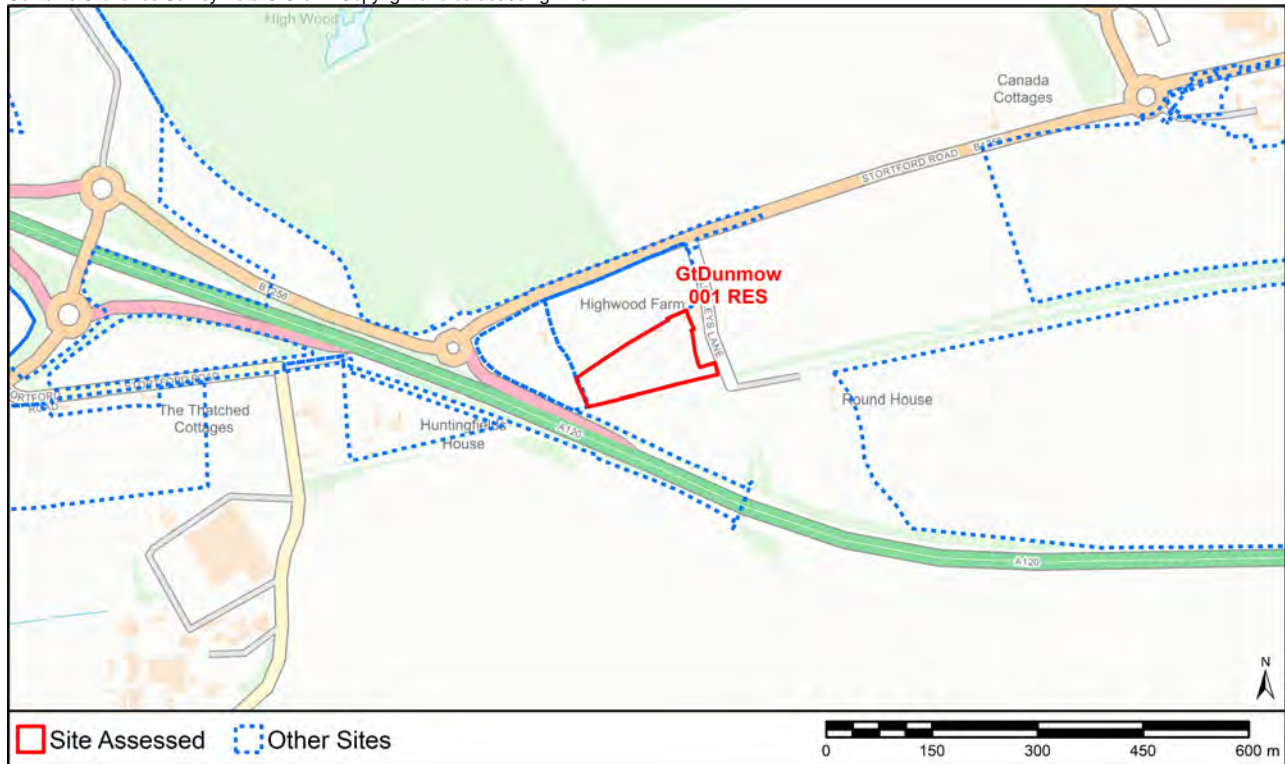
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

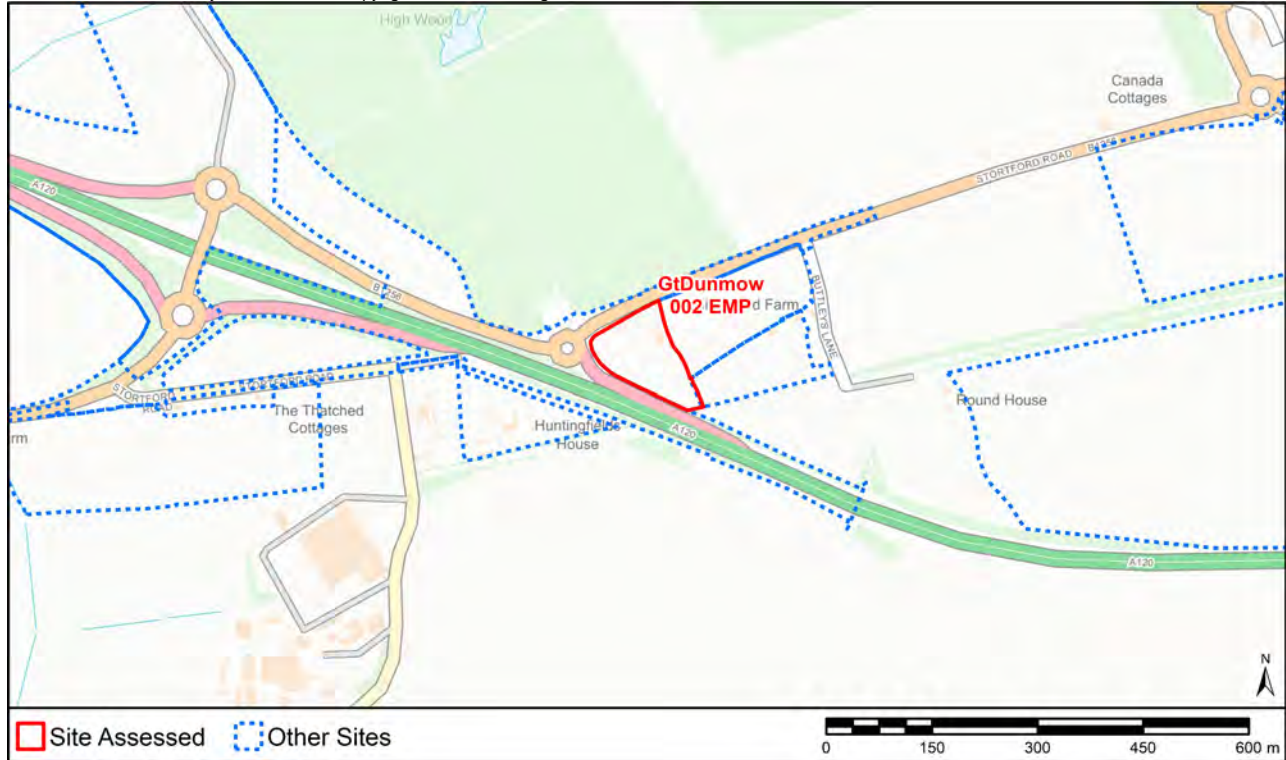
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

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

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

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

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

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Mix of greenfield and brownfield site proposed for proposed for employment/industrial use and is wholly outside and not adjacent to the built extent of Great Dunmow. Adjacent to High Wood SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is Grade 2 Agricultural Land. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	4960	N/A	N/A	N/A

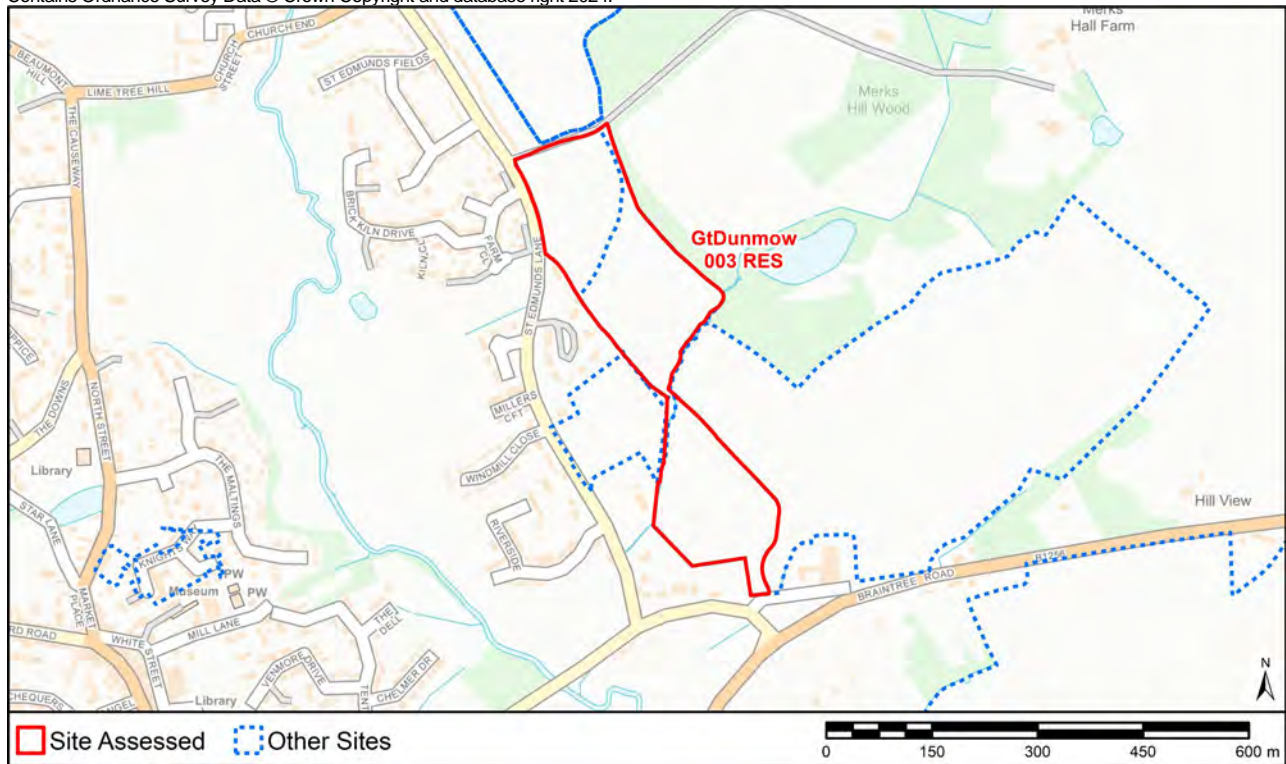
GtDunmow 003 RES – Land east of St Edmunds Land and north of Braintree Road, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	7.9	Developable Area (ha)	7.86
Housing assumed capacity	206	Employment floorspace (sqm)	N/A

Site History

South part of site relates to UTT/21/2719/FUL - Proposed erection of 32 no. self-build and custom build dwellings - Approved 4th November 2022

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield partly adjacent to the built extent of Great Dunmow. Site is adjacent or partially within a Groundwater Source Protection Zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	206	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtDunmow 004 OTH – Land east of B1008 and north of A120, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Electric Vehicle (EV) Charging Station to include electric vehicle charging points, and mix of complementary commercial facilities

Site Area (ha)	0.77	Developable Area (ha)	0.38
Housing assumed capacity	N/A	Employment floorspace (sqm)	7700

Site History	None
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

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

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is partly within Flood Risk Zone 2 and 3. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	7700	N/A	N/A	N/A

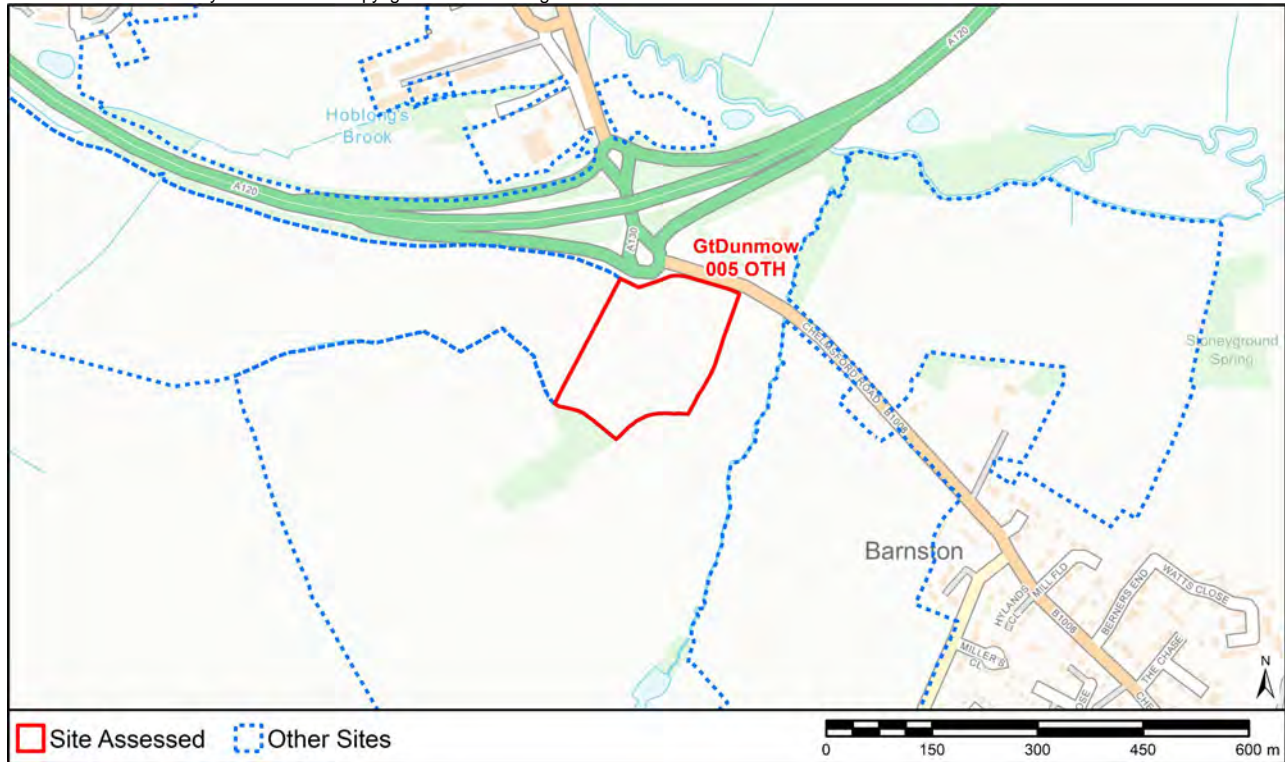
GtDunmow 005 OTH – Land west of B1008 and south of A120, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Electric Vehicle (EV) charging station to include electric vehicle charging points, energy storage and mix of complementary commercial facilities

Site Area (ha)	3.68	Developable Area (ha)	3.68
Housing assumed capacity	N/A	Employment floorspace (sqm)	1500

Site History	None
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

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

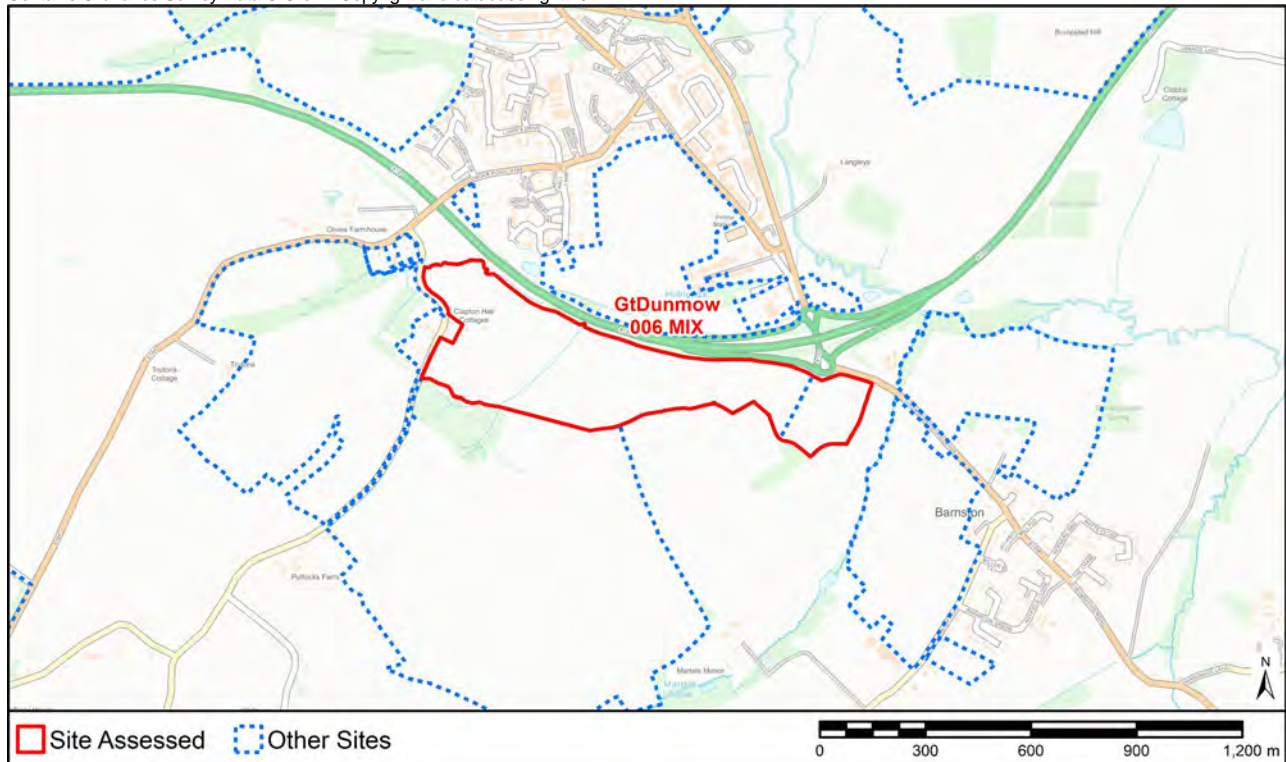
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	1500	N/A	N/A	N/A

GtDunmow 006 MIX – Land between B1008 and Clapton Hall Lane, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Mixed use development comprising residential and Electric Vehicle Charging Station to include electric vehicle charging points, energy storage and mix of complementary commercial facilities.
Site Area (ha)	28.84	Developable Area (ha)	28.81
Housing assumed capacity	779	Employment floorspace (sqm)	750-1500
Site History	None		

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

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

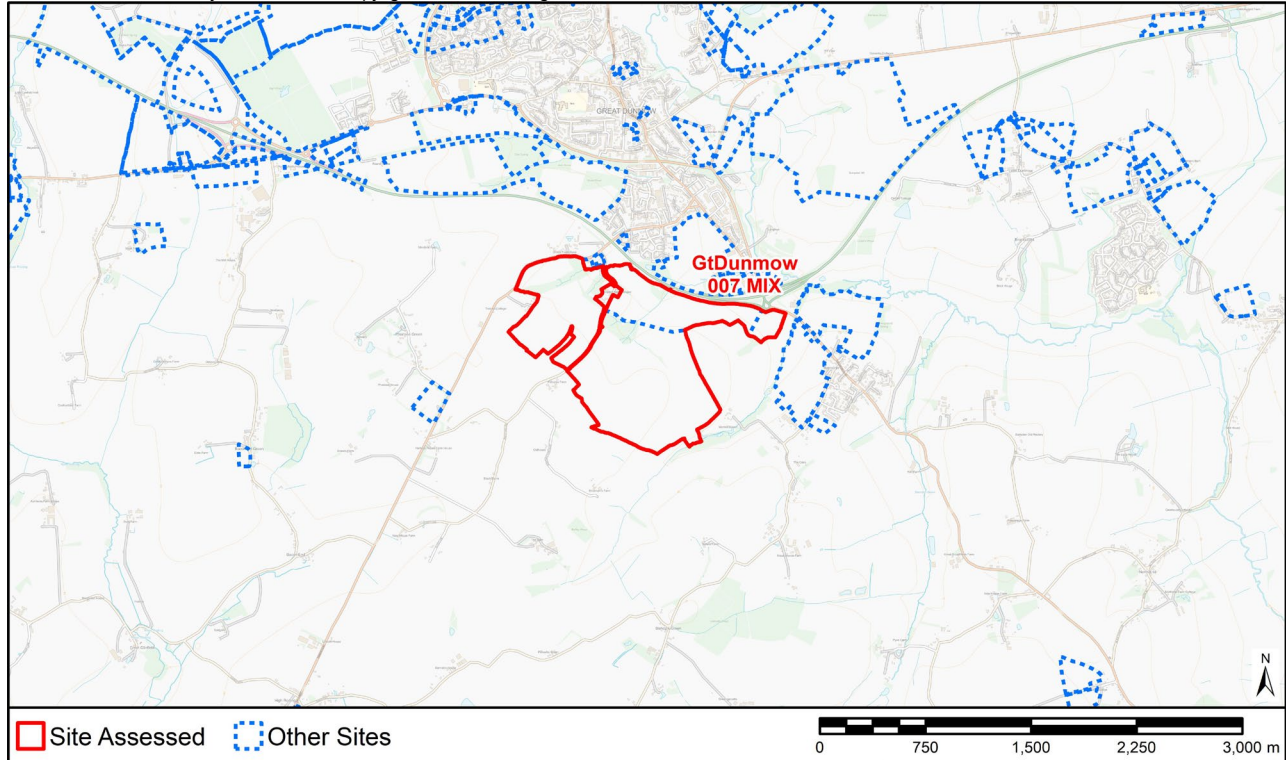
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	350	79	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	750-1500	N/A	N/A	N/A

GtDunmow 007 MIX – Land south of A120, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural land	Proposed Use	Mixed use comprising residential, commercial facilities to provide toilet facilities, café/retail, office, seating area for customers of electric charging station
Site Area (ha)	133.92	Developable Area (ha)	133.12
Housing assumed capacity	3616	Employment floorspace (sqm)	N/A
Site History	None		

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

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

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site contains a Protected Lane. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site contains a Scheduled Monument. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

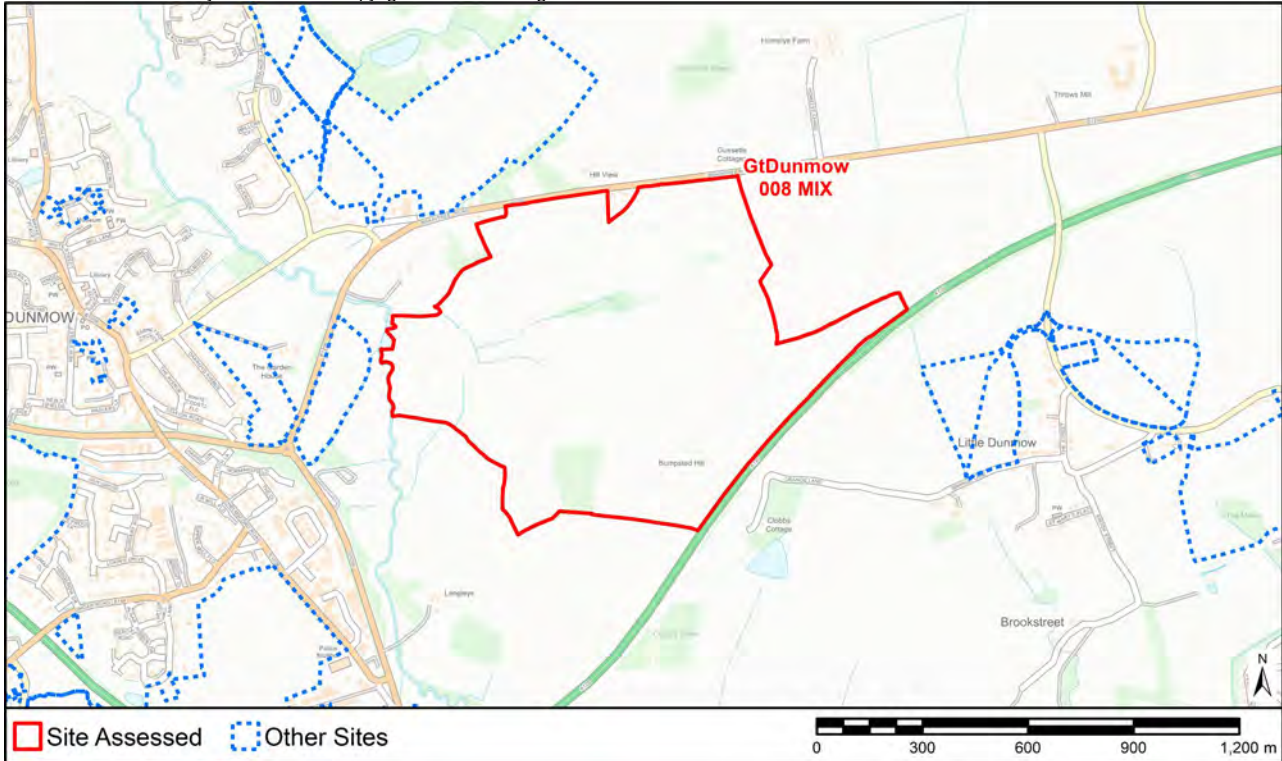
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	1936

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

GtDunmow 008 MIX – Land east of Great Dunmow, Braintree Road, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Mixed use neighbourhood
Site Area (ha)	86.31	Developable Area (ha)	79.03
Housing assumed capacity	2330	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

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

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is wholly or partially within Important Woodland. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	650

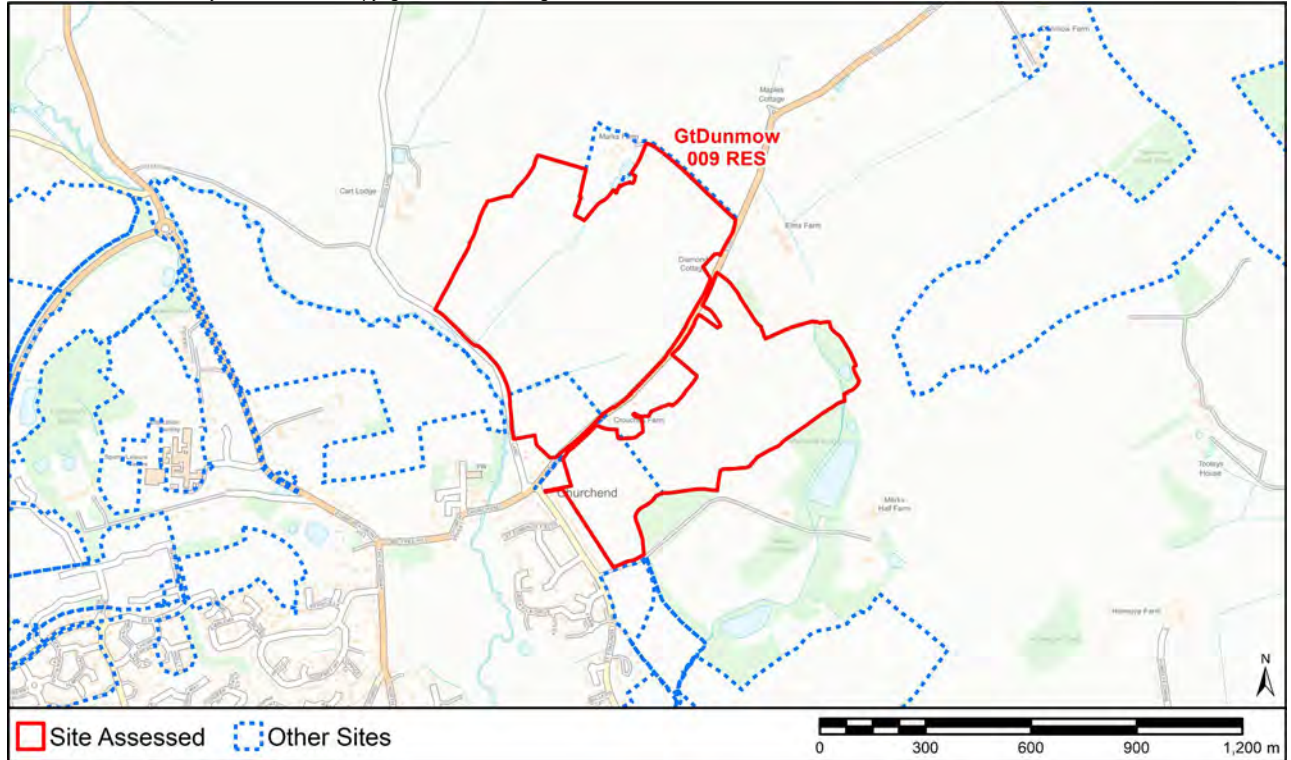
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtDunmow 009 RES – Land off The Broadway, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential and potential community uses
Site Area (ha)	111.5	Developable Area (ha)	67.91
Housing assumed capacity	3011	Employment floorspace (sqm)	N/A
Site History	None		

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

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

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is wholly or partially within Important Woodland. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	1331

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtDunmow 010 RES – Land off The Broadway, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	6.69	Developable Area (ha)	6.69
Housing assumed capacity	226	Employment floorspace (sqm)	N/A

Site History

UTT/19/0921/SCO. UTT/19/1802/OP Refused in Feb 2020. - Outline application with all matters reserved except for access for a residential development of up to 115 dwellings (use class C3) including access, landscaping, car parking and associated works.

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	226	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

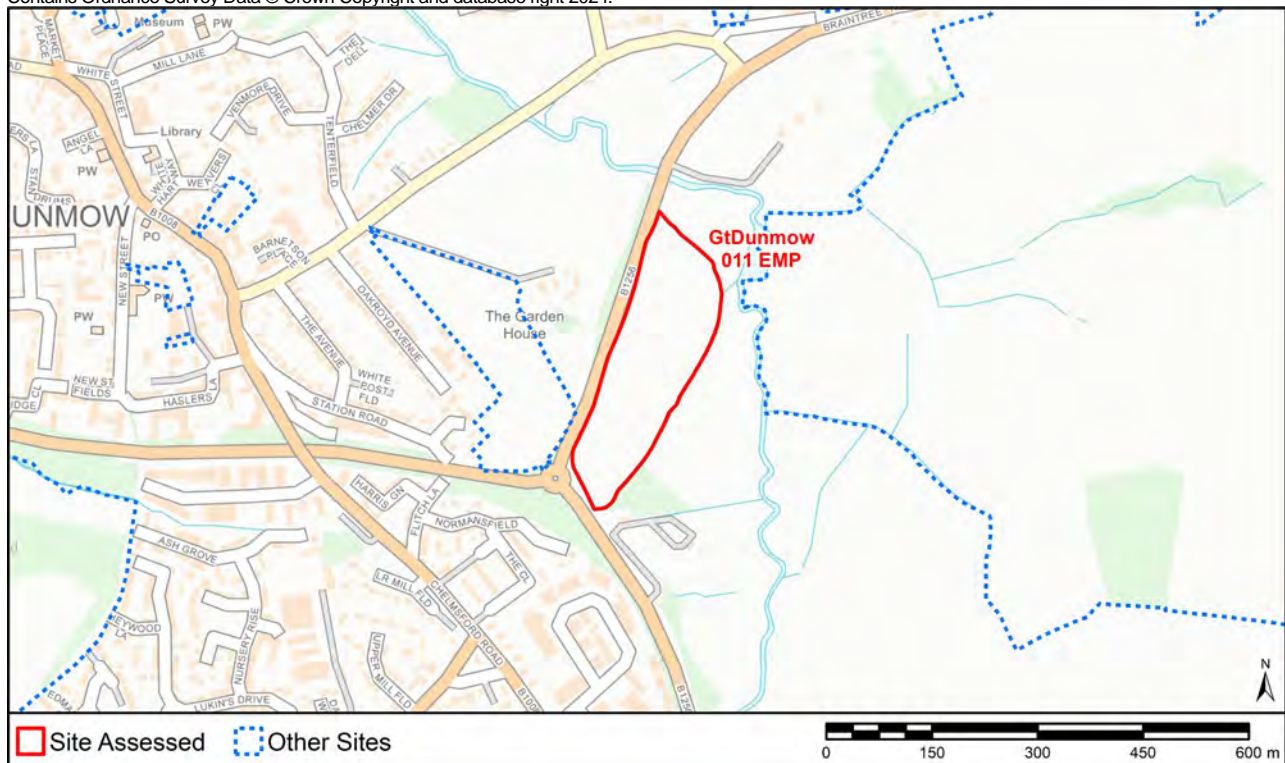
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 011 EMP – Land east of Braintree Road, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Greenfield - however the site benefits from planning permission, App no: 19/1219 for employment and commercial uses.	Proposed Use	Employment and commercial
Site Area (ha)	4.21	Developable Area (ha)	3.47
Housing assumed capacity	N/A	Employment floorspace (sqm)	16840

Site History	UTT/19/1219/FUL approved 26.3.2021 check employment monitoring. Permitted for classic car restoration and storage business totalling 1690sqm and 3no. flexible office buildings totalling 1770sqm Land East Of Braintree Road (B1256) Dunmow - A full application for Refuse Lorry Depot, Classic Car storage and restoration business, flexible office space, enhanced public open space, cycle and pedestrian uses and associated development. Two discharge of condition applications (UTT/23/0298/DOC and UTT/23/0571/DOC) awaiting decision.
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN

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

CONCLUSIONS	
Suitability	Suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is partly within Flood Risk Zone 2 and 3. Site is adjacent or partially within a Groundwater Protection Zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is BMV. Site has potential archaeological value. Site can be accessed from the main road network. Site has planning permission for employment use which has recently lapsed in March 2024.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	
Achievability commentary	Potentially Achievable subject to further deliverability testing. Site has planning permission for employment use which has recently lapsed in March 2024.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	16840	N/A	N/A	N/A

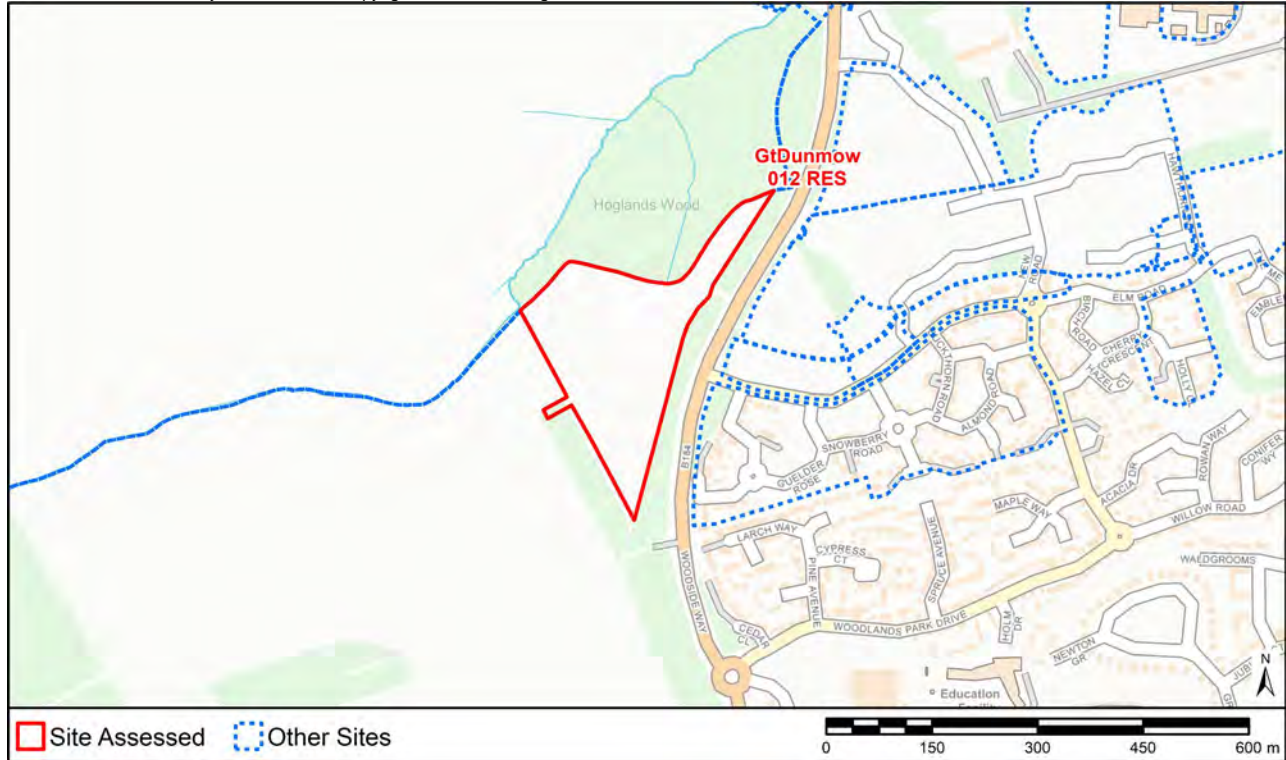
GtDunmow 012 RES – Wood Field, Woodside Way, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	5.38	Developable Area (ha)	5.38
Housing assumed capacity	141	Employment floorspace (sqm)	N/A

Site History

UTT/22/1802/FUL. Pending decision. 120 dwellings (Class C3), car parking, landscaping, play area and associated infrastructure.

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

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

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is wholly or partially within Important Woodland. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	141	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

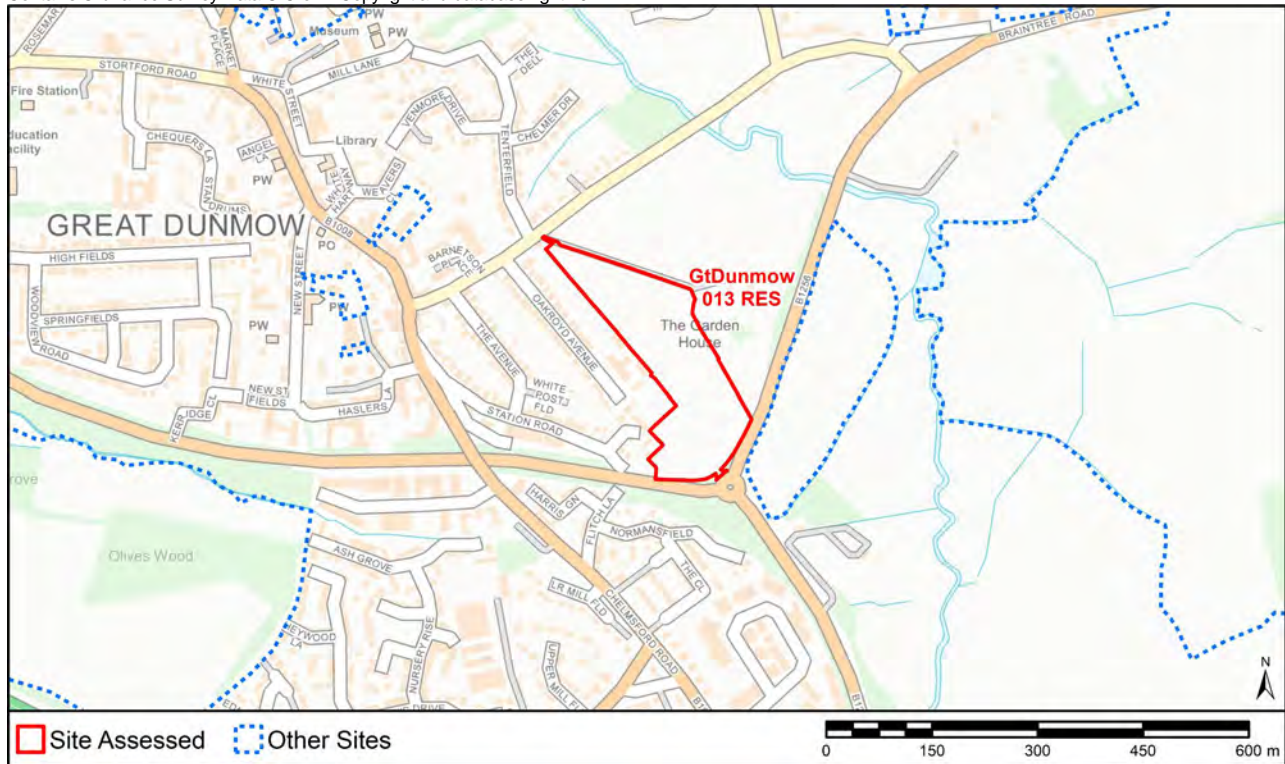
GtDunmow 013 RES – Land north of B1256, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Maintained grassland	Proposed Use	Residential and open space
Site Area (ha)	3.74	Developable Area (ha)	3.74
Housing assumed capacity	98	Employment floorspace (sqm)	N/A

Site History

UTT/20/2613/OP - Refused 26.10.2021 - Outline planning permission, with all matters reserved except for access for the development of up to 38 dwellings, open space, landscaping, drainage infrastructure and associated highway improvements.

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

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

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is adjacent or partially within a Groundwater Protection Zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Site is BMV. Site has potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	98	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtDunmow 016 RES – Brands Farm, Pharisee Green, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Garden to Pharisee House	Proposed Use	Residential
Site Area (ha)	3.94	Developable Area (ha)	3.94
Housing assumed capacity	103	Employment floorspace (sqm)	N/A
Site History	None		

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

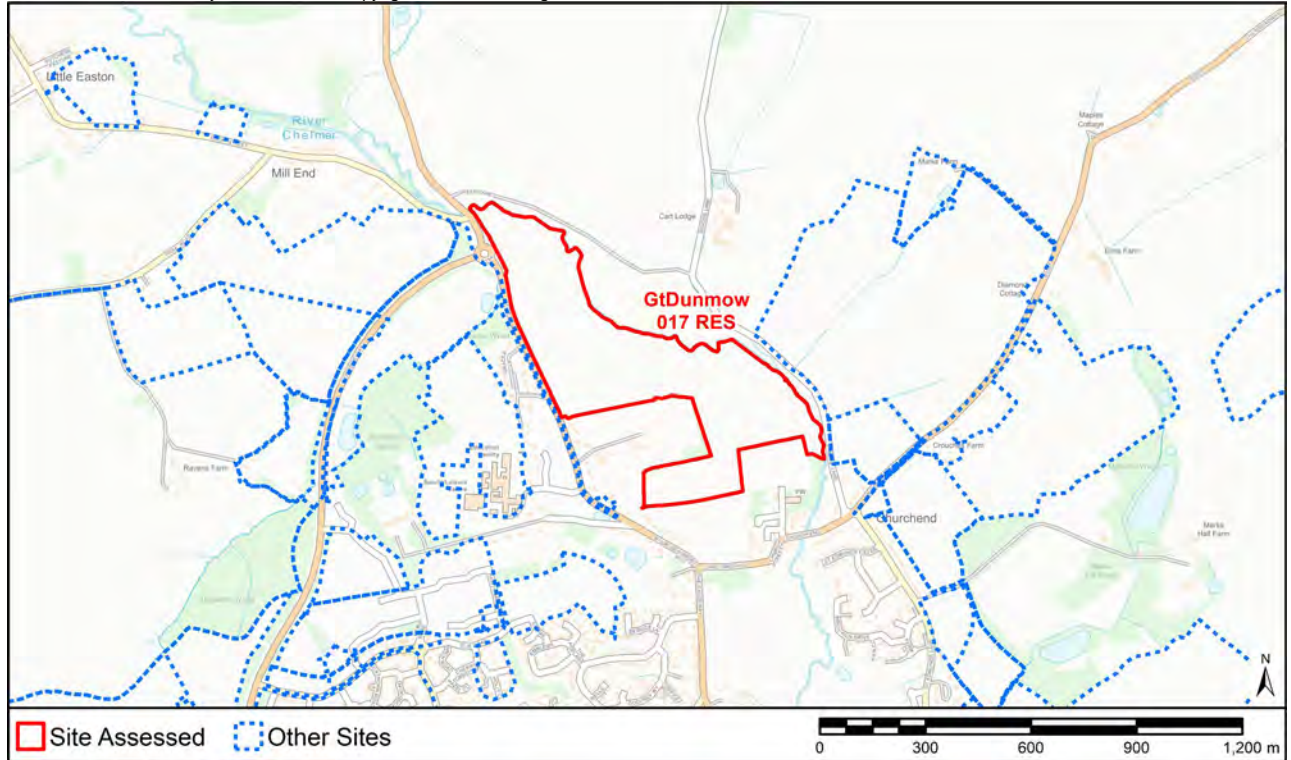
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtDunmow 017 RES – Land east of B1008, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential and publicly accessible green space
Site Area (ha)	27.54	Developable Area (ha)	19.86
Housing assumed capacity	417	Employment floorspace (sqm)	N/A
Site History	None		

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

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

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Site is BMV. Site is partly within a Scheduled Monument. Site has potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	167	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

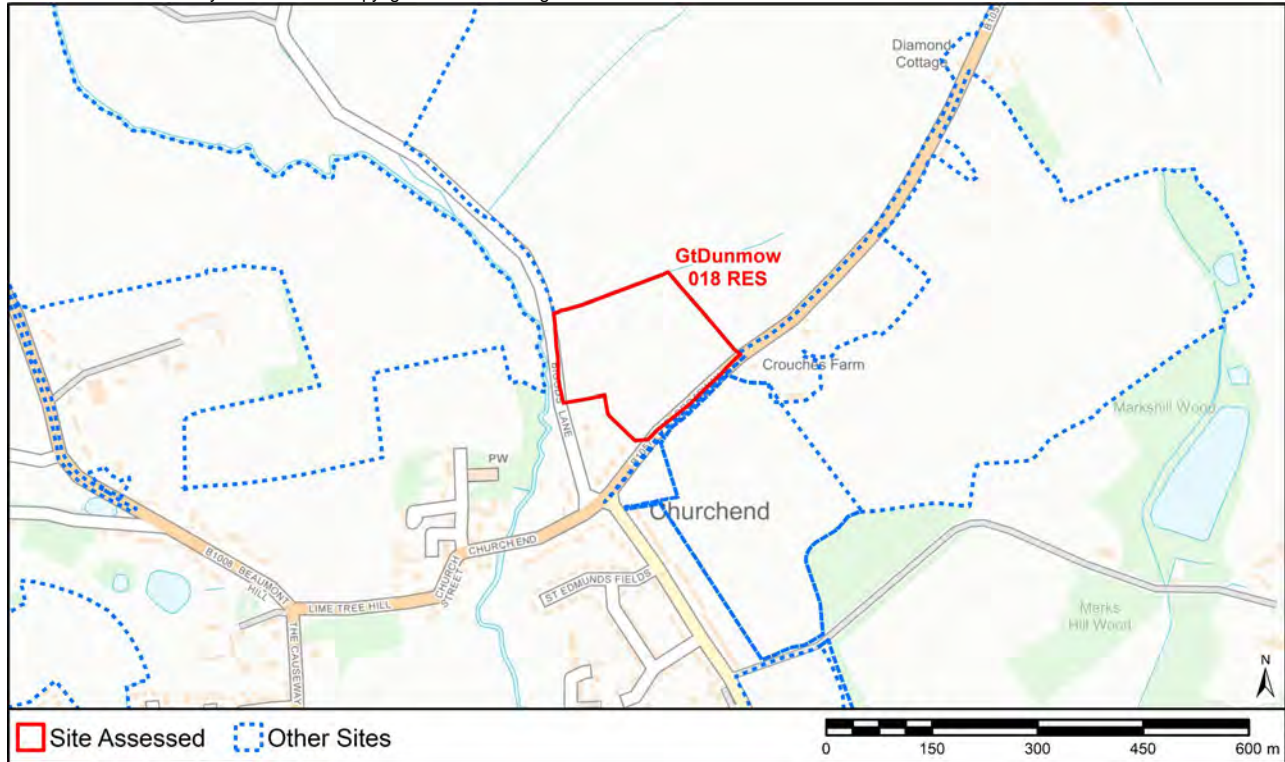
GtDunmow 018 RES – Land east of Bigods Lane, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	3.84	Developable Area (ha)	3.82
Housing assumed capacity	100	Employment floorspace (sqm)	N/A

Site History

UTT/18/3157/OP - Outline application with all matters reserved except for access for residential development of up to 50 units including 50% affordable(25 units) refused. Appeal 19/00107/REF - Dismissed

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is partly within Flood Risk Zone 2 and 3. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	100	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

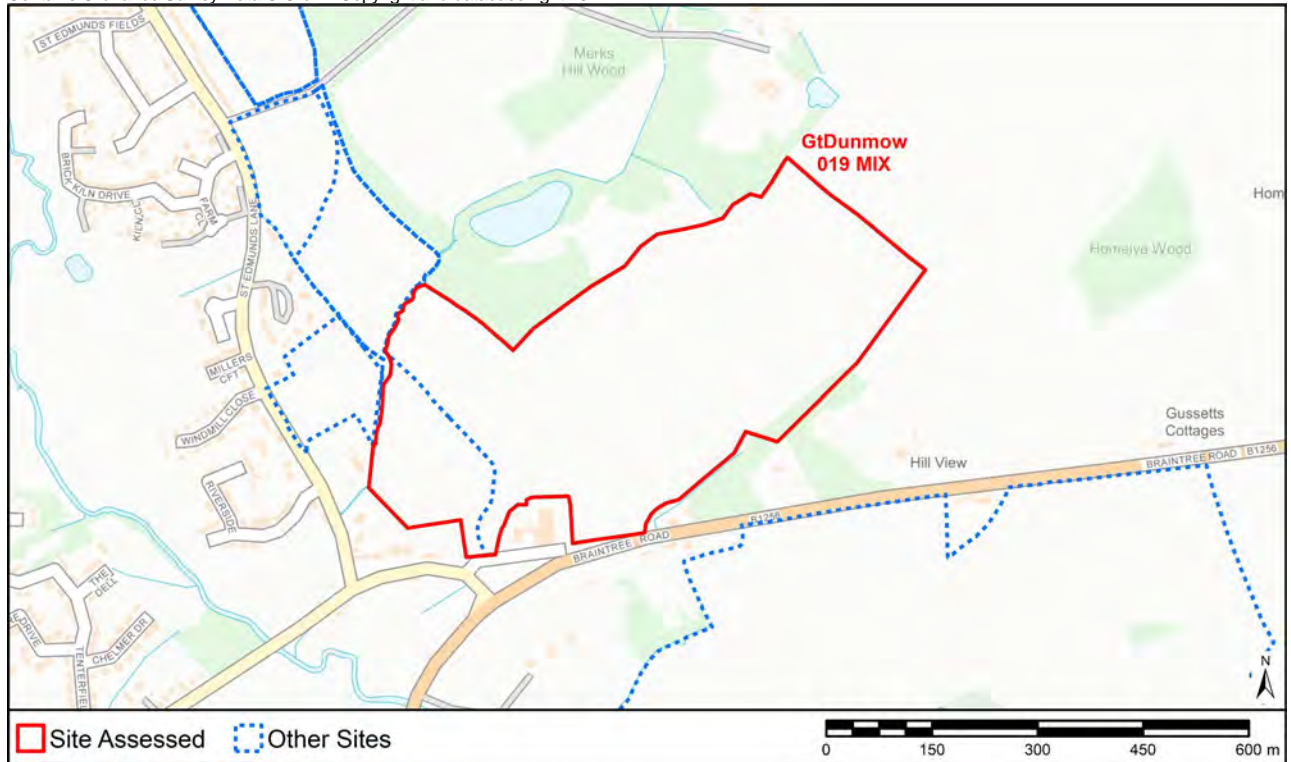
GtDunmow 019 MIX – Land north of Braintree Road, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential and/or Commercial
Site Area (ha)	9.08	Developable Area (ha)	9.08
Housing assumed capacity	238	Employment floorspace (sqm)	40,860

Site History

West part of site relates to UTT/21/2719/FUL - Proposed erection of 32 no. self-build and custom build dwellings - Approved 4.11.22

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is partly within a Medium to High Groundwater Flooding Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	238	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	40,860	N/A	N/A	N/A

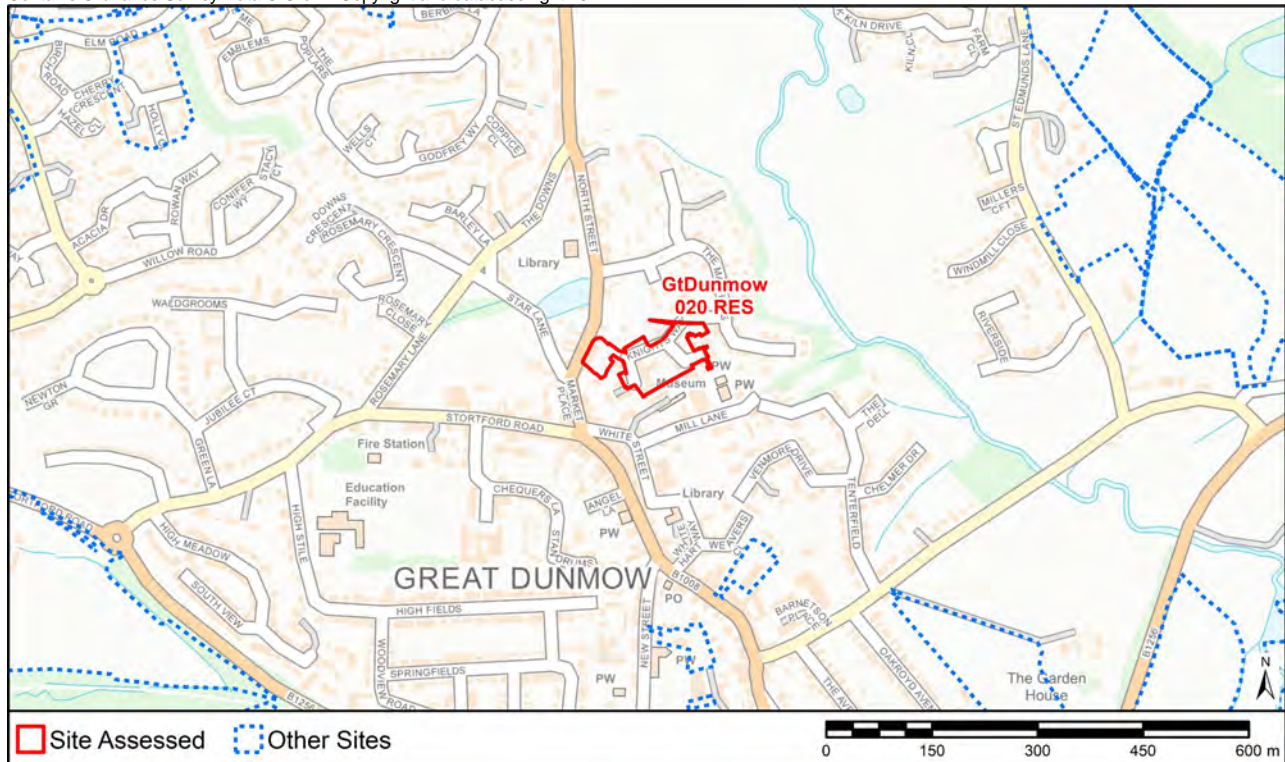
GtDunmow 020 RES – Alexia House, Randall Close. Dunmow, CM6 1UN

Parish	Great Dunmow	Source	Housing Team
Existing Use	Residential - Sheltered Housing	Proposed Use	Residential
Site Area (ha)	0.91	Developable Area (ha)	0.88
Housing assumed capacity	28	Employment floorspace (sqm)	N/A

Site History

UTT/23/2599/FUL Validated 17 October 2023. Proposed demolition of existing Alexia House and erection of 24 affordable flats (for over 60s) including vehicular access off Knights Way and associated external works.

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	28	N/A	N/A

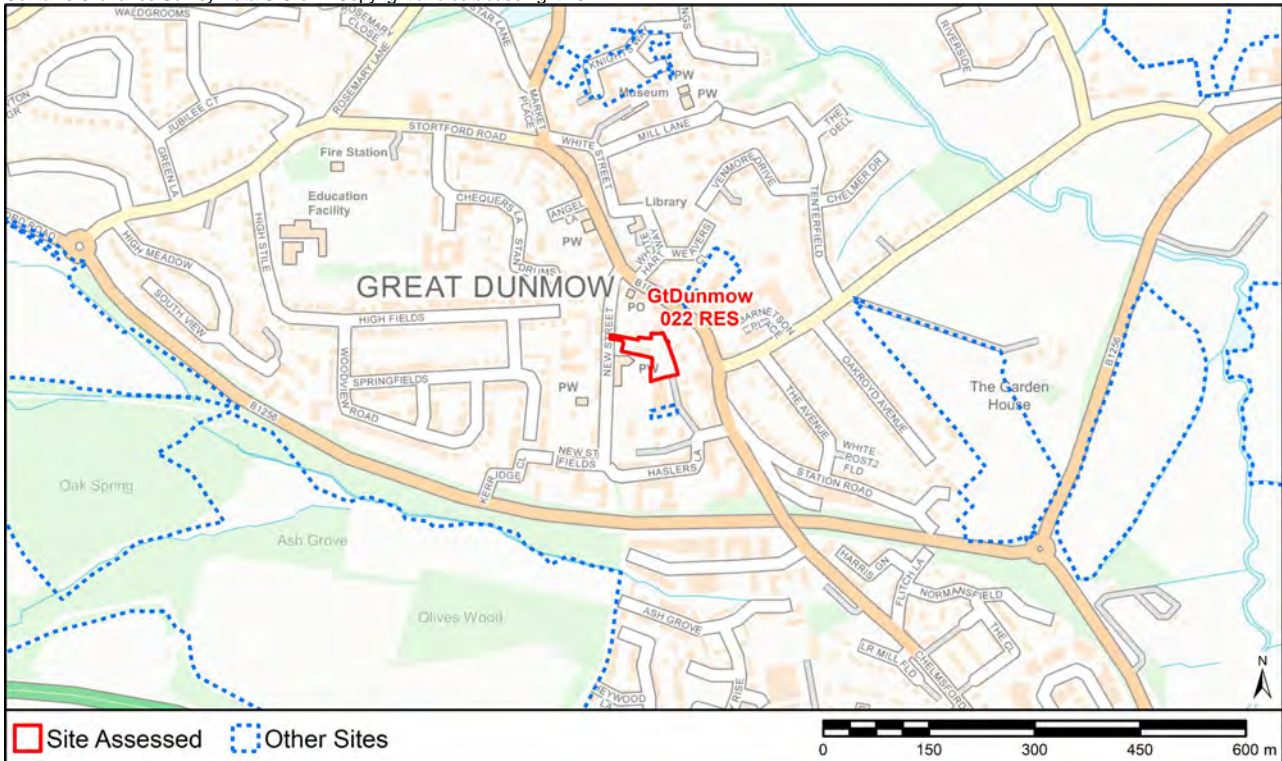
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtDunmow 022 RES – UBLR/17/008 Council Depot, New Street, Great Dunmow, CM6 1BH

Parish	Great Dunmow	Source	Brownfield Land Register
Existing Use	Council depot	Proposed Use	Residential
Site Area (ha)	0.287	Developable Area (ha)	0.26
Housing assumed capacity	9	Employment floorspace (sqm)	N/A
Site History		None	

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

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
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HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site partly adjacent to the built extent of Great Dunmow. Site is partly within a Medium to High Groundwater Flooding Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains TPOs. Site has potential archaeological value. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

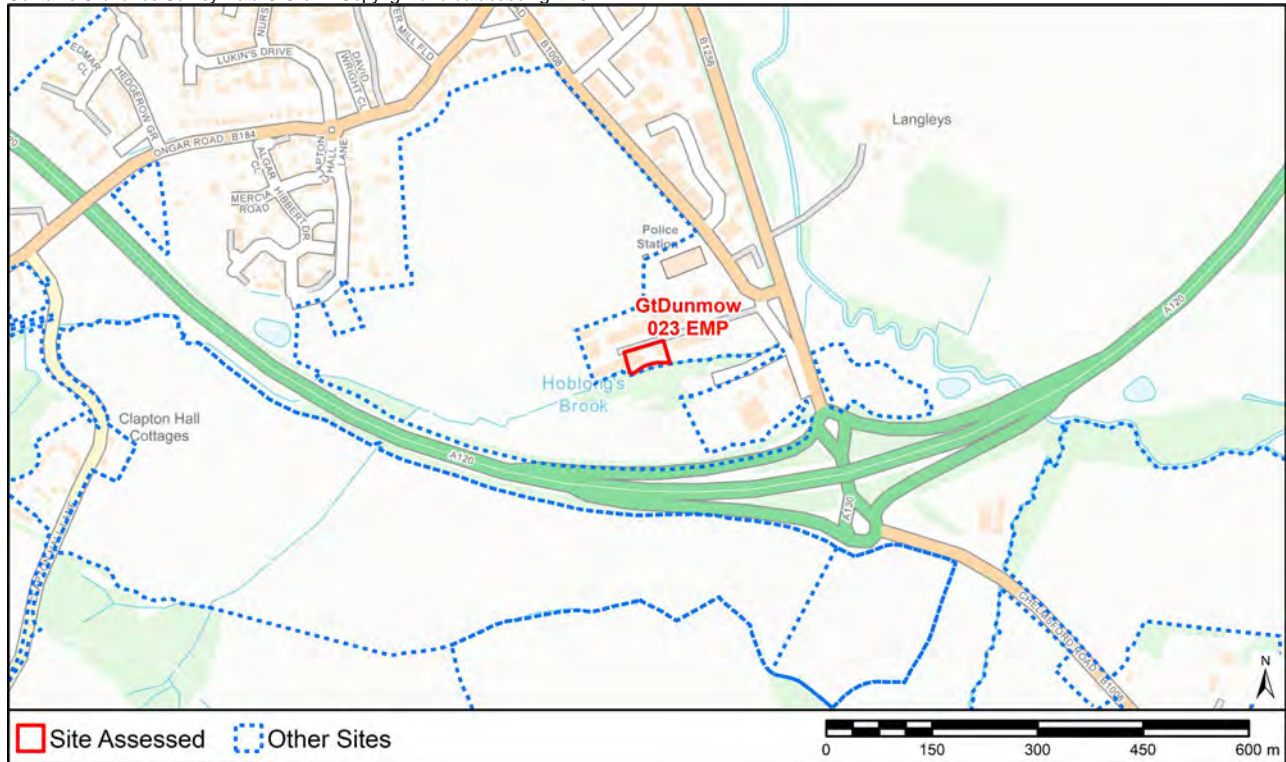
GtDunmow 023 EMP – Unit 9 Hoblongs Chelmsford Road, Great Dunmow, CM6 1LW

Parish	Great Dunmow	Source	Employment Land Monitoring
Existing Use	Residential	Proposed Use	Employment
Site Area (ha)	0.17	Developable Area (ha)	0.17
Housing assumed capacity	N/A	Employment floorspace (sqm)	680

Site History

UTT/16/2246/FUL Built - Proposed demolition of existing industrial workshop, office and existing paint shop and erection of new industrial workshops with offices and paint shop.

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Mix of greenfield and brownfield land within the built extent of Great Dunmow. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site may contain BMV. Site has potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	680	N/A	N/A	N/A

GtDunmow 034 RES – Dunmow Farm, The Broadway, Great Dunmow, CM6 3BJ

Parish	Great Dunmow	Source	Housing Land Monitoring
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.94	Developable Area (ha)	0.84
Housing assumed capacity	38	Employment floorspace (sqm)	N/A

Site History

UTT/18/3084/PAP3Q permitted. UTT/19/2365/FUL refused - Part conversion and part rebuild of existing farm buildings to create 7 no. dwellings with associated works.

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NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	38	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

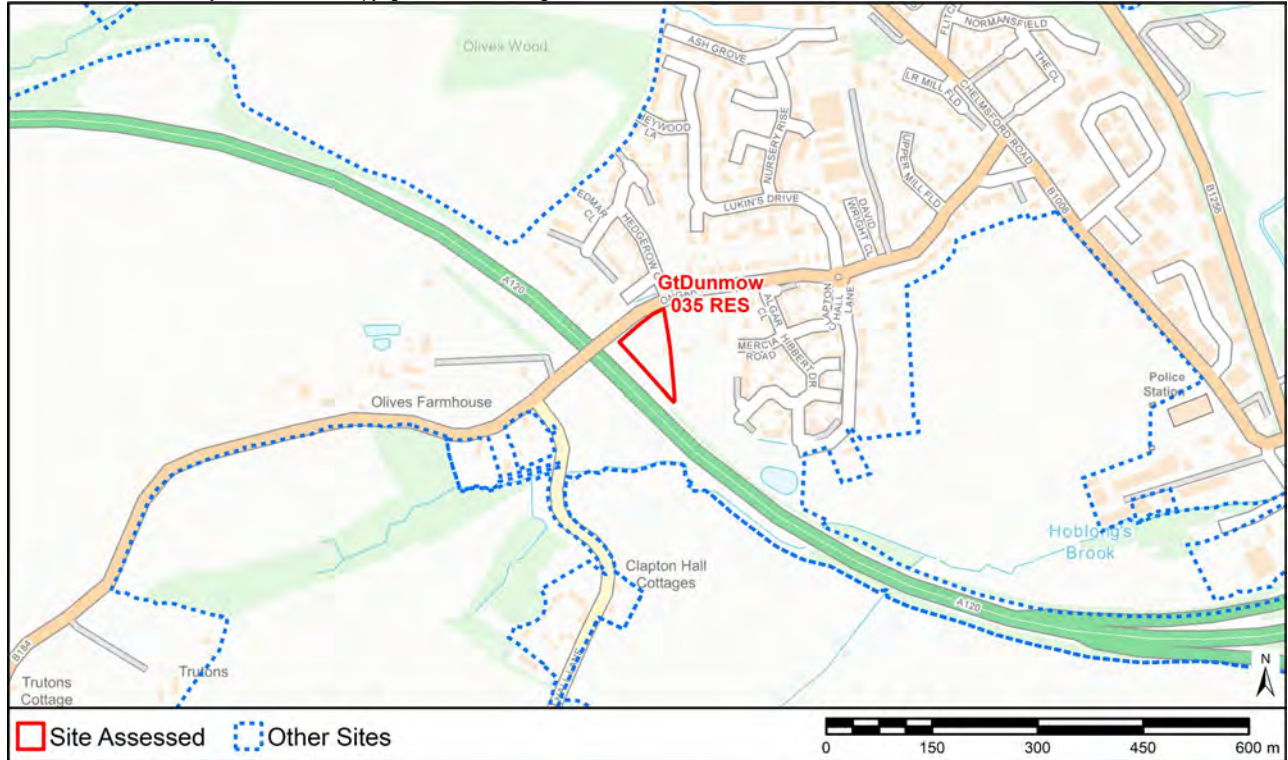
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 035 RES – Tiggers Ongar Road, Great Dunmow, CM6 1EX

Parish	Great Dunmow	Source	Housing Land Monitoring
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.5	Developable Area (ha)	0.5
Housing assumed capacity	23	Employment floorspace (sqm)	N/A

Site History UTT/18/3089/FUL - Removal of existing mobile home and erection of 9 no. residential dwellings. Approved 10.12.21. Part-built.

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

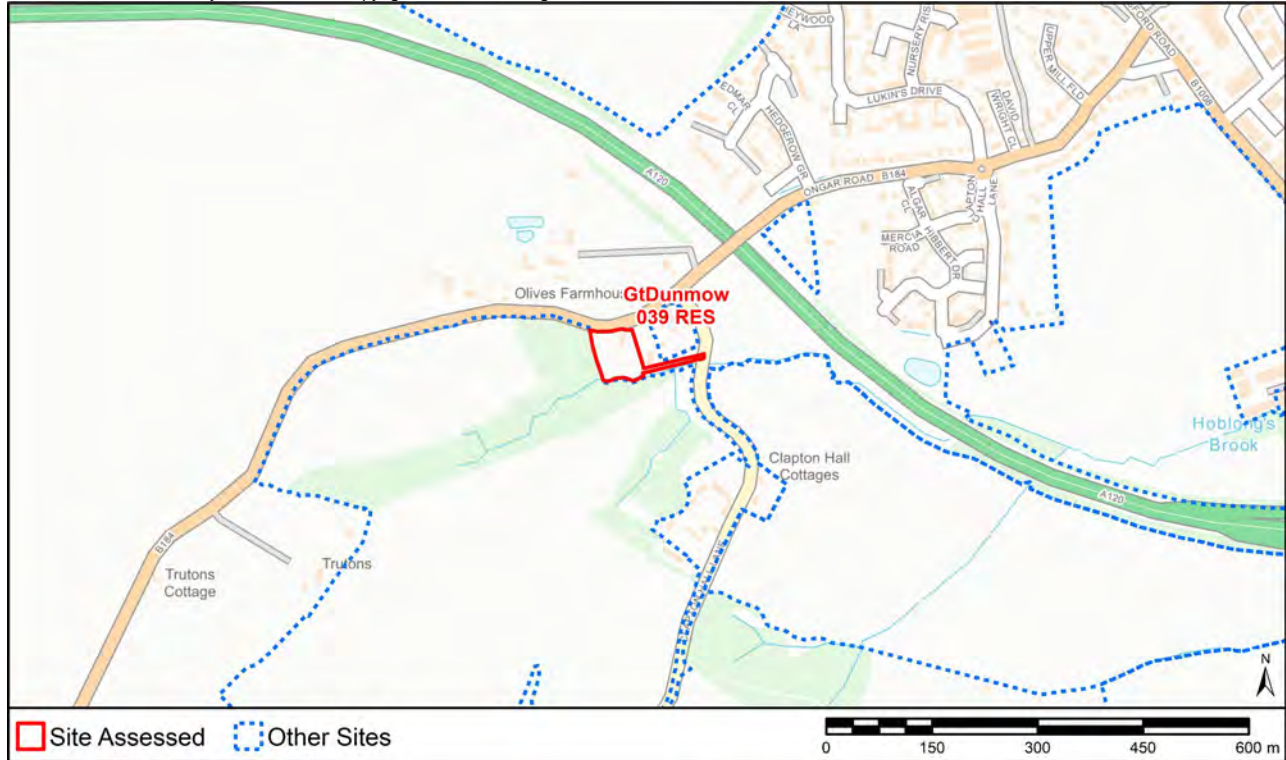
GtDunmow 039 RES – Green Hollow, Clapton Hall Lane, Great Dunmow, CM6 1JF

Parish	Great Dunmow	Source	Housing Land Monitoring
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.48	Developable Area (ha)	0.48
Housing assumed capacity	22	Employment floorspace (sqm)	N/A

Site History

UTT/20/2556/OP - Outline application with all matters reserved except access for the demolition of existing dwelling and outbuildings and the erection of 5 no. detached dwellings - Approved 2.12.23, UTT/20/1473/DFO under construction March 2022

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

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

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Site made up of a mix of greenfield and brownfield land, partly adjacent to the built extent of Great Dunmow. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

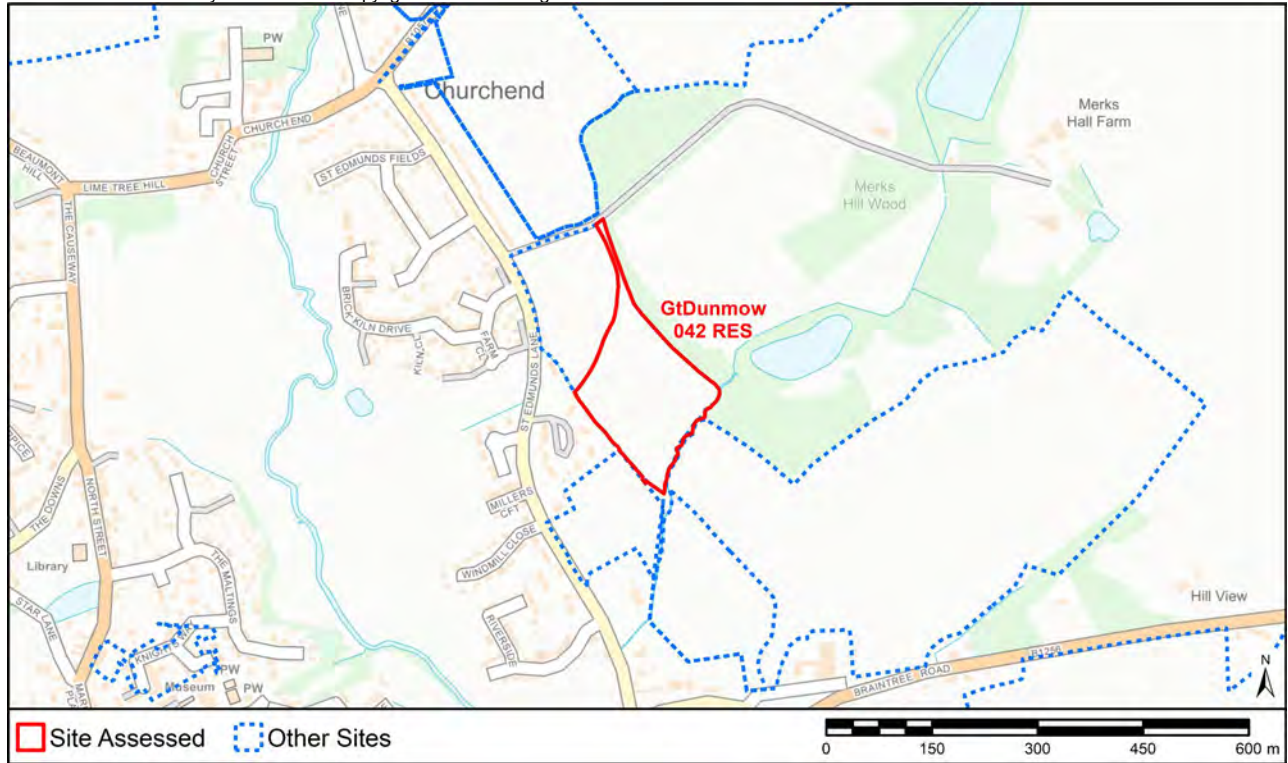
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	22	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 042 RES – Land East Of St Edmunds Lane North Of Tower View Drive, St Edmunds Lane, Great Dunmow

Parish	Great Dunmow	Source	Refused applications
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.92	Developable Area (ha)	2.92
Housing assumed capacity	77	Employment floorspace (sqm)	N/A

Site History UTT/20/1744/FUL Refused. Appeal Dismissed 28.11.22 - Proposed 30 no. Self-build and custom dwellings

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield partly adjacent to the built extent of Great Dunmow. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	77	N/A	N/A	N/A

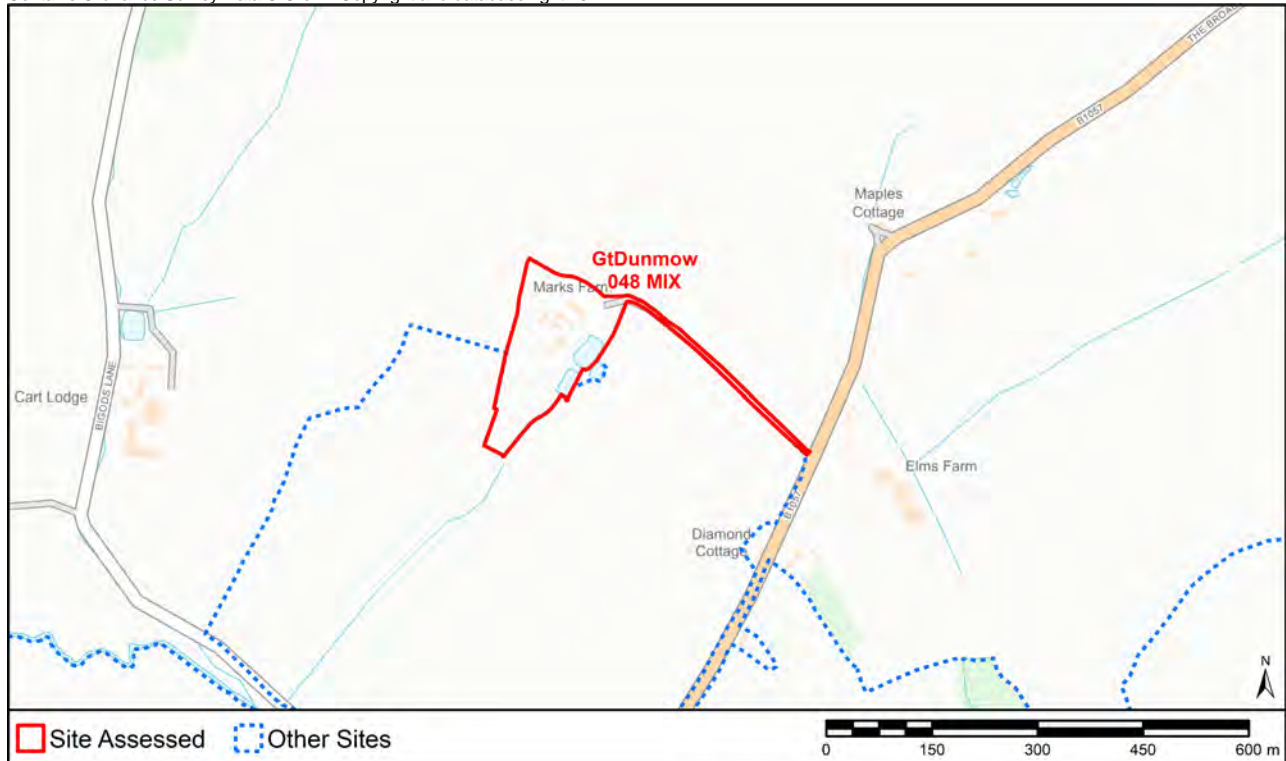
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtDunmow 048 MIX – Land at Marks Farm House, Great Dunmow

Parish	Great Dunmow	Source	Regulation 18
Existing Use	Agricultural, employment	Proposed Use	Self-build residential, renewables
Site Area (ha)	2.93	Developable Area (ha)	0.95
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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

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

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

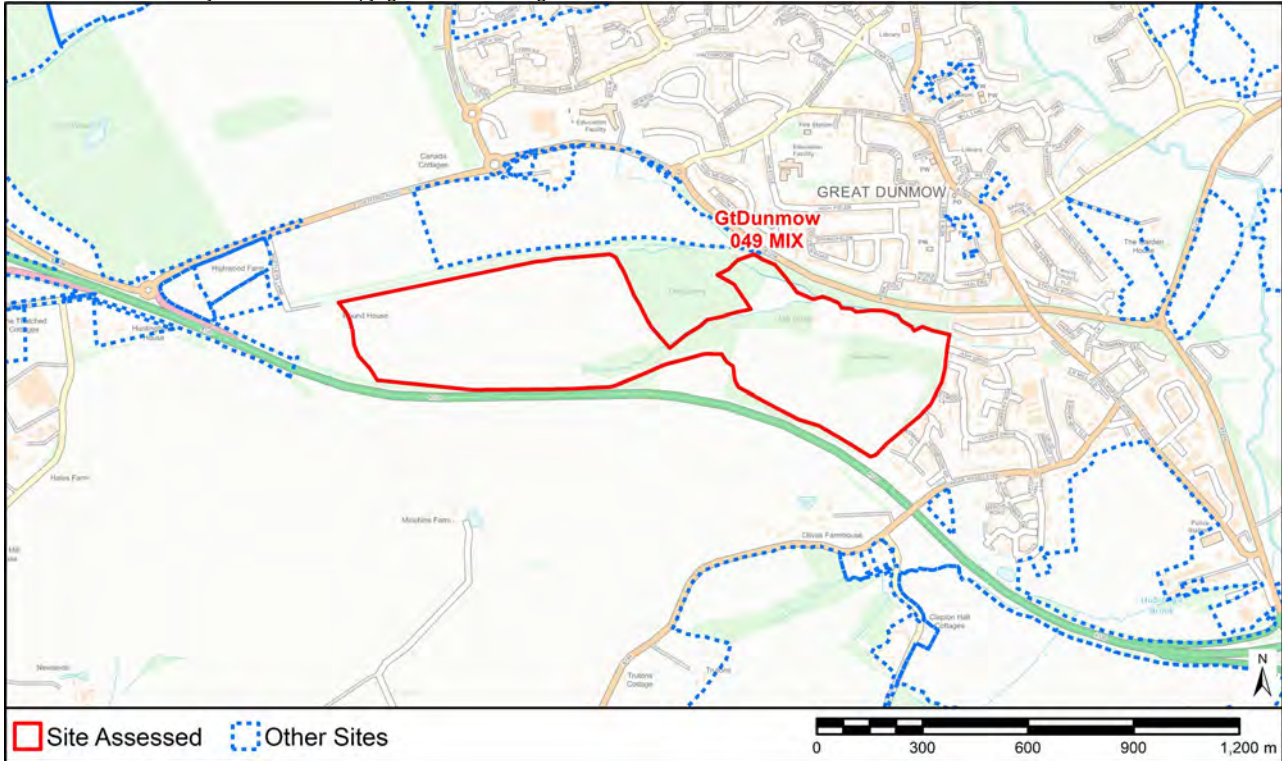
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

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

GtDunmow 049 MIX – Land south west of Great Dunmow, Great Dunmow

Parish	Great Dunmow	Source	Regulation 18
Existing Use	Agricultural/grazing, woodland	Proposed Use	Residential, community
Site Area (ha)	49.0875459480286	Developable Area (ha)	49.07
Housing assumed capacity	1104	Employment floorspace (sqm)	N/A
Site History	None		

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

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

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed development partly adjacent to the built extent of Great Dunmow. Site is wholly or partially within Important Woodland. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within a Groundwater Source Protection Zone. Site is adjacent or partially within a Mineral Consultation Zone and Mineral Safeguarding Area. Site is within the Impact Risk Zone of High Wood SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site contains TPO's. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	450	450	204	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

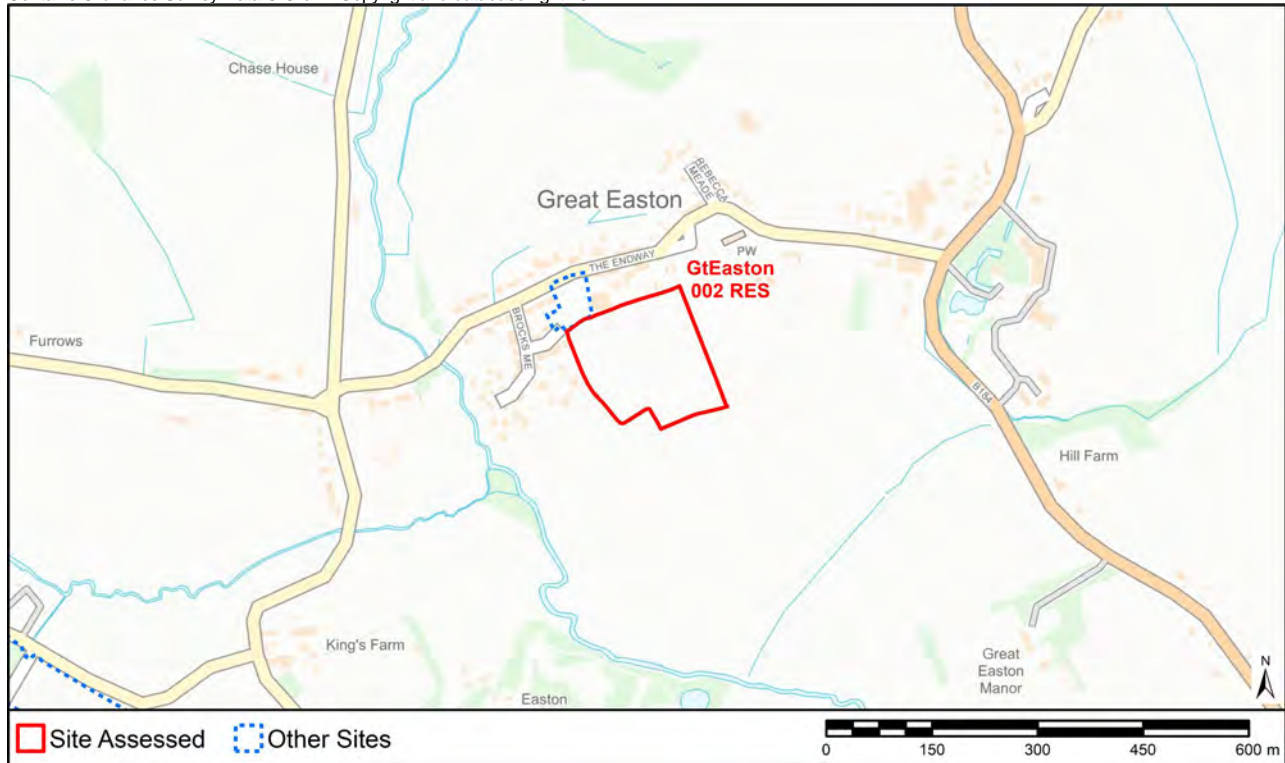
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtEaston 002 RES – Land off Brocks Mead, Great Easton

Parish	Great Easton	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.85	Developable Area (ha)	2.85
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History	None
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

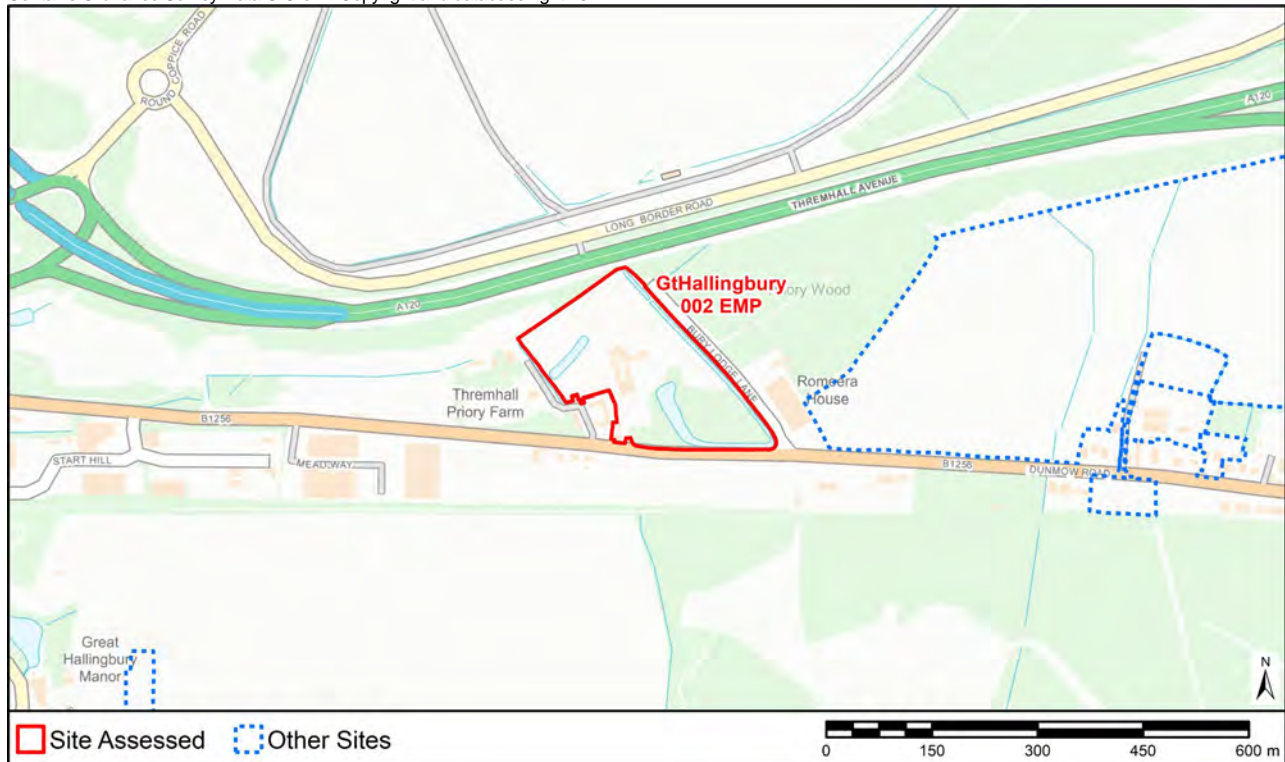
GtHallingbury 002 EMP – Thremhall Park, Start Hill, Bishop’s Stortford

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Business Park	Proposed Use	Business Park expansion
Site Area (ha)	0.275	Developable Area (ha)	0.25
Housing assumed capacity	N/A	Employment floorspace (sqm)	2750

Site History

UTT/20/0398/FUL Approved 23.4.2020. Application to vary condition on UTT/16/0735/FUL (“The erection of four buildings to provide offices with cafe, gym and function room together with the provision of new hard surfaced parking.

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

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

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site, within the parish of Great Hallingbury but adjacent to Bishop's Stortford and proposed for employment development. Site is wholly or partly within the Countryside Protection Zone. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Priority Habitat. Site contains TPOs. Potential archaeological value. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

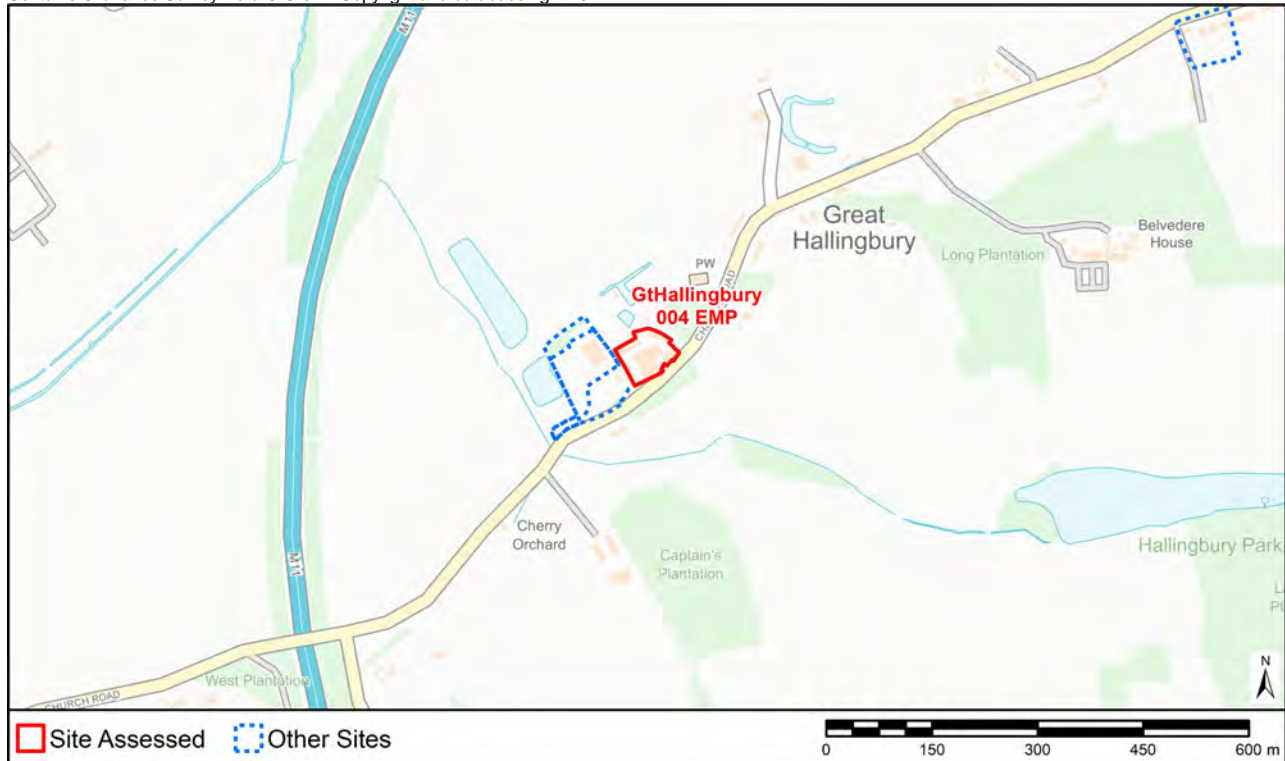
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	2750	N/A	N/A

GtHallingbury 004 EMP – Hall Farm Barns, Church Road, Great Hallingbury

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Former agricultural	Proposed Use	Commercial
Site Area (ha)	0.43	Developable Area (ha)	0.37
Housing assumed capacity	N/A	Employment floorspace (sqm)	1720
Site History	None		

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

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

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Potential BMV. Potential archaeological value. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

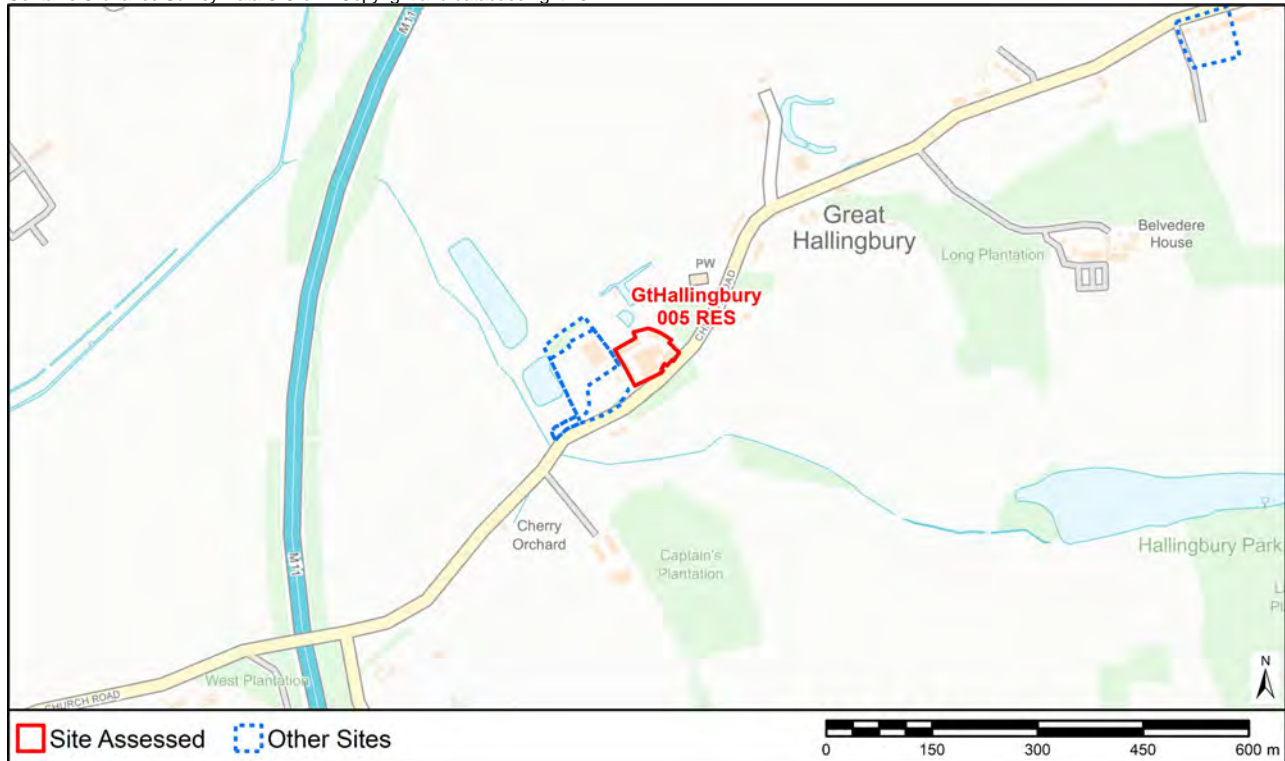
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	1720	N/A	N/A	N/A

GtHallingbury 005 RES – Hall Farm Barns, Church Road, Great Hallingbury

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Former agricultural	Proposed Use	Residential
Site Area (ha)	0.43	Developable Area (ha)	0.37
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

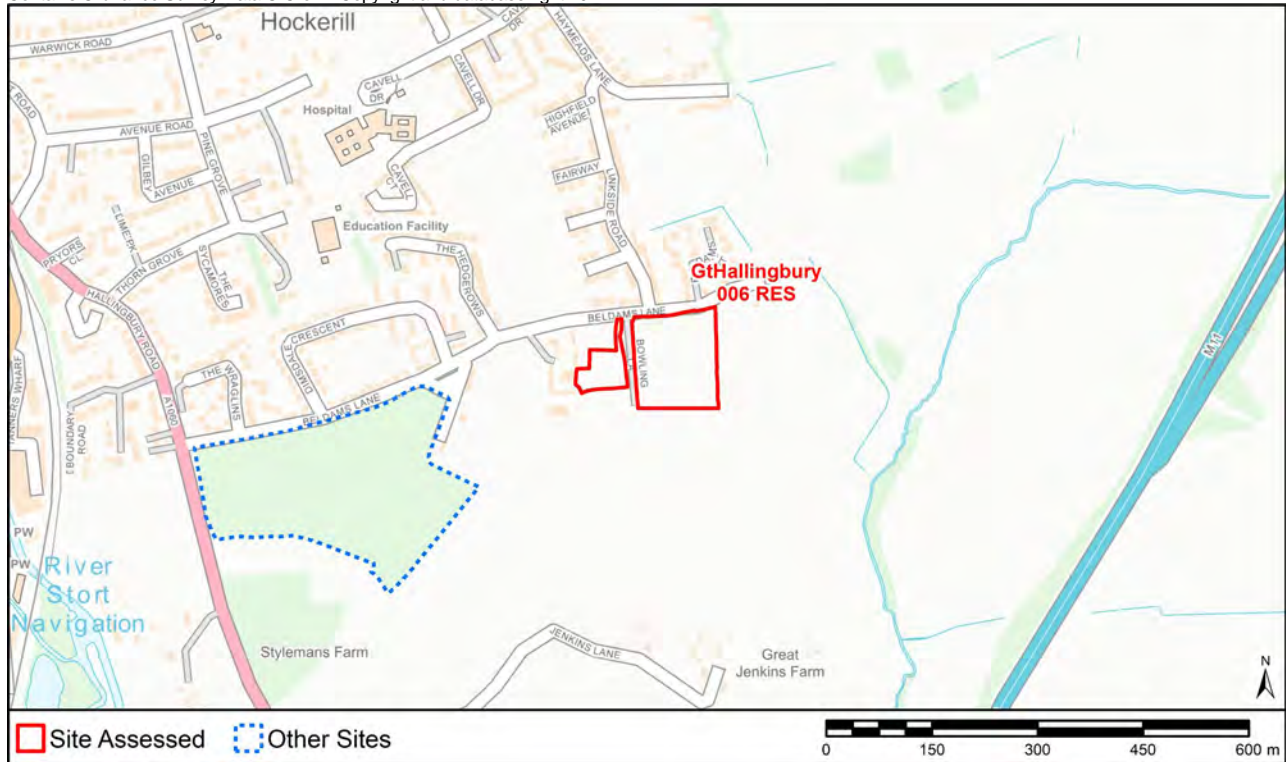
GtHallingbury 006 RES – Land south of Beldams Lane, Bishop’s Stortford

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.93	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/21/2755/OP Approved 31.5.22 - Outline application with all matters reserved for 14 no. dwellings (Class C3), parking, landscaping and all associated development

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtHallingbury 007 RES – Land at Hall Farm Church Road, Great Hallingbury

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Agricultural / residential	Proposed Use	Residential
Site Area (ha)	0.95	Developable Area (ha)	0.95
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtHallingbury 008 EMP – Land at Hall Farm Church Road, Great Hallingbury

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment - use class B8 (storage or distribution) and/or class E(g)(iii) ((light) industrial) use, including landscaping and habitat creation.
Site Area (ha)	0.78	Developable Area (ha)	0.78
Housing assumed capacity	N/A	Employment floorspace (sqm)	3120
Site History	None		

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

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

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

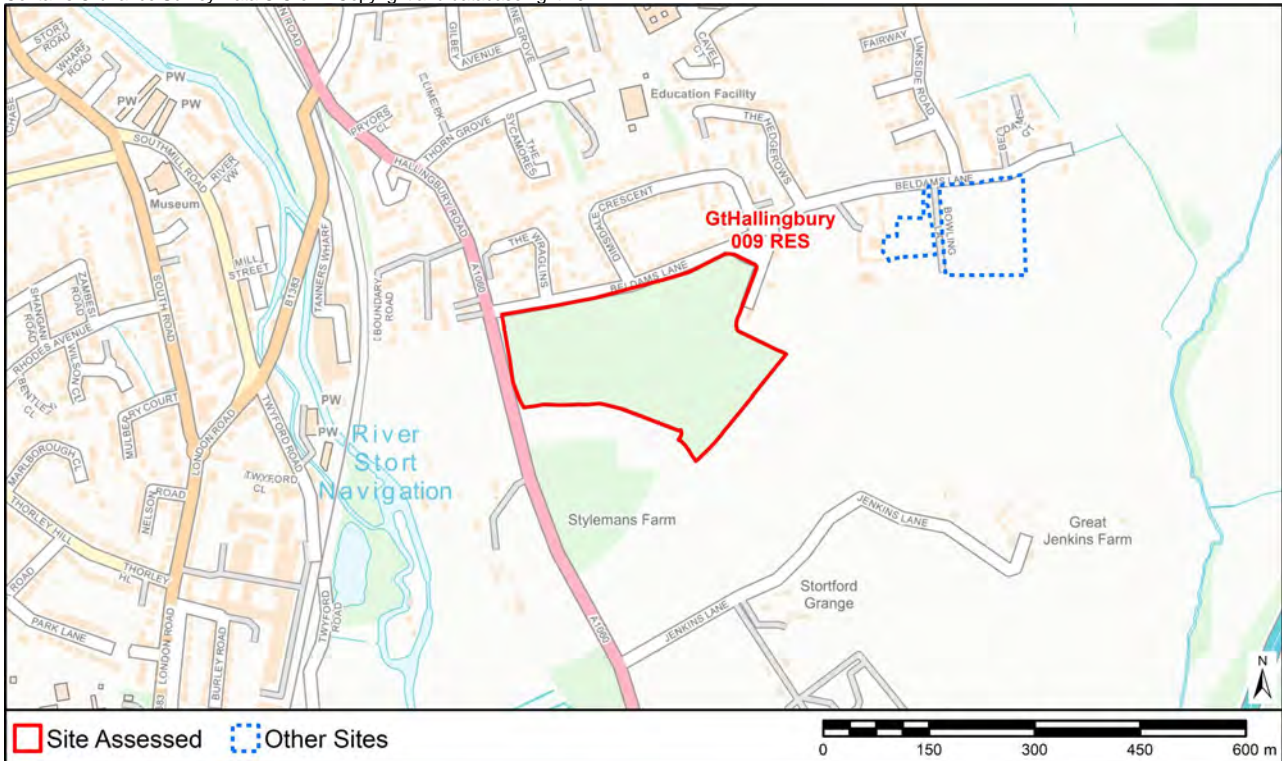
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	3120	N/A	N/A	N/A

GtHallingbury 009 RES – Beldams Lane, Bishop’s Stortford

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential / other (biodiversity)
Site Area (ha)	6.49	Developable Area (ha)	0.07
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
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HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtHallingbury 010 RES – Newlands, Woodside Cottage & Oakside Church Road, Great Hallingbury

Parish	Great Hallingbury	Source	Housing Land Monitoring
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.53	Developable Area (ha)	0.53
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/0831/10/FUL. 1 unit outstanding at March 2022

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

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
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HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtHallingbury 011 RES – Land South East Of Great Hallingbury, Manor Bedlars, Green Road, Tilekiln Green, Great Hallingbury

Parish	Great Hallingbury	Source	Housing Land Monitoring
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	2.02	Developable Area (ha)	2.02
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	UTT/16/3669/OP, UTT/20/0336/DFO. Under construction.		

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.

Site Classification C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

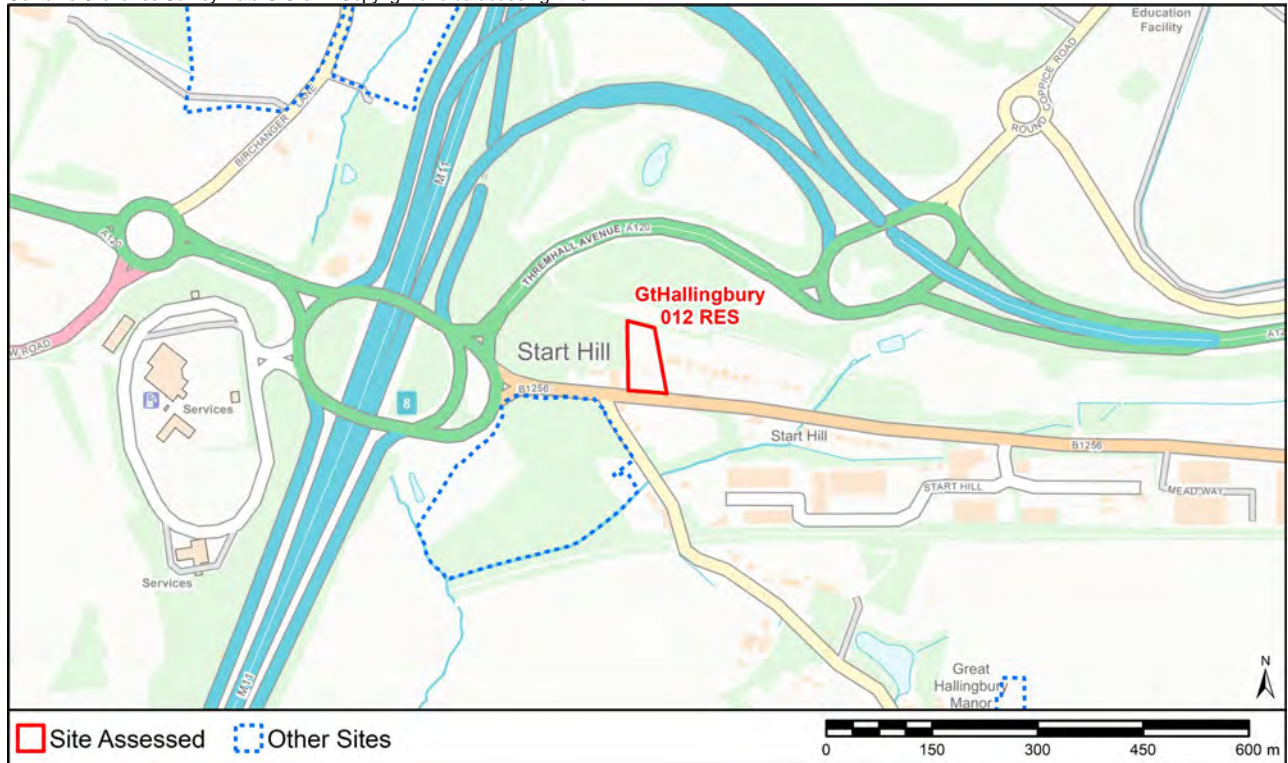
GtHallingbury 012 RES – Barnmead, Start Hill, Stane Street, Great Hallingbury, Bishops Stortford, CM22 7TA

Parish	Great Hallingbury	Source	Housing Land Monitoring
Existing Use	Scrubland	Proposed Use	Residential
Site Area (ha)	0.44	Developable Area (ha)	0.44
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/18/1982/FUL Demolition of existing dwelling house and replacement with 9 dwelling houses & associated works - Approved 4th Jan 2019. Under construction at March 2022

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

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

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

GtHallingbury 014 EMP – Land At Tilekiln Green, Start Hill, Great Hallingbury, CM22 7TA

Parish	Great Hallingbury	Source	Refused applications
Existing Use	Grassland	Proposed Use	Logistics
Site Area (ha)	5.17	Developable Area (ha)	5.01
Housing assumed capacity	N/A	Employment floorspace (sqm)	20680

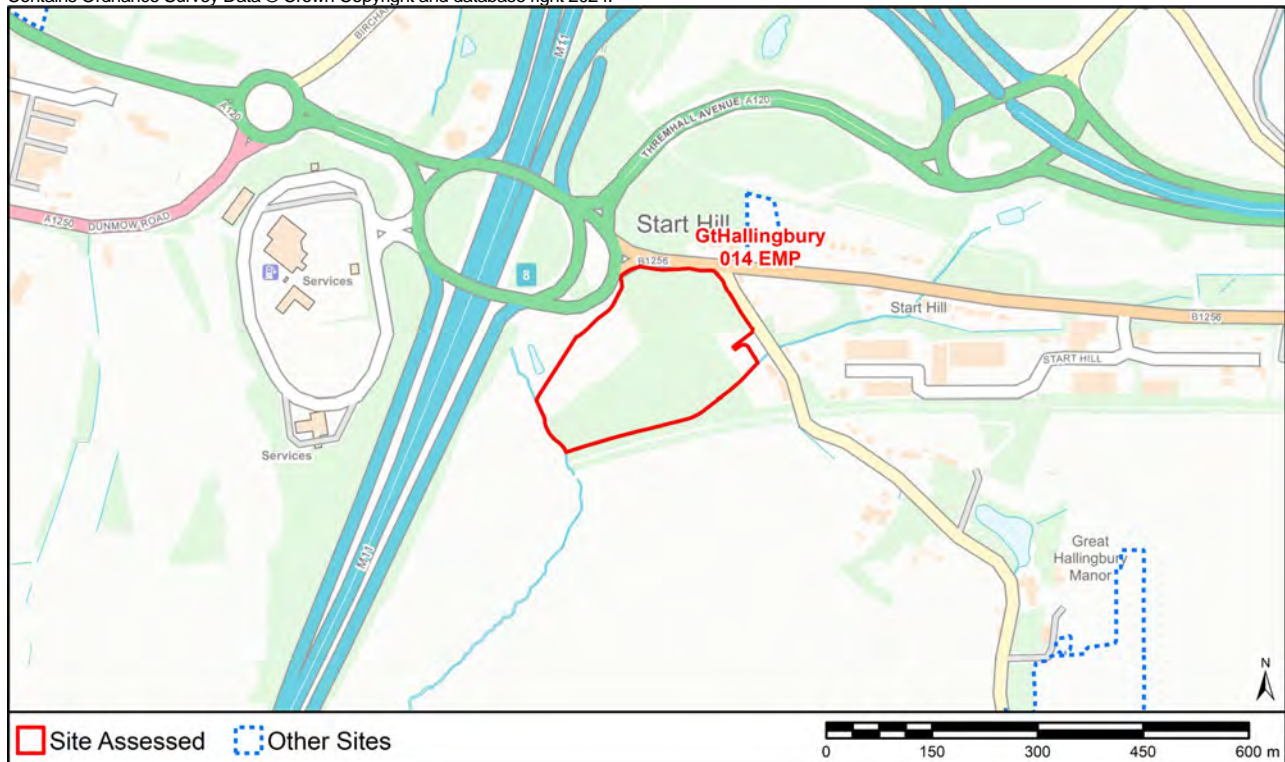
Site History

UTT/21/0332/FUL Refused - Development of the site to create an open logistics facility with associated new access, parking areas and ancillary office and amenity facilities.

UTT/22/0267/FUL Refused 14.2.23 - Creation of an open logistics facility with associated new access and ancillary office with amenity facilities

UTT/23/0950/PINS Refused - 27 July 2023 - Development of the site to create an open logistics facility with associated new access and ancillary office and amenity facilities

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

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

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Priority Habitat. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

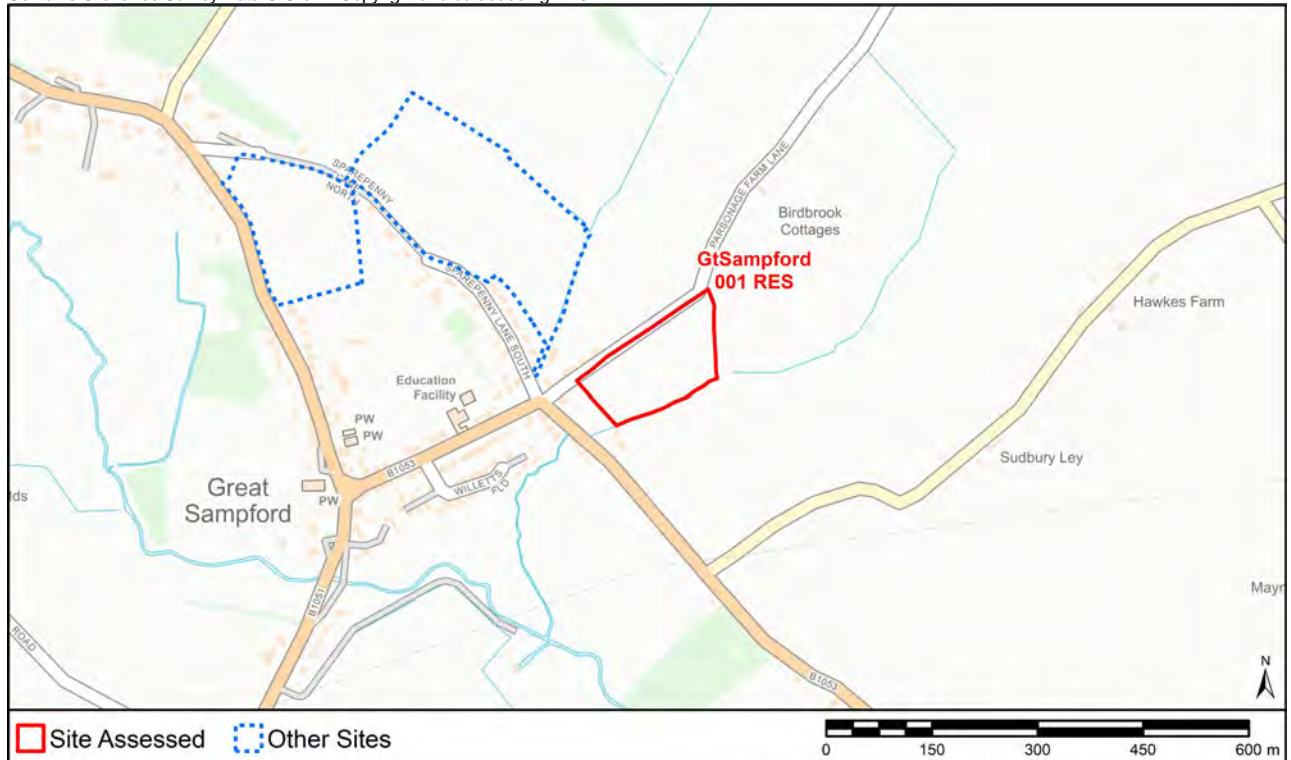
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	20680	N/A	N/A	N/A

GtSampford 001 RES – Monks Field, Parsonage Farm, Lane Great Sampford

Parish	Great Sampford	Source	Call for sites
Existing Use	Greenfield/Agricultural	Proposed Use	Residential & A1 Retail with Playground and Community Garden
Site Area (ha)	2.01	Developable Area (ha)	2.01
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History	UTT/21/1618/OP refused. UTT/22/1275/OP Refused 10.2.23. Outline planning permission with all matters reserved apart from access for a residential and community development including 27 dwellings (14 private and 13 affordable) a community shop, a play area, shared gardens and public green space and all associated parking.
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER

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

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

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

GtSampford 002 RES – Land east of Moor End, Great Sampford

Parish	Great Sampford	Source	Call for sites
Existing Use	Unused/ deserted former quarry	Proposed Use	Residential
Site Area (ha)	0.2	Developable Area (ha)	0.2
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/19/1655/FUL refused. UTT/20/0300/FUL refused & dismissed at appeal 9.6.2021. Construction of 5no dwellings.

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

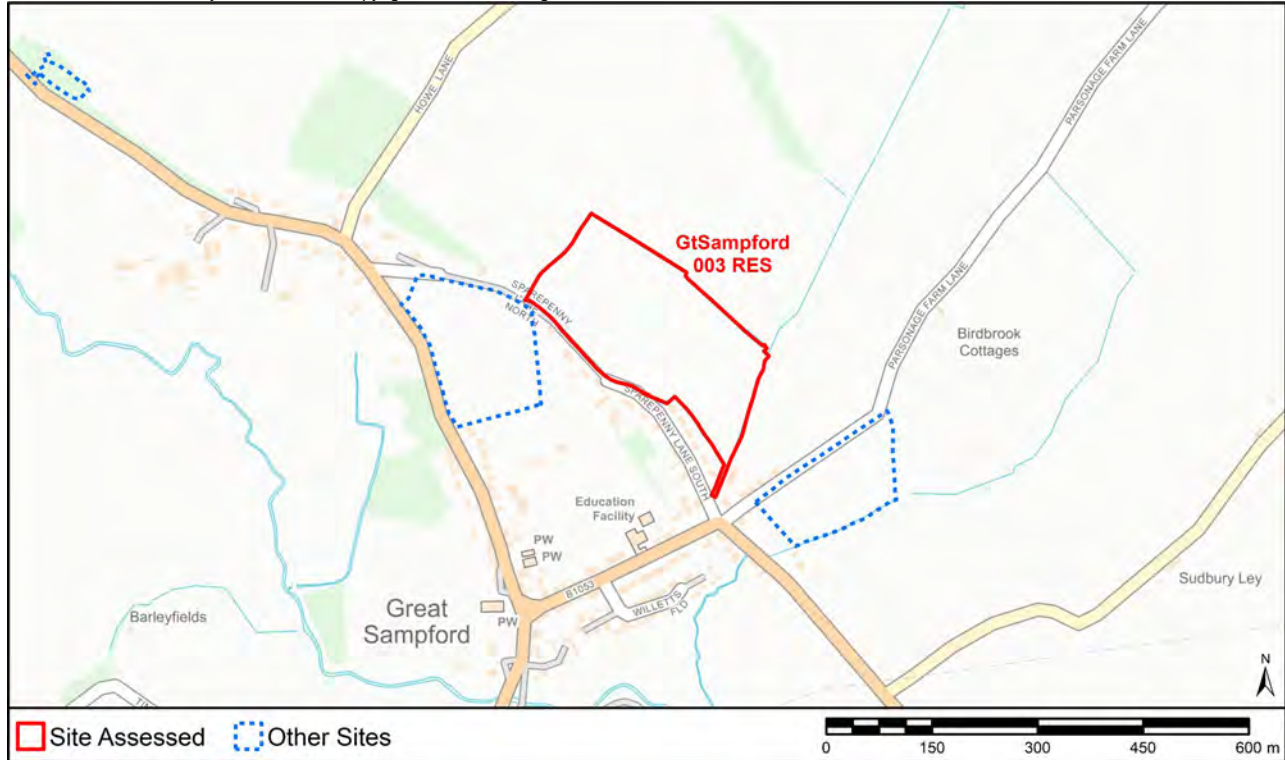
GtSampford 003 RES – Land at Sparepenny Lane, Great Sampford

Parish	Great Sampford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	5.6	Developable Area (ha)	5.6
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/16/2555/OP appeal dismissed. UTT/22/0618/OP refused 24.11.22. Outline application with all matters reserved except access and layout for the erection of 18 no. dwellings, community building, provision of allotment gardens, surface water drainage pond and associated means of vehicular and pedestrian access.

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

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

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

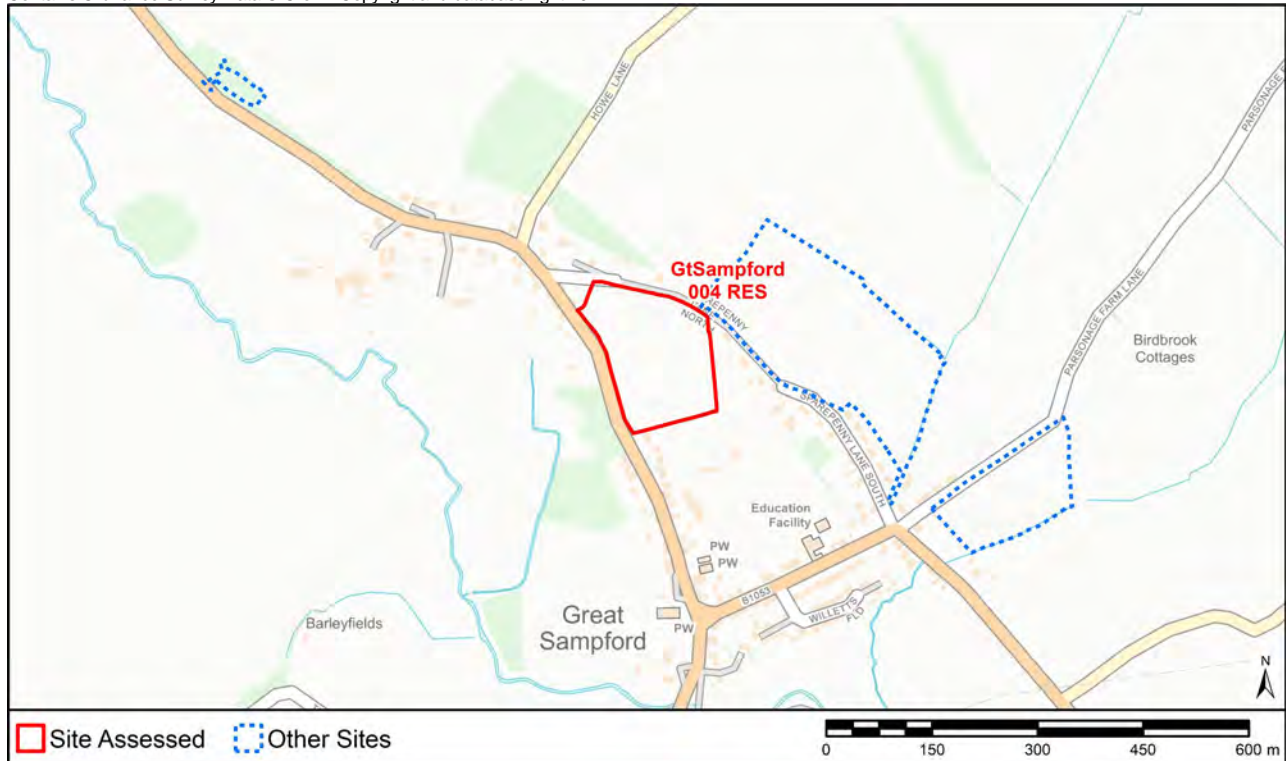
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

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

GtSampford 004 RES – Land south of Spare Penny Lane North Great Sampford

Parish	Great Sampford	Source	Call for sites
Existing Use	Seasonal horse grazing land	Proposed Use	Residential
Site Area (ha)	2.78	Developable Area (ha)	2.77
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

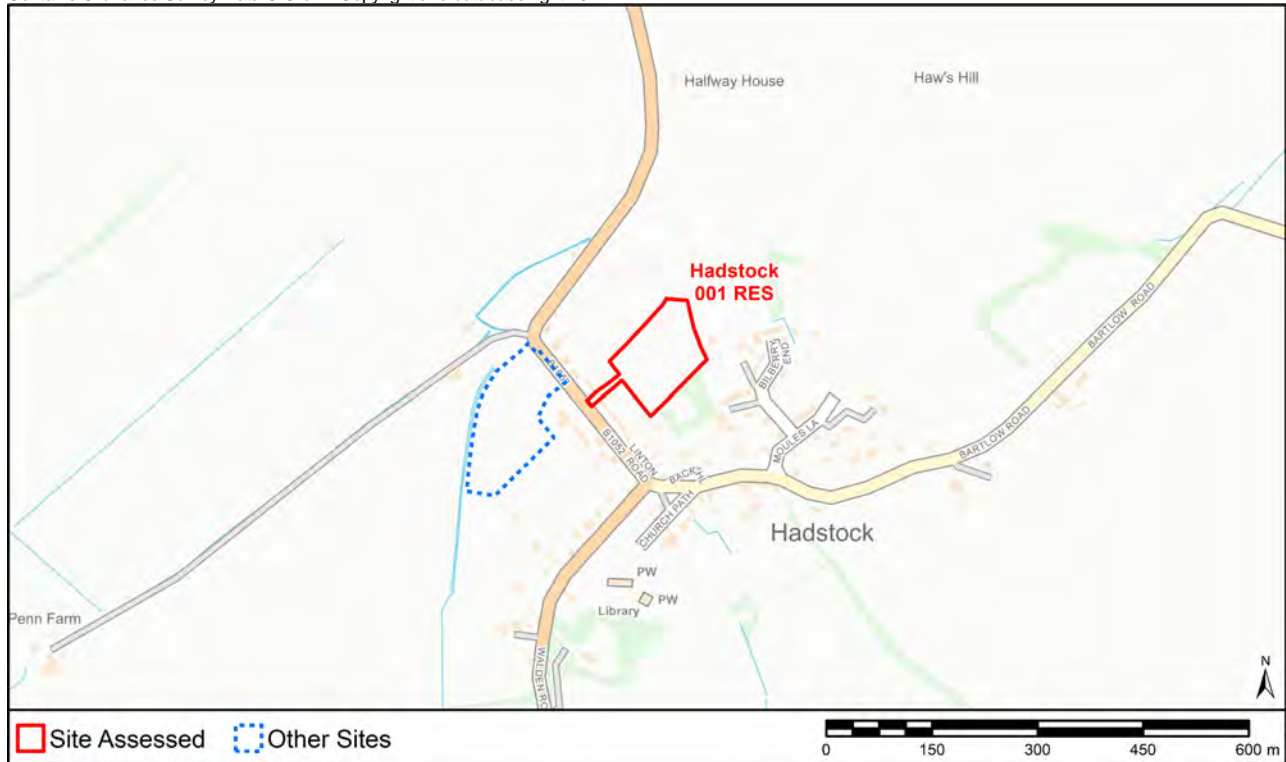
Hadstock 001 RES – Land to 5 The Row, Linton Road, Hadstock

Parish	Hadstock	Source	Call for sites
Existing Use	Paddock	Proposed Use	Residential
Site Area (ha)	1.3	Developable Area (ha)	1.3
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/23/1866/OP Refused 15 Sep 2023. Outline planning application with all matters reserved except access, scale and layout for 2 no. self-build detached bungalows.

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

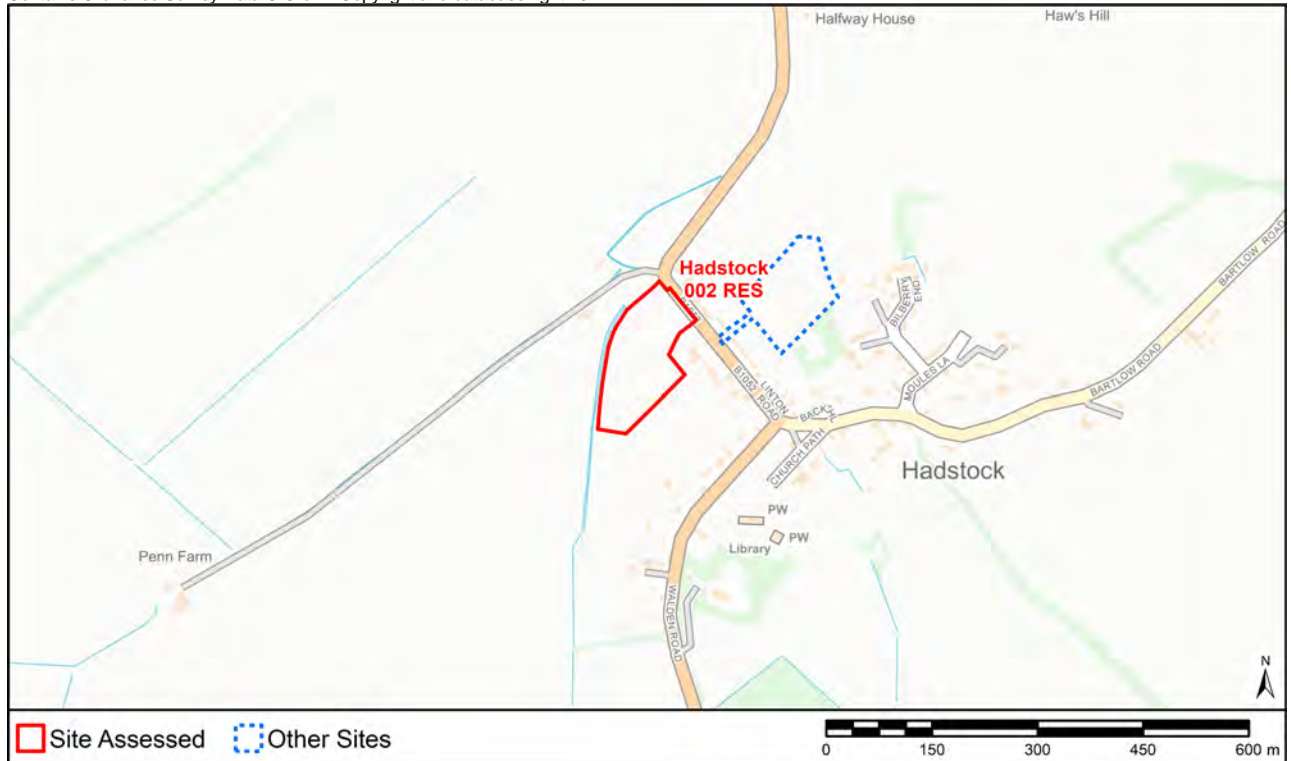
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

Hadstock 002 RES – Land on Linton Road, Hadstock

Parish	Hadstock	Source	Call for sites
Existing Use	Paddock & green pasture	Proposed Use	Paddock/Agricultural
Site Area (ha)	1.71	Developable Area (ha)	1.71
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

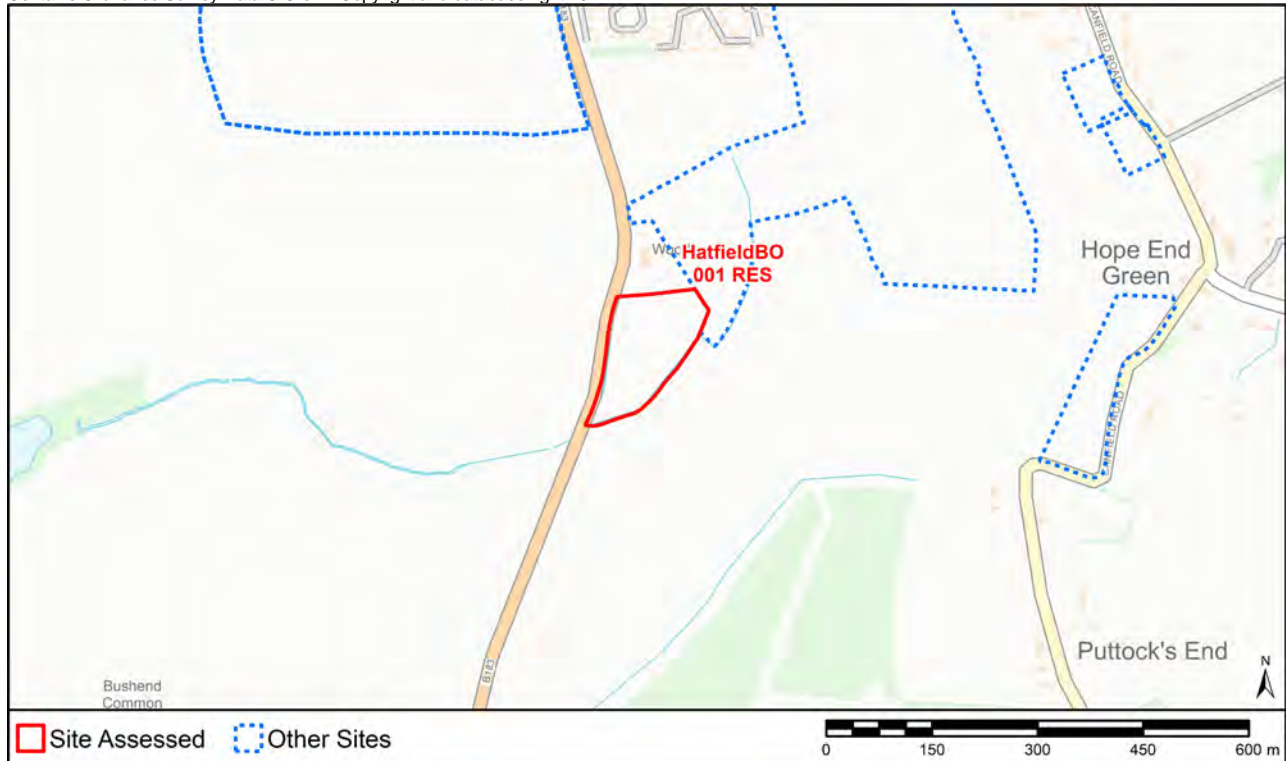
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

HatfieldBO 001 RES – Land formerly part of Woodlands, Hatfield Broad, Oak Road, Takeley

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	1.93	Developable Area (ha)	1.93
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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

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

CONCLUSIONS

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

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

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

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

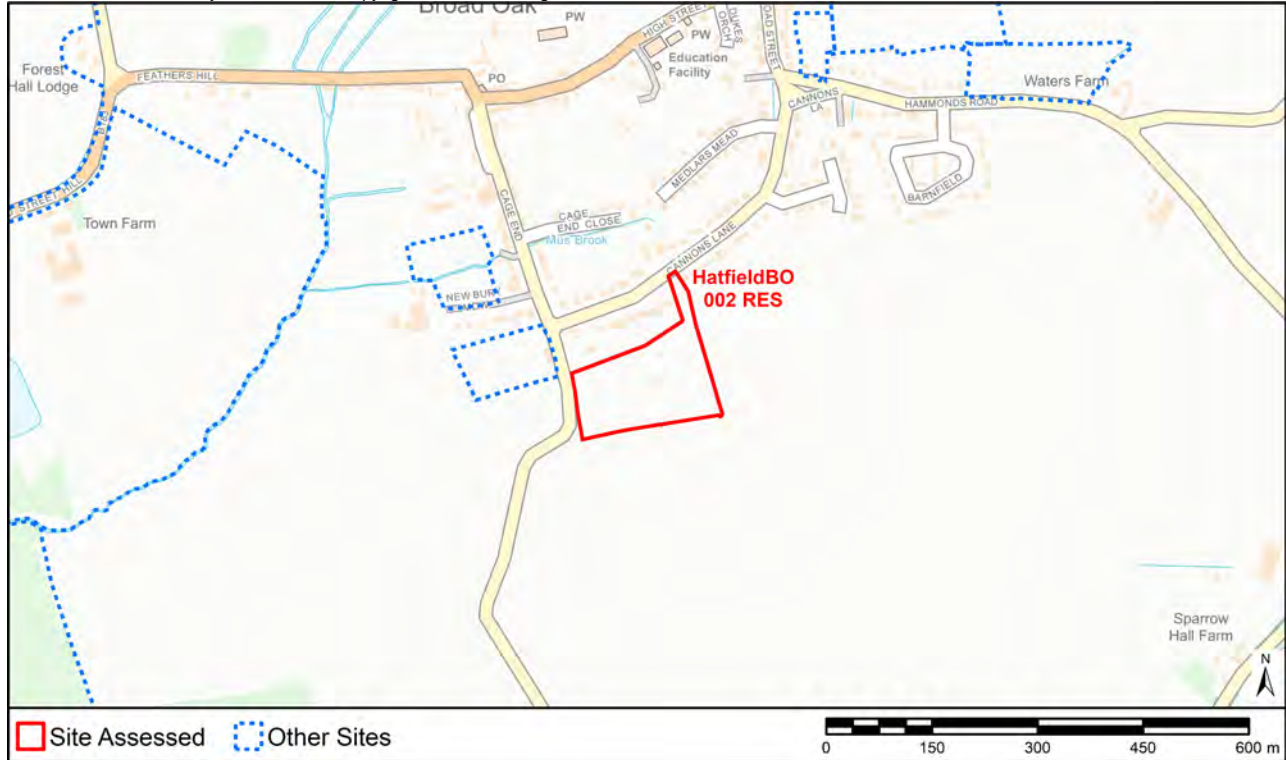
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldBO 002 RES – Land south of Cannons Lane, Hatfield, Broad Oak

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.34	Developable Area (ha)	2.34
Housing assumed capacity	61	Employment floorspace (sqm)	N/A

Site History UTT/21/3298/FUL Refused- Erection of 30 dwellings with open space, landscaping, access and associated infrastructure

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

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

FLOODING

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

POLLUTION

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

NATURAL ENVIRONMENT

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

HISTORIC ENVIRONMENT

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

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

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the settlement of Hatfield Broad Oak. It falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all development proposals with a total net gain in residential units to be consulted with Natural England. Suitable access could be potentially created off Cannons Lane. The site is assessed as having a moderate-high landscape sensitivity, as it contributes to the rural setting of Hatfield Broad Oak and has clear views into the site from Three Forests Way. Public Rights of Way runs north-south through the site on its eastern edge. The site has limited contribution the setting and significance of the Hatfield Broad Oak Conservation Area and other identified designated and non-designated heritage assets. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	61	N/A	N/A	N/A

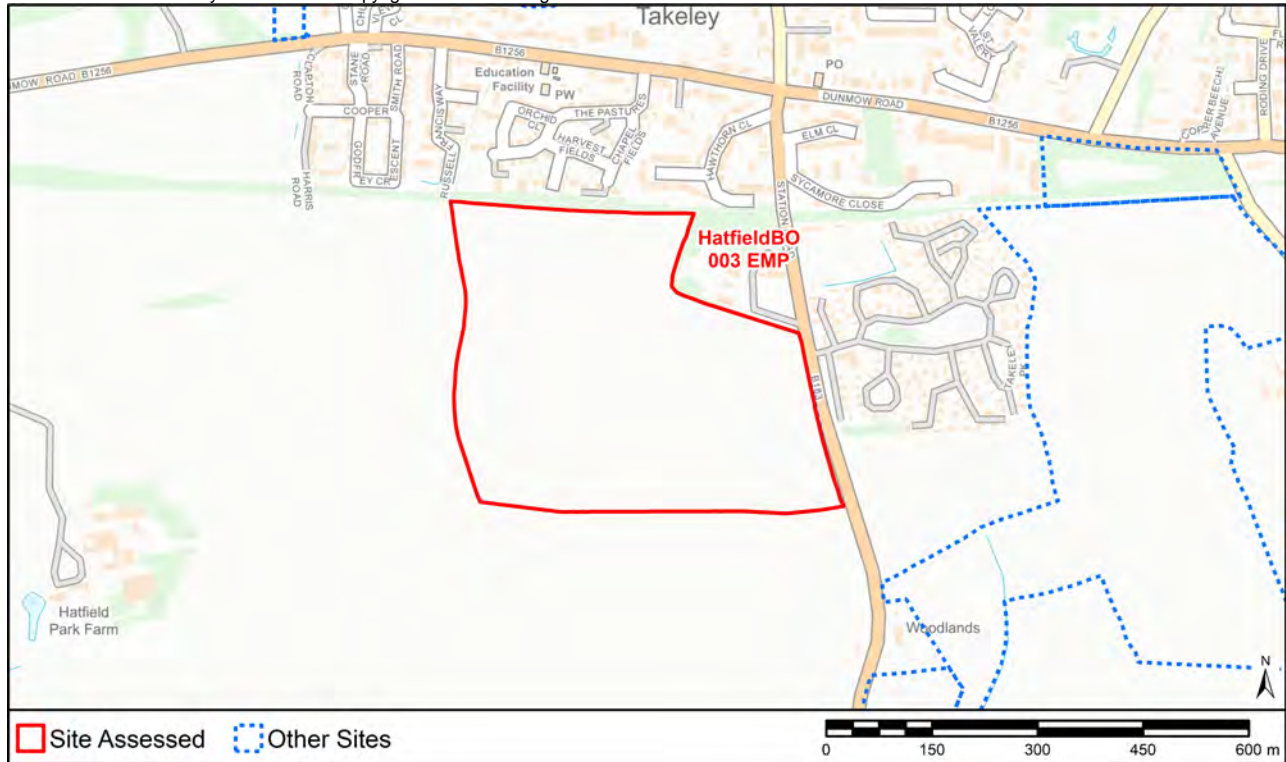
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

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

HatfieldBO 003 EMP – Land West of Station Road, Takeley

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Agricultural	Proposed Use	EMP- mixed start-up, storage and business units
Site Area (ha)	18.71	Developable Area (ha)	18.71
Housing assumed capacity	N/A	Employment floorspace (sqm)	74840
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Takeley. Site is adjacent to a Grade II listed building and is in close proximity to Hatfield Forest SSSI. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Potential BMV.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial outside of Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity have the potential to meet local demand for industrial space in a range of small, medium and large size bands, including at established manufacturing business locations in the wider District.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

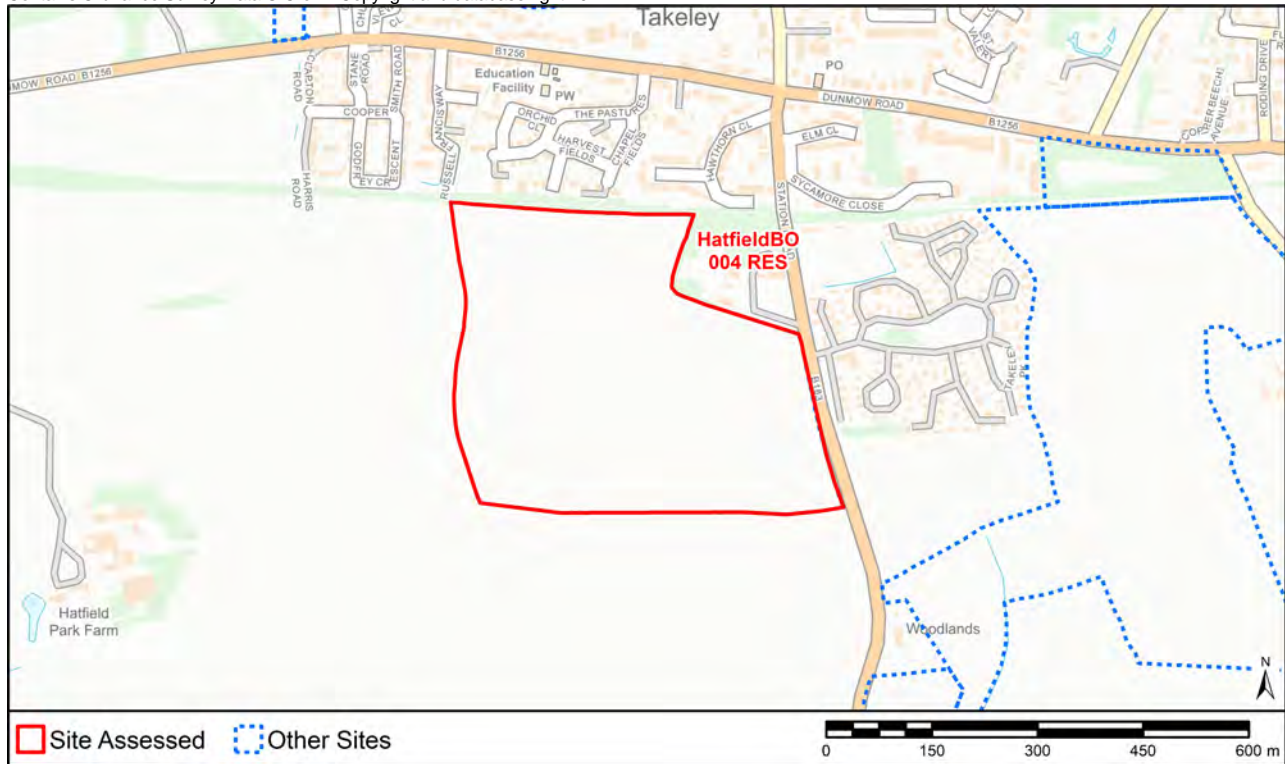
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	74840	N/A	N/A	N/A

HatfieldBO 004 RES – Land West of Station Road, Takeley

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Agricultural	Proposed Use	190-250 Homes with primary school, MUGA, recreation, open space, community centre @17-22dph
Site Area (ha)	18.71	Developable Area (ha)	4.7
Housing assumed capacity	99	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Takeley. Site is adjacent to a Grade II listed building and is in close proximity to Hatfield Forest SSSI. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Potential BMV.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	99	N/A	N/A	N/A

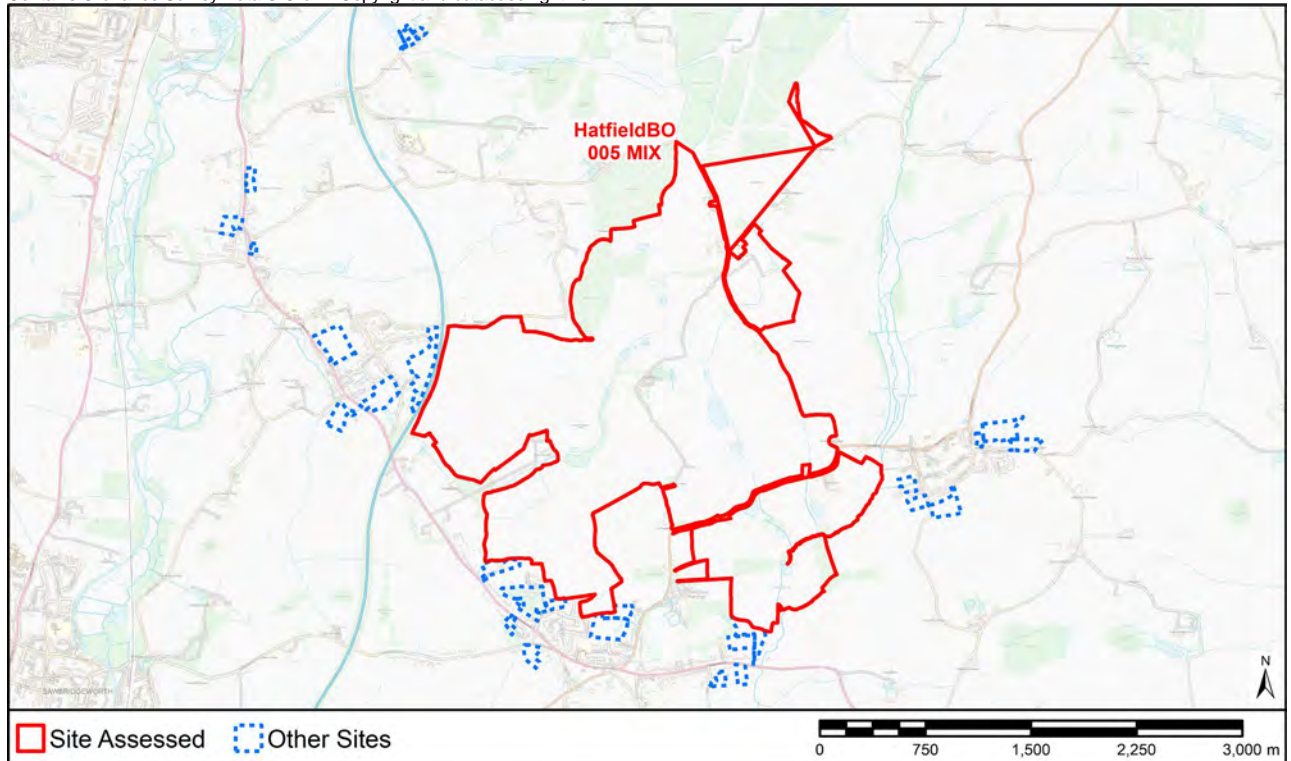
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldBO 005 MIX – Land at the Forest, Hatfield Broad Oak

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Agricultural, Residential	Proposed Use	Mixed use
Site Area (ha)	580.71	Developable Area (ha)	492.5
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	AMBER	SSSI Impact Risk Zones	AMBER
National Nature Reserve	AMBER	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

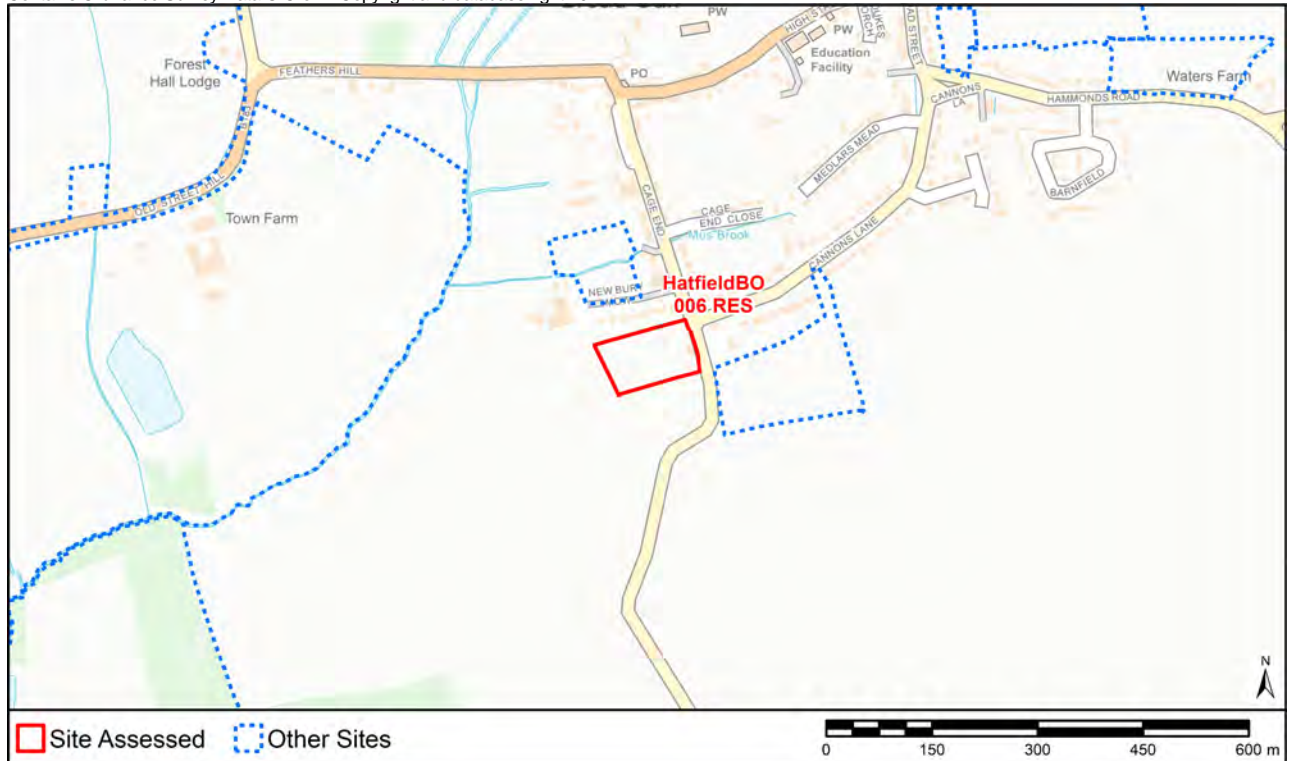
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldBO 006 RES – Land South of New Bury Meadow, Hatfield Broad Oak

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	AGR Stabling and Paddocks	Proposed Use	Residential
Site Area (ha)	0.99	Developable Area (ha)	0.99
Housing assumed capacity	31	Employment floorspace (sqm)	N/A

Site History UTT/19/1729/AG deemed permitted. Erection of agricultural barn

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the settlement of Hatfield Broad Oak. It falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all development proposals with a total net gain in residential units to be consulted with Natural England. Suitable access could be potentially created from Cage End but is likely to require significant improvements. The site is assessed as having a low-moderate landscape sensitivity, due to the semi-enclosed nature of the sites, lack of recorded heritage features, and proximity to existing development. Sensitive features include the Mus Brook in site 006, mature vegetation along the site boundaries including those protected under the Tree Preservation Order and views into the sites from local public rights of way. The site is in close proximity to Hatfield Broad Oak Conservation Area. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	31	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

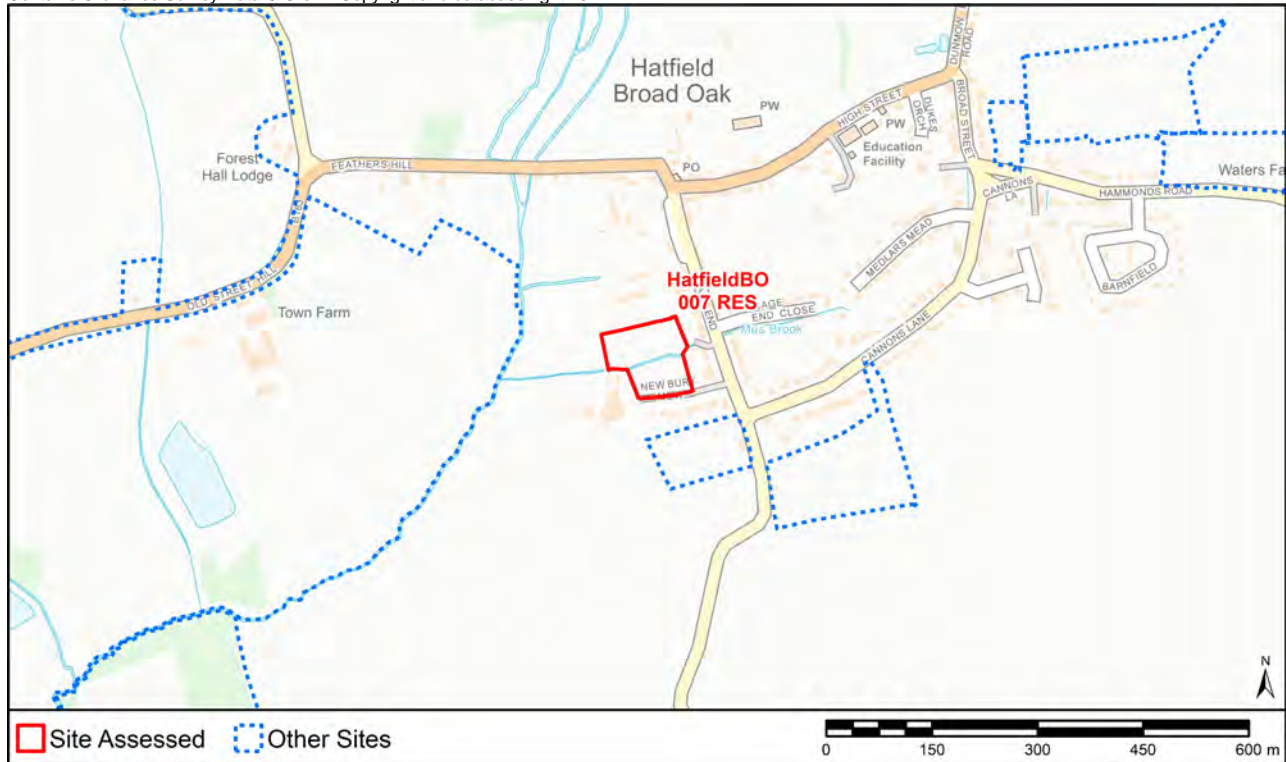
HatfieldBO 007 RES – Land North of New Bury Meadow, Hatfield Broad Oak

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.01	Developable Area (ha)	0.81
Housing assumed capacity	26	Employment floorspace (sqm)	N/A

Site History

UTT/21/3783/OP Withdrawn - Outline application with all matters reserved except access for residential development of 22 dwellings with associated works.

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the settlement of Hatfield Broad Oak. It falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all development proposals with a total net gain in residential units to be consulted with Natural England. Mus Brook runs east-west across the site, with part of the site in Flood Zone 2 and 3 as well as subject to high risk of surface water flooding. Suitable access off Cage End could be potentially created however substantial active travel improvements are likely to be required. The site is assessed as having a low-moderate landscape sensitivity, due to the semi-enclosed nature of the sites, lack of recorded heritage features, and proximity to existing development. Sensitive features mature vegetation along the site boundaries and views into the sites from local public rights of way. The site is in close proximity to Hatfield Broad Oak Conservation Area and designated heritage assets including Town Farm Barn. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	26	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

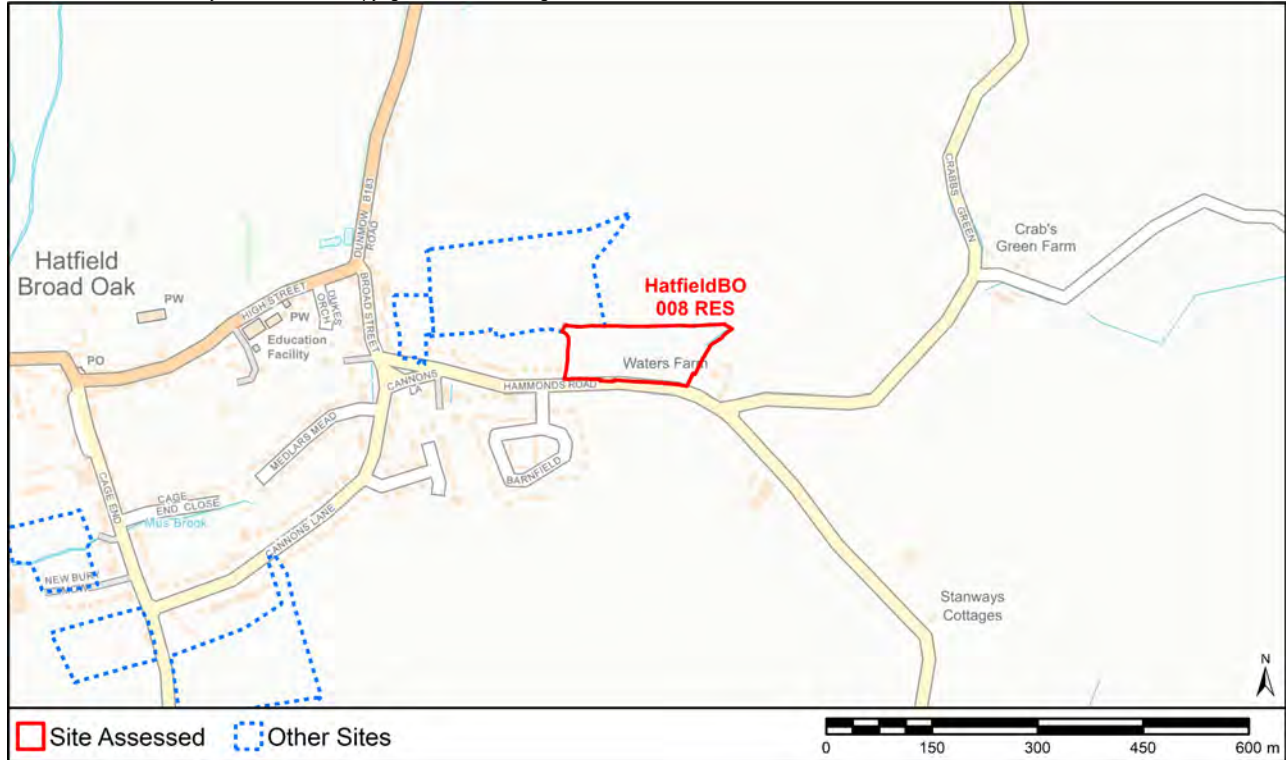
HatfieldBO 008 RES – Land north of Hammonds Road, Hatfield Broad Oak

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.59	Developable Area (ha)	1.59
Housing assumed capacity	50	Employment floorspace (sqm)	N/A

Site History

UTT/22/1014/OP pending consideration. Outline application with all matters reserved except access, for the erection of up to 24 no. dwellings, creation of new vehicular access from Hammonds Road, sustainable drainage systems, public open space and ecological enhancements.

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER

TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
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HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

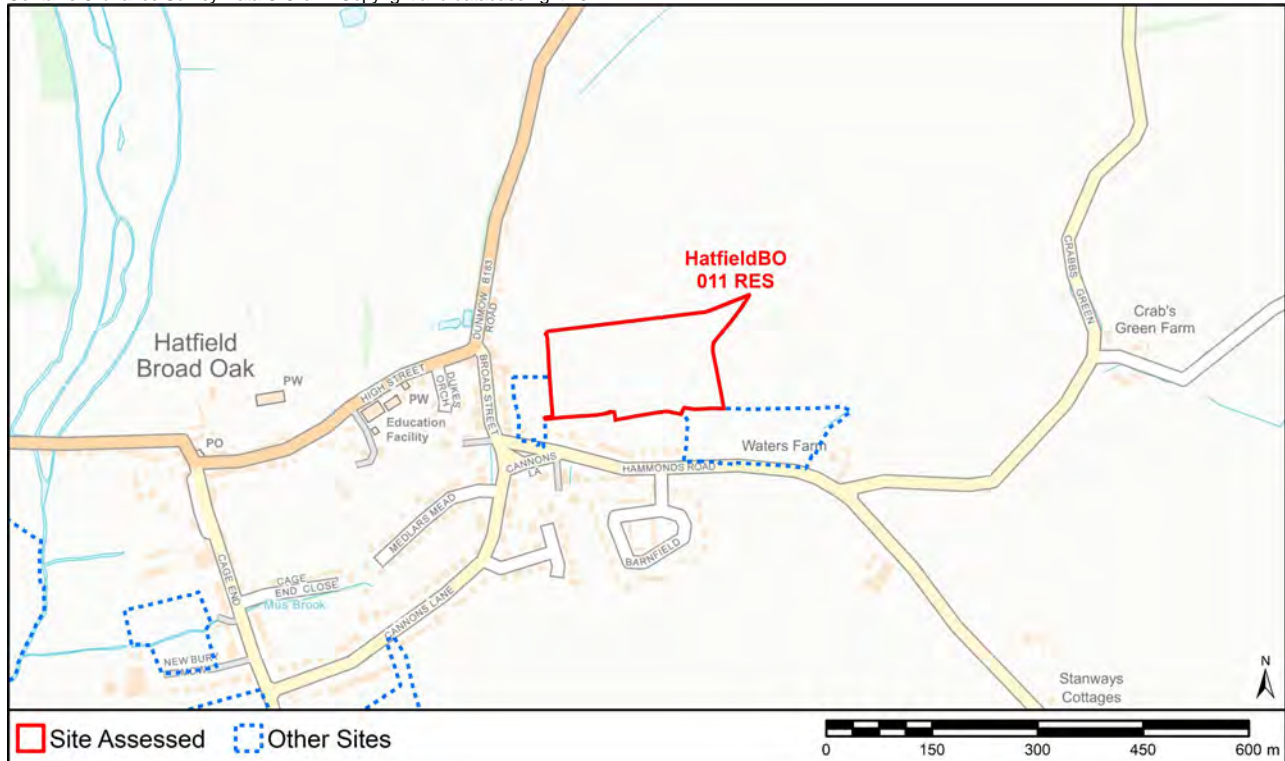
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the settlement of Hatfield Broad Oak. It falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all development proposals with a total net gain in residential units to be consulted with Natural England. The site contains trees protected under the Tree Preservation Order. Suitable access to the site could be potentially created from Hammond Road. The site is assessed as having moderate landscape sensitivity, due to the lack of recorded heritage features, limited semi-natural habitats, and proximity to existing development. Sensitive features include the rural character of the site, rural setting it provides to Hatfield Broad Oak and views into the site from nearby local roads and public rights of way. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	50	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldBO 011 RES – Land north of Hammonds Road, Hatfield Broad Oak

Parish	Hatfield Broad Oak	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	3.24	Developable Area (ha)	3.24
Housing assumed capacity	85	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Local Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the settlement of Hatfield Broad Oak. It falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all development proposals with a total net gain in residential units to be consulted with Natural England. The site contains trees protected under the Tree Preservation Order. Suitable access to the site could be potentially created from Hammond Road through HatfieldBO 010 RES in the same land ownership. The site has limited semi-natural habitats and is adjacent to existing development. It site provides rural setting to Hatfield Broad Oak with views into the site from nearby public rights of way. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	85	N/A	N/A	N/A

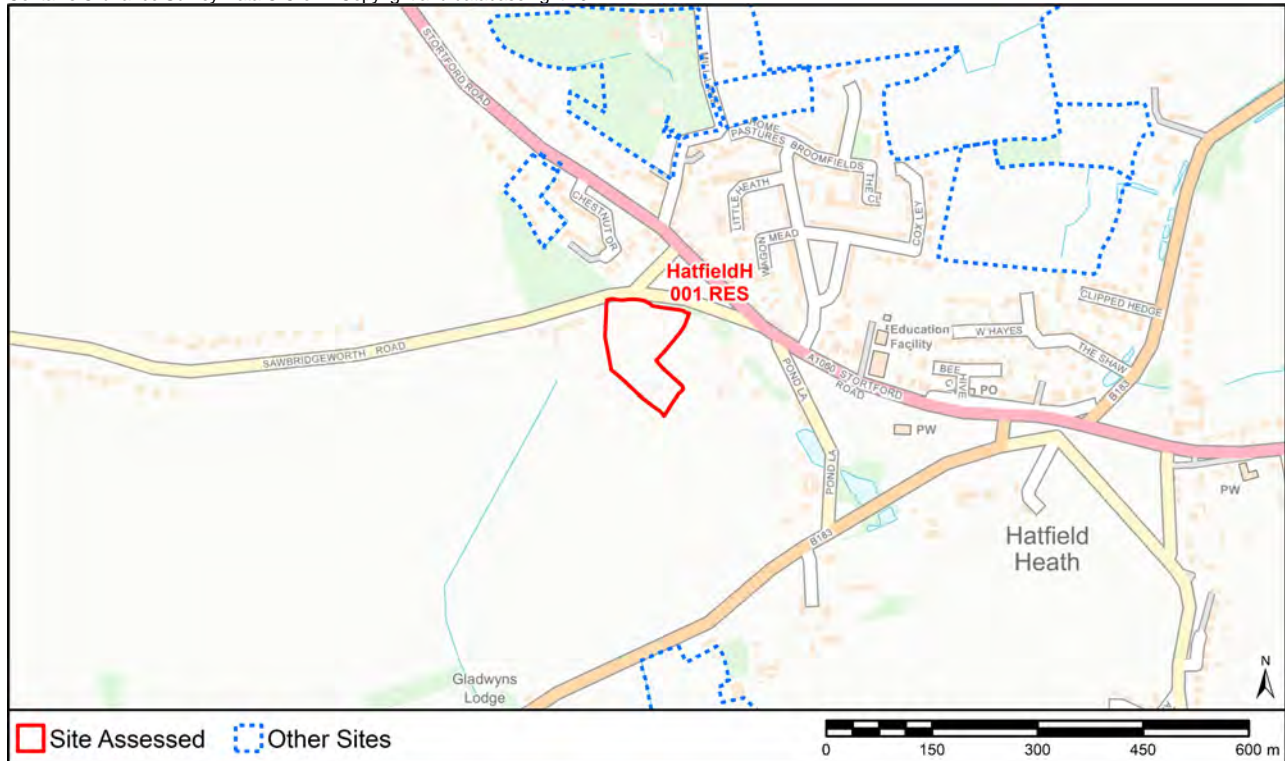
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 001 RES – Land south of Sawbridgeworth Road, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.24	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

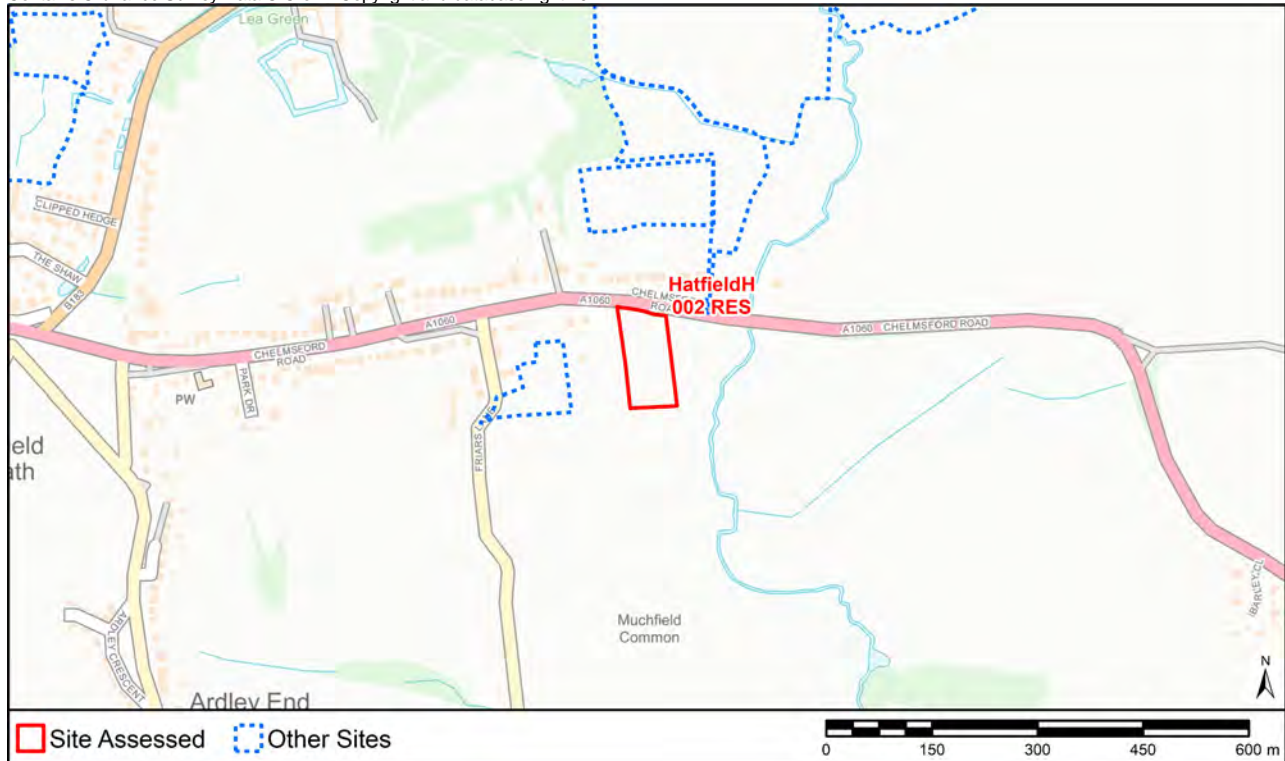
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 002 RES – Land south of A1060 (Chelmsford Road), Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.9	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

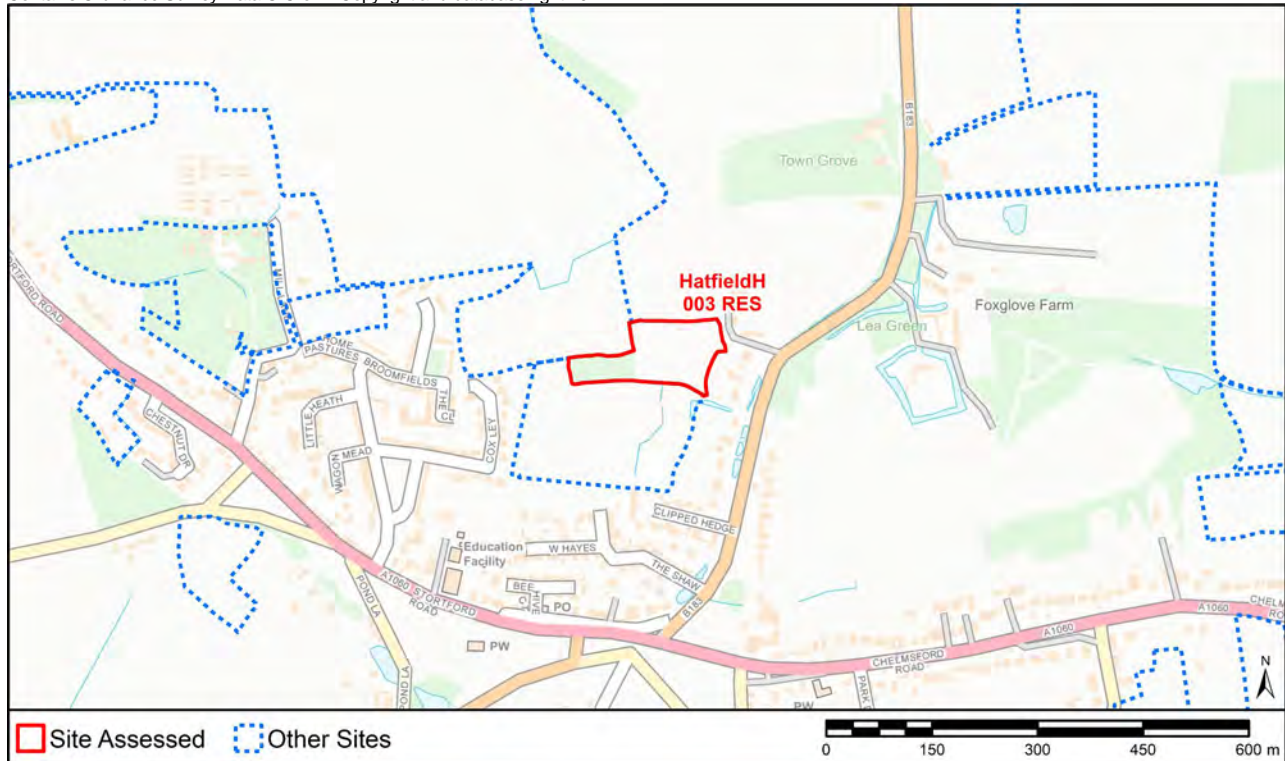
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 003 RES – Rainbow Field (land to the west of) Dunmow Road, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.42	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 004 EMP – Land to rear of High Pastures, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	commercial	Proposed Use	Commercial
Site Area (ha)	2.01	Developable Area (ha)	0.17
Housing assumed capacity	N/A	Employment floorspace (sqm)	680

Site History

UTT/21/0420/CLE approved 29.6.21 - Use of the site for commercial vehicle parking, transfer of goods and temporary storage.

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NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
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Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Site is brownfield within the Green Belt currently in commercial use. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	680	N/A	N/A

HatfieldH 005 RES – Land on the north west of Mill Lane, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	commercial	Proposed Use	Residential
Site Area (ha)	4.16	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/22/1261/FUL. Refused. The demolition of 10 no. existing structures, the conversion and restoration of 8 no. existing buildings to form 8 no. holiday cottages and 1 no. dwelling, the construction of 3 no. single storey dwellings.
 UTT/24/0103/PINS. Pending decision. Consultation on S62A/2024/0032 - The demolition of 12 no. existing structures, the conversion and restoration of 8 no. existing buildings to form 8 no. holiday cottages and 1 no. dwelling, the construction of 3 no. single storey dwellings.

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER

Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

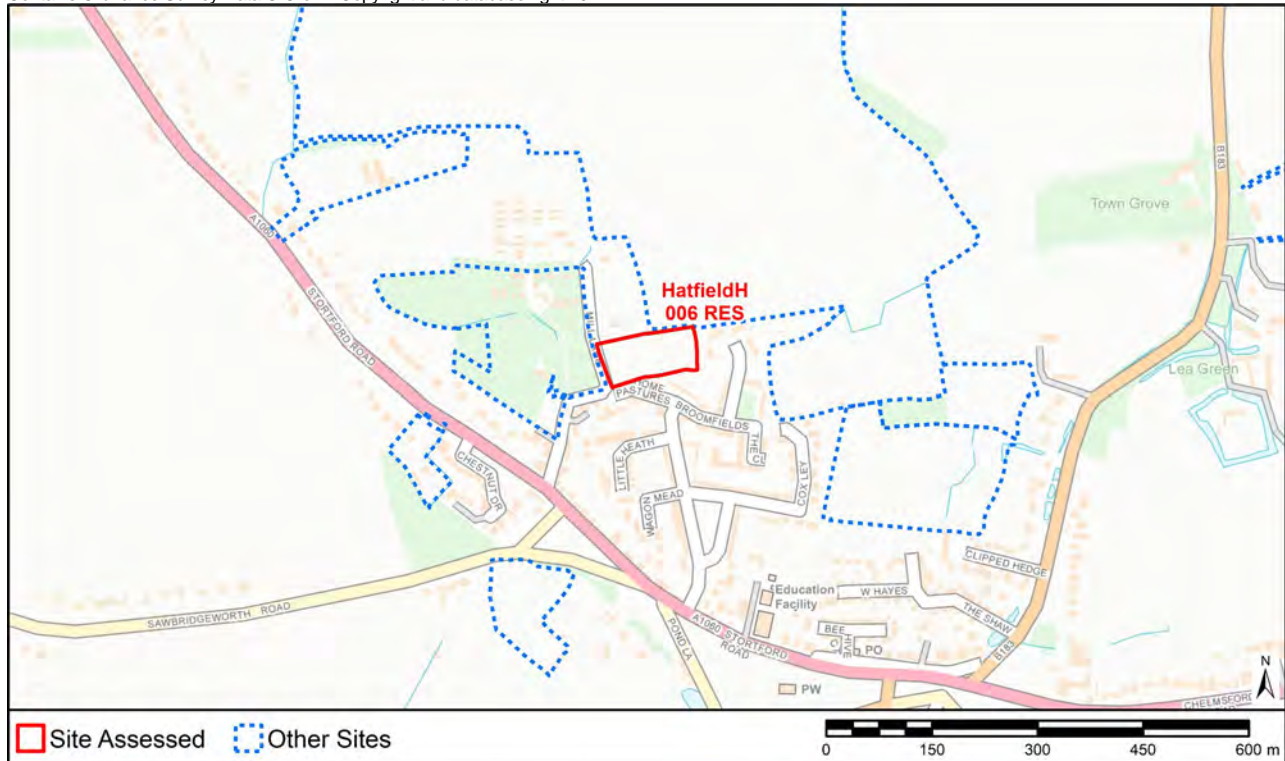
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 006 RES – Land on the East of Mill Lane, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	Agricultural/paddock	Proposed Use	Residential
Site Area (ha)	0.81	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 007 RES – Land at Peggerells Farm, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential + care home
Site Area (ha)	1.67	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

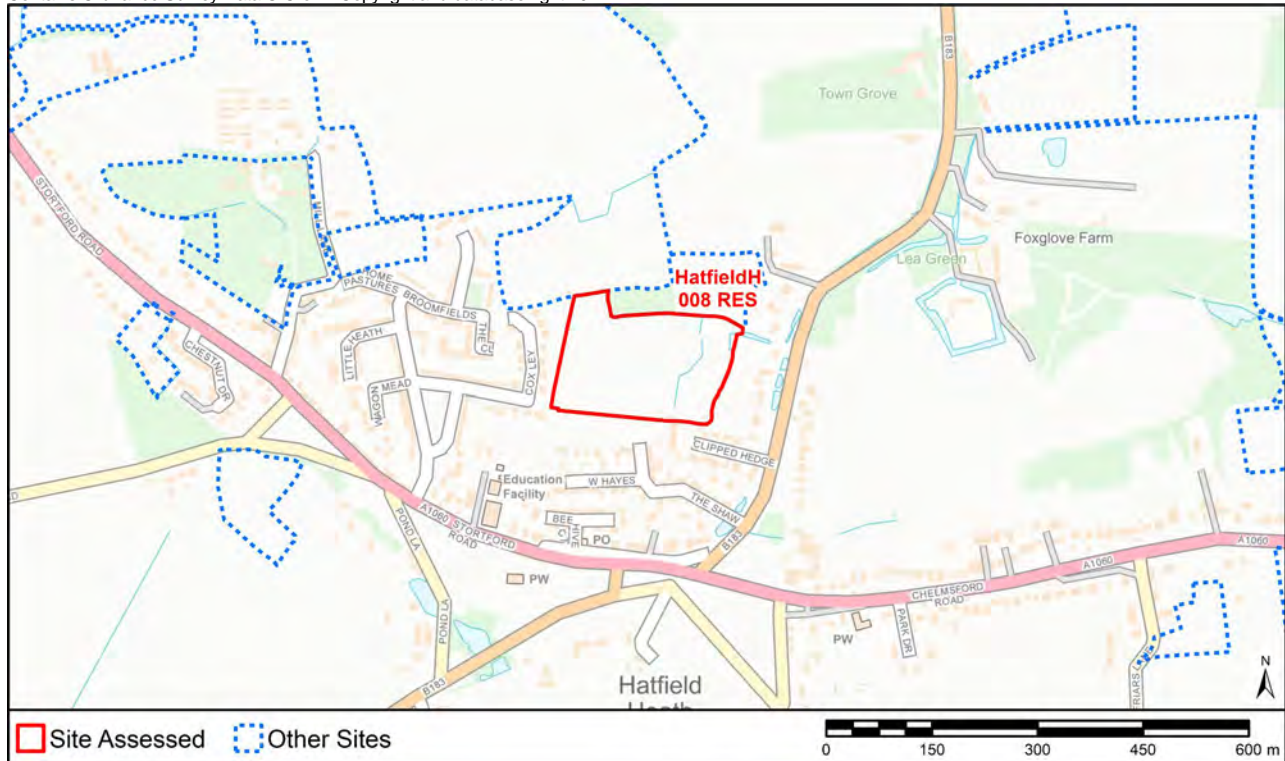
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 008 RES – Land at Cox Ley, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	disused Agricultural- scrub	Proposed Use	Residential
Site Area (ha)	3.59	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 009 RES – Land east of Oakhanger, Friars Lane, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	Disused AGR	Proposed Use	Residential and orchard
Site Area (ha)	0.74	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/19/0140/FUL refused & dismissed at appeal 12.4.19 - New residential development comprising the construction of 8 no. new dwellings, 4 of which would be affordable, associated access from Friars Lane, the introduction of a new community orchard and associated development.

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

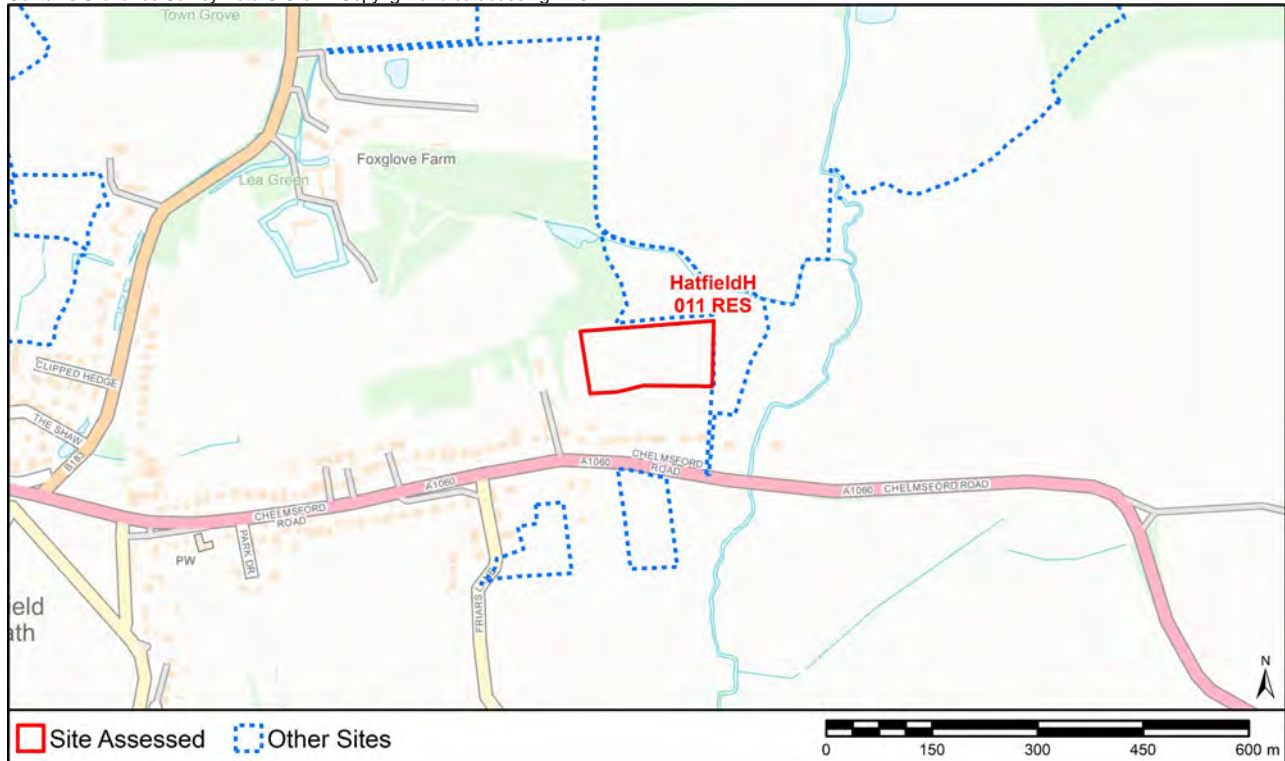
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 011 RES – Land at Hatfield Heath

Parish	Hatfield Heath	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.60690423049927	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification		Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 012 RES – Land at Stonebridge Farm, Hatfield Heath

Parish	Hatfield Heath	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.35955519943237	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification		Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	AMBER
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Hempstead 001 RES – Land to the rear of Fanes Cottage, High Street, Hempstead

Parish	Hempstead	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.25	Developable Area (ha)	1.24
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

Relates to part of the site UTT/21/2555/PIP refused 21.9.21 - Application for permission in principle for the erection of between 3 and 4 dwellings

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

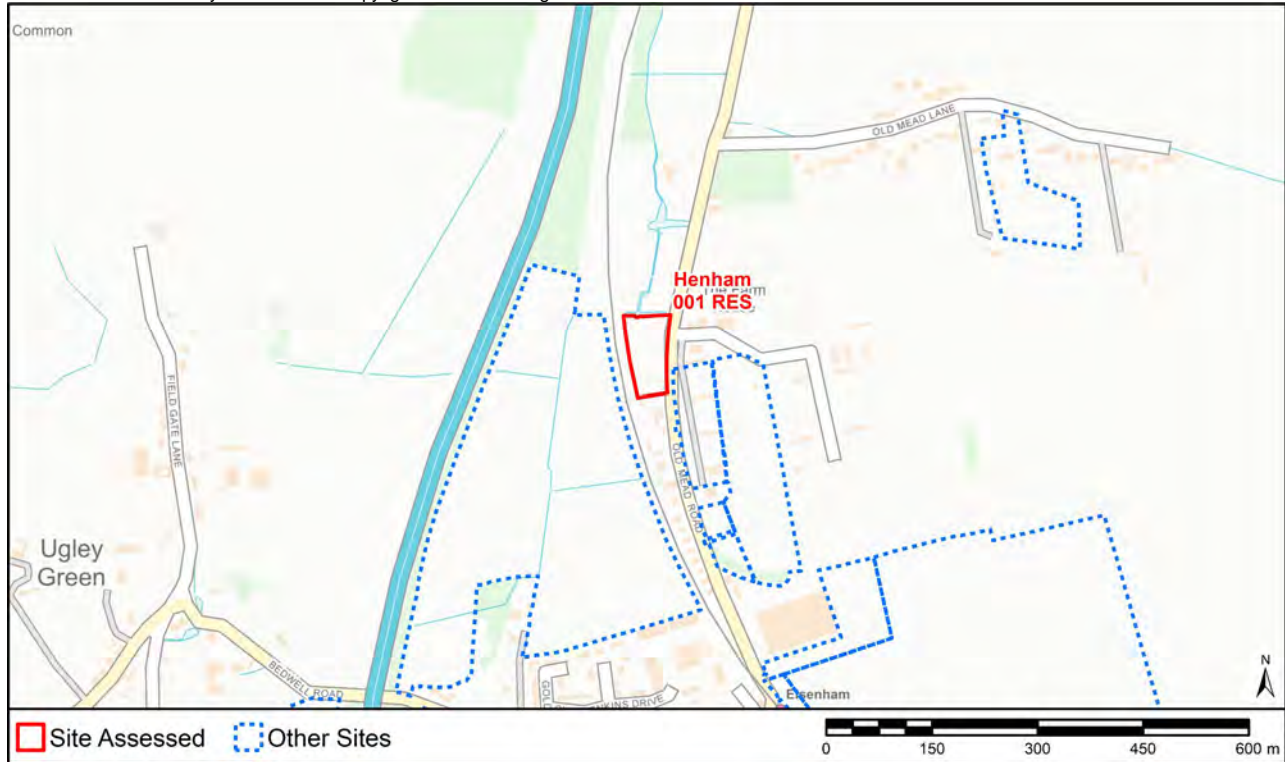
Henham 001 RES – Land west of Old Mead Road, Elsenham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.61	Developable Area (ha)	0.57
Housing assumed capacity	19	Employment floorspace (sqm)	N/A

Site History

UTT/23/0713/OP Outline Planning Application, with all matters reserved except scale and access, for the erection of up to 7 dwellings and associated work. Awaiting Decision. Validated in March 2023.

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Elsenham. The northern part of the site falls within Flood Zone 2 or 3. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. The site is Grade 3 Good to Moderate Quality Agricultural Land. Suitable access from Old Mead Road could be potentially created subject to extension of existing pavements. The site is located in close proximity to the railway requiring appropriate noise mitigation. It is subject to low-moderate landscape sensitivity to residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	19	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

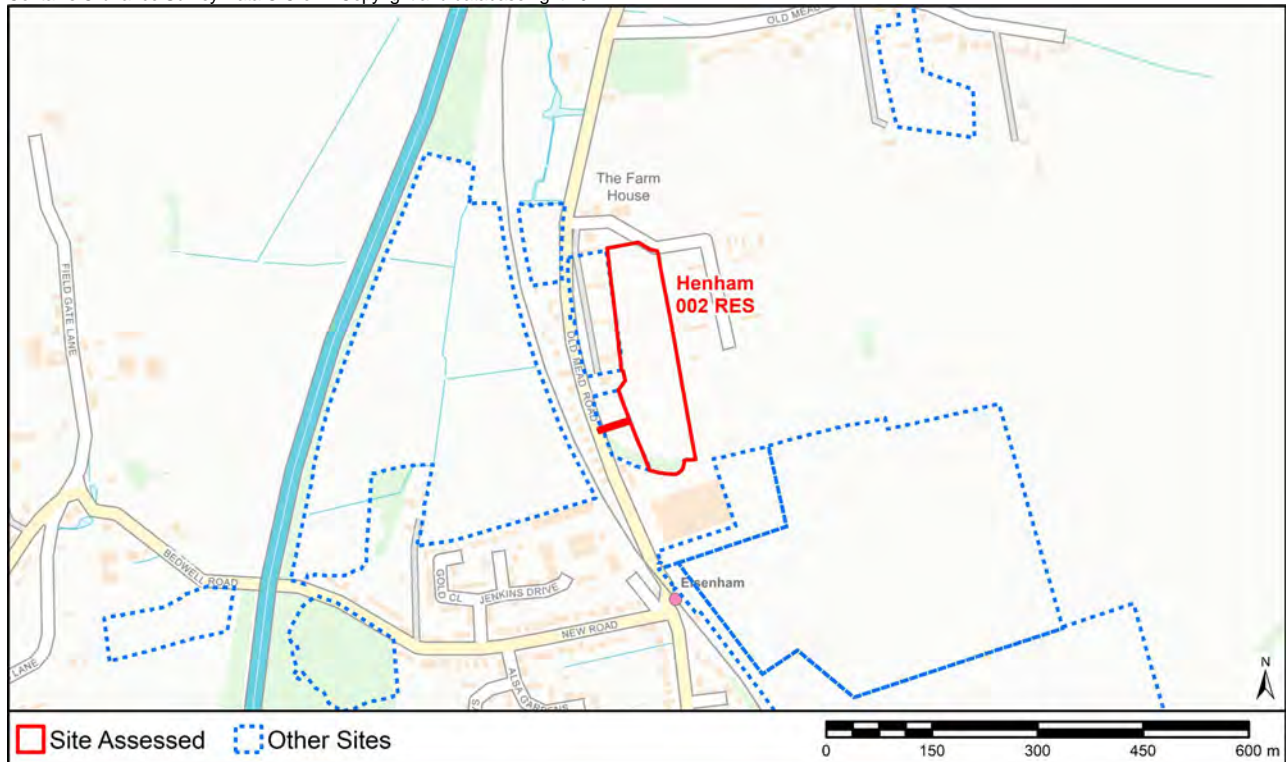
Henham 002 RES – Land east of Old Mead Road, Elsenham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.5	Developable Area (ha)	2.5
Housing assumed capacity	66	Employment floorspace (sqm)	N/A

Site History

Adjacent to: UTT/21/1666/OP allowed on appeal. Outline application with all matters reserved except scale and access, for the erection of up to 6 no. dwellings and associated work. Resubmission of that approved under UTT/19/2692/OP. UTT/21/0009/DFO approved 26.7.21 - Details following outline approval UTT/18/3370/OP for the erection of up to 9 no. dwellings - details of layout, appearance and landscaping.

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

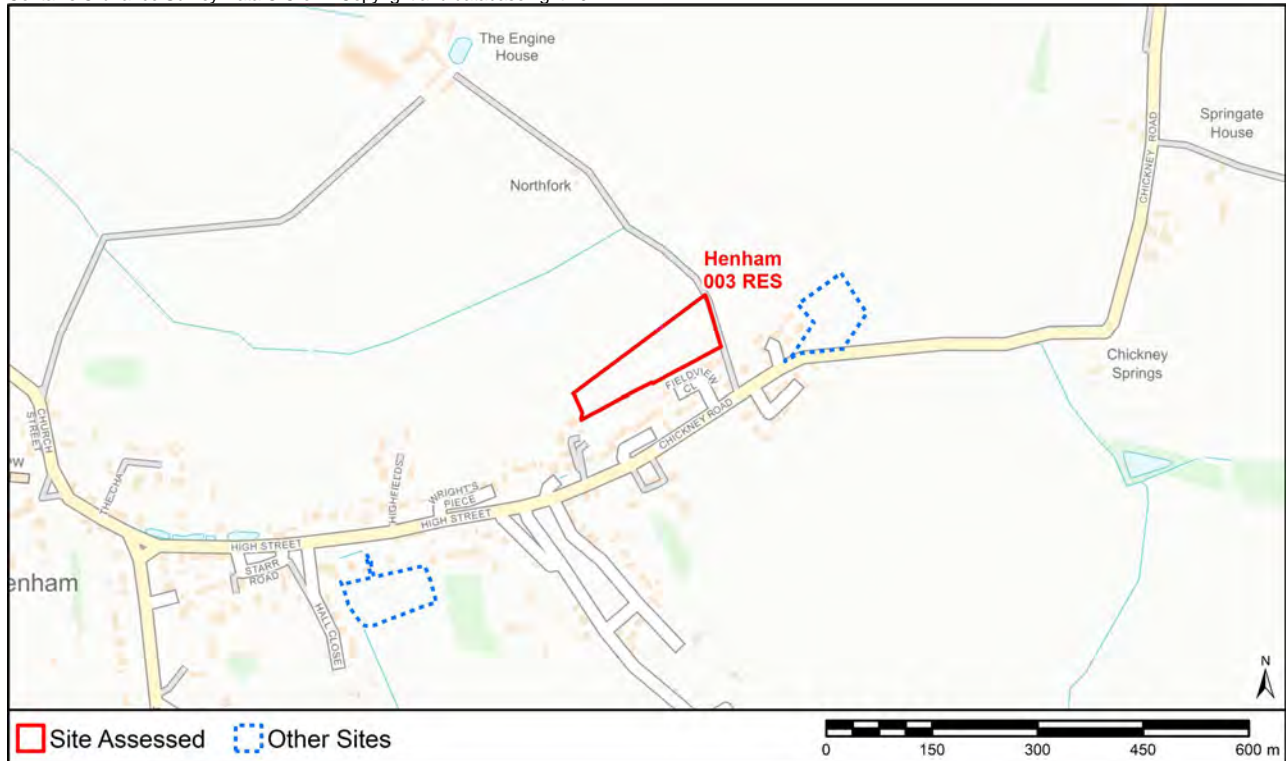
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to committed development at Old Mead Road. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. It constitutes a mix of Grade 2 and Grade 3 Agricultural Land. The site currently does not have direct road frontage and further investigation would be required to establish if suitable access could be achieved via Old Mead Road or through an existing agricultural lane. The site is assessed as having a low-moderate landscape sensitivity to residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	66	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 003 RES – Land north of Chickney Road, Henham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.27	Developable Area (ha)	1.27
Housing assumed capacity	40	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Henham. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. Access to the site could be potentially achieved via Chickney Road although it is unclear whether the lane is wide enough and could be upgraded to support backland development above the HELAA capacity, and whether adequate visibility splays could be provided within the indicated site boundary. Chickney Road is also used as a public footpath which would need to be enhanced. The site is assessed as having low-moderate landscape sensitivity to development. Development on the site would not be at odds with the existing settlement pattern, no cultural heritage features are within the site, vegetation and existing development screen visibility from Chickney Road, and occupy positions of limited prominence within the wider landscape. Sensitive features include the views in from nearby footpaths and the rural approach the sites provide to the village. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	40	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 004 RES – Land at Four Winds, South of Old Mead Lane, Henham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural/residential	Proposed Use	Residential
Site Area (ha)	1.37	Developable Area (ha)	1.37
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History N part of site UTT/22/2778/FUL withdrawn - Erection of 1 no. detached 4 bedroom dwelling

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 005 RES – Land at Chickney Road, Henham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.69	Developable Area (ha)	0.69
Housing assumed capacity	22	Employment floorspace (sqm)	N/A

Site History

UTT/19/0293/FUL refused and dismissed at appeal 10.6.2020 - Erection of 16 no. dwellings with associated garages, parking and landscaping with new vehicular access to Chickney Road

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Henham. The site is assessed as having low-moderate landscape sensitivity to development, although it should be noted that this varies from the reasons for refusal of UTT/19/0293/FUL. Further landscape studies would be required. Development on the site would not be at odds with the existing settlement pattern, no cultural heritage features are within the site, vegetation and existing development screen visibility from Chickney Road, and occupy positions of limited prominence within the wider landscape. Sensitive features include the views in from nearby footpaths and the rural approach the sites provide to the village. The site is Grade 2 Very Good Quality Agricultural Land. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. The site is adjacent to Public Rights of Way along the eastern boundary.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	22	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

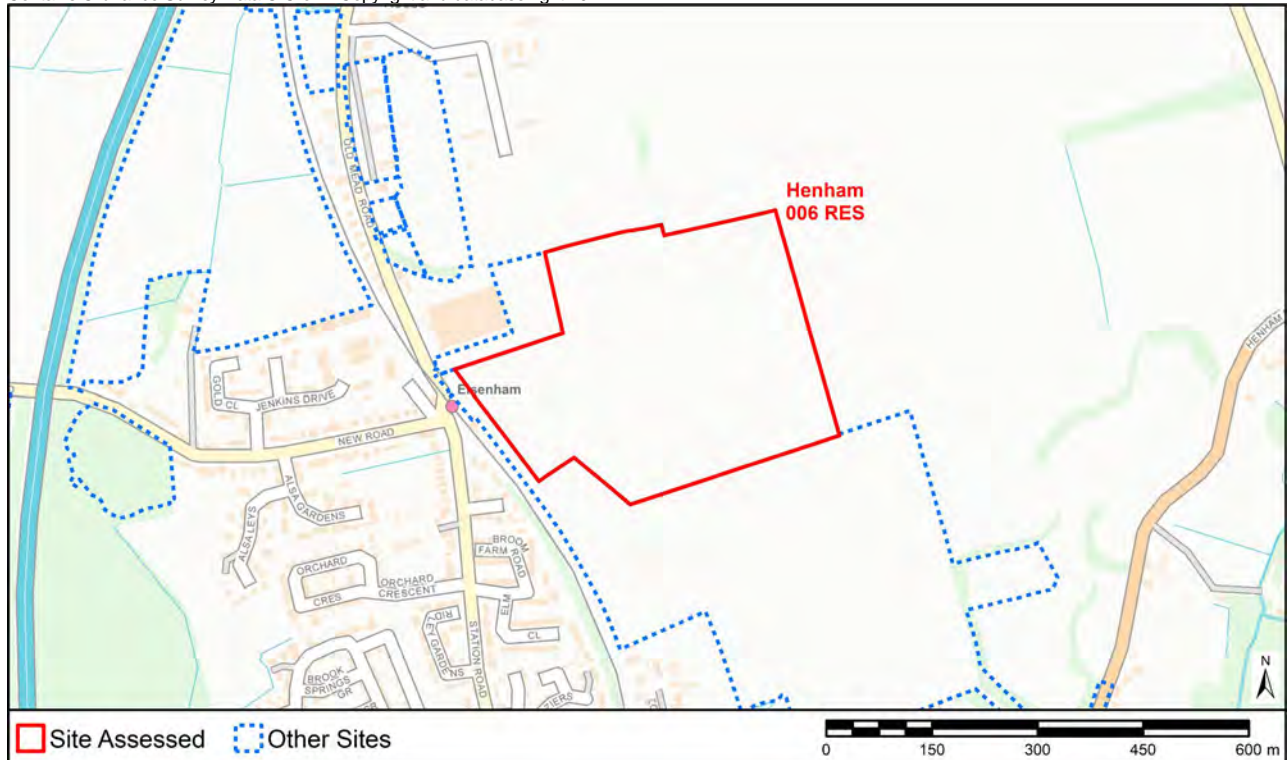
Henham 006 RES – Land east of Station Road, Elsenham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential development with affordable housing, open space and green infrastructure, and potential land for station car park

Site Area (ha)	4.14	Developable Area (ha)	4.14
Housing assumed capacity	109	Employment floorspace (sqm)	N/A

Site History	UTT/22/2760/PINS. Approved 11 April 2023. Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works. UTT/23/2063/DFO pending decision.
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Elsenham, located in close proximity to Elsenham railway station. Suitable access could be achieved via Henham Road. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. The site is Grade 2 Very Good Quality Agricultural Land. The site is assessed as having a low-moderate landscape sensitivity to residential development due to the flat to gently undulating topography, medium to large scale arable fields, limited semi-natural habitats, largely enclosed character, and the human influence of modern development within the parcels.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	109	N/A	N/A	N/A

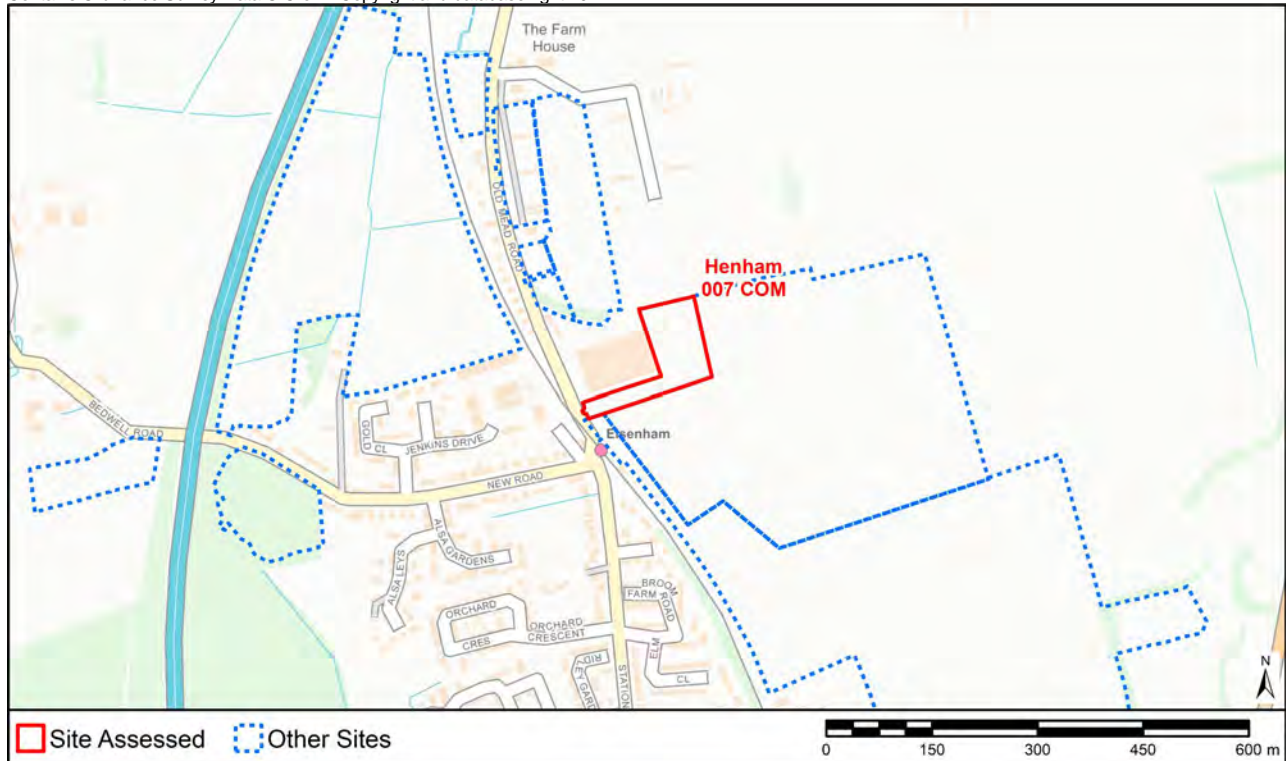
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 007 COM – Land rear of warehouse, Old Mead Road, Elsenham

Parish	Henham	Source	Call for sites
Existing Use	car parking/warehousing	Proposed Use	Commercial
Site Area (ha)	1.18	Developable Area (ha)	1.18
Housing assumed capacity	N/A	Employment floorspace (sqm)	5900
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site consists of a mix of greenfield and previously developed land used as Elsenham Station Car Park. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence. The site is assessed as having a low-moderate landscape sensitivity to residential development due to the flat to gently undulating topography, medium to large scale arable fields, limited semi-natural habitats, largely enclosed character, and the human influence of modern development within the parcels. The site is partly Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

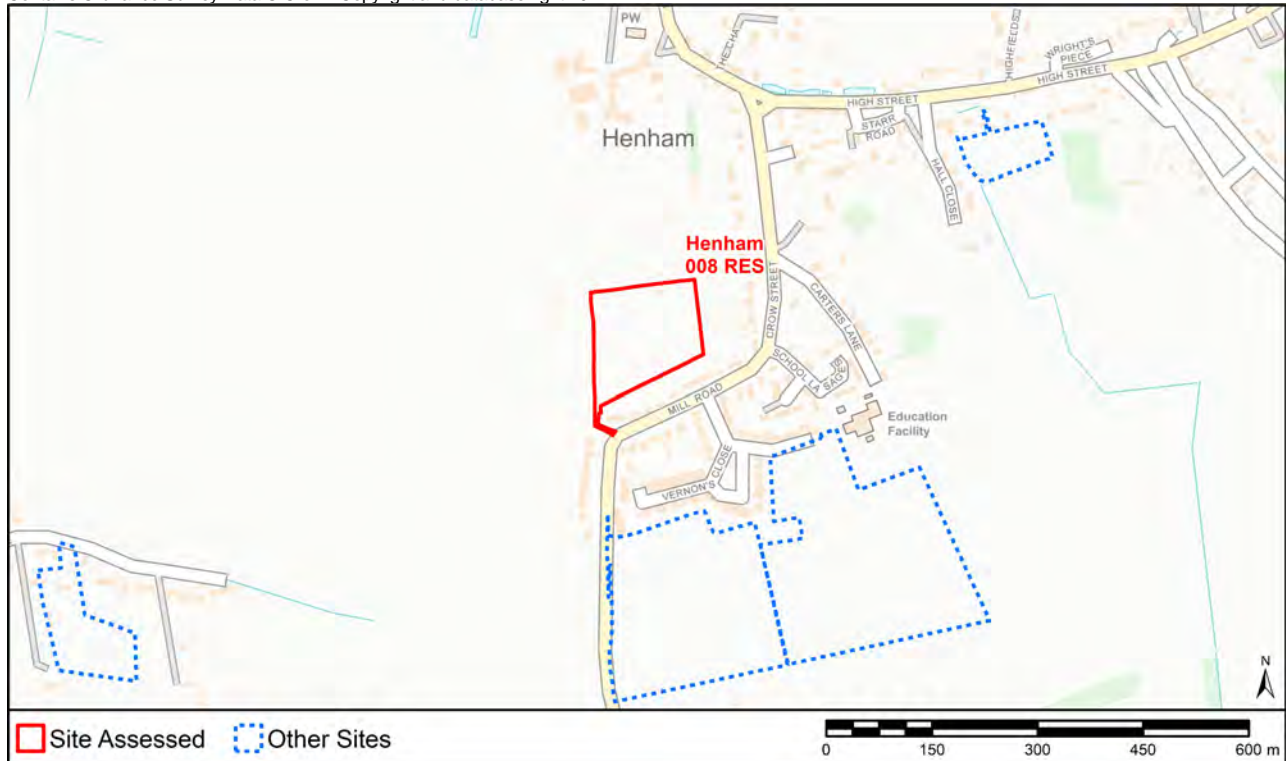
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	5900	N/A	N/A

Henham 008 RES – Land at Mill Road, Henham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.1	Developable Area (ha)	2.1
Housing assumed capacity	55	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area and the Conservation Area of Henham. It is served by an existing agricultural access but further investigation would be required to confirm whether adequate visibility splays could be provided to support development above the HELAA threshold as this access is bordered by two existing dwellings and their residential accesses as well as located on a road bend. This lane is also a public footpath which would need to be considered. The site is assessed as having a moderate landscape sensitivity to residential development. Development on the site would be at odds with the loose and open settlement form of Henham, and would introduce additional infill along Mill Road, encroaching on the rural setting of Henham. However the semi-enclosed visual character, lack of heritage features, and simple landform of the site reduce sensitivity overall. The site is Grade 2 Very Good Quality Agricultural Land. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. Site also falls within the aircraft noise contour zone from Stansted Airport which would need to be considered.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	55	N/A	N/A	N/A

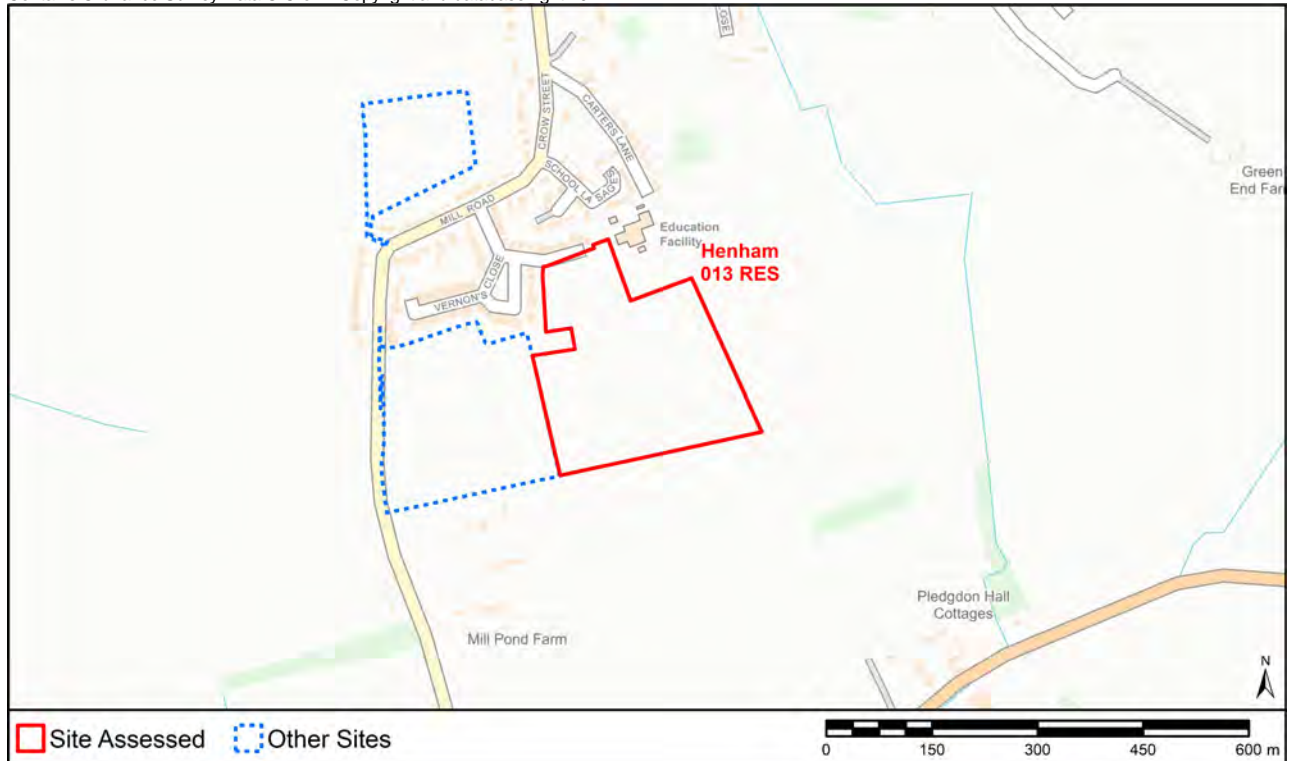
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 013 RES – Land south of School Lane, Henham

Parish	Henham	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	6.70559165344238	Developable Area (ha)	6.71
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification		Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	AMBER
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
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Heritage Sensitivity Site not included in Heritage Sensitivity Study

HIGHWAYS AND ACCESS

Highways RED

CONCLUSIONS

Suitability Unsuitable

Suitability commentary The site is greenfield adjacent to the built-up area of Henham, east of the committed development at Land south of Vernon's Close (UTT/20/0604/OP). The site does not appear to have suitable access to support development above the HELAA threshold at present. The site is crossed by multiple Public Rights of Way which would need to be considered. Development of the site is likely to change the open character of this location and may have some impacts on the views from Henham Conservation Area which would need to be mitigated. Nevertheless, development on the site is likely to introduce a limited change to identified views owing to the presence of a built backdrop at the committed site. The site falls within a mineral safeguarding area and groundwater source protection zone which would need to be considered. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England.

Availability Available

Availability commentary Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.

Achievability Potentially achievable

Achievability commentary Potentially Achievable subject to further deliverability testing.

Site Classification C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

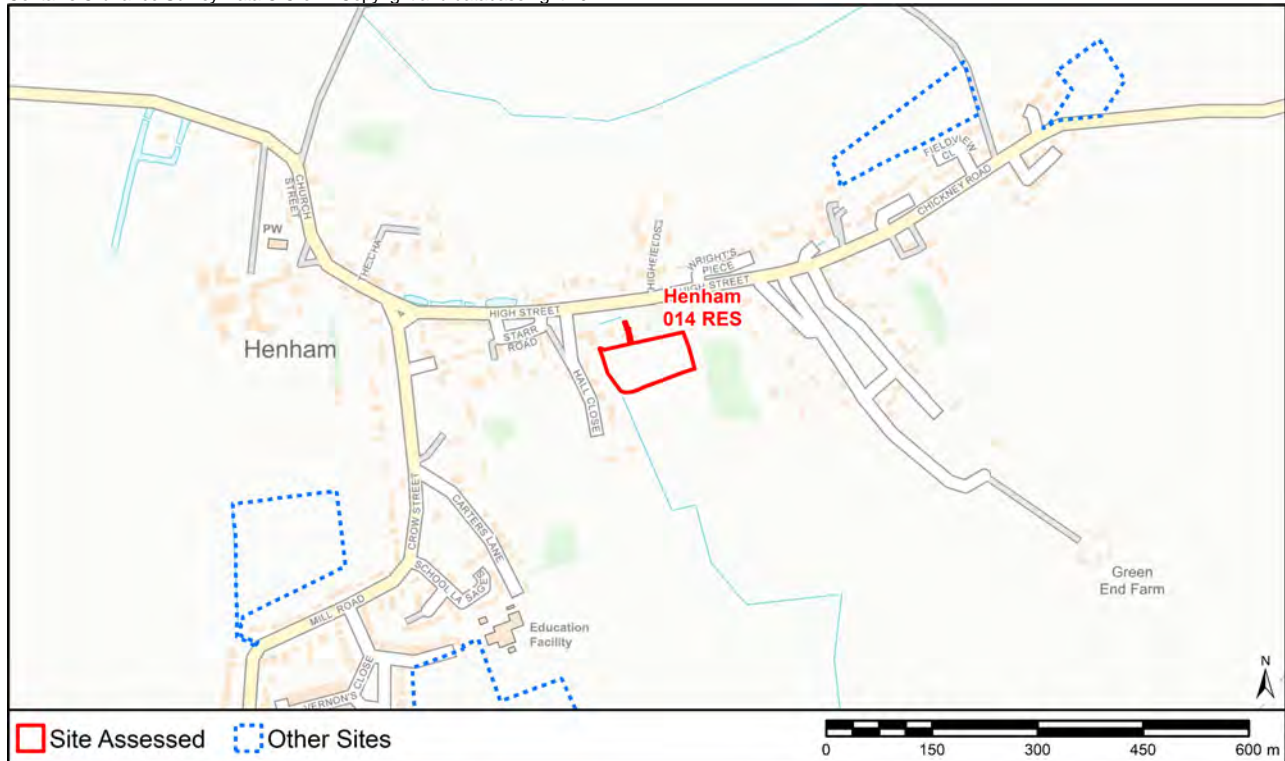
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 014 RES – Land to the rear of Saffron House and Henleys, Henham

Parish	Henham	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.736215567016602	Developable Area (ha)	0.74
Housing assumed capacity	23	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Henham. Although adjacent to the Henham Conservation Area and a Grade II listed building, the site is concluded to have little relevance to the historical quality of the Conservation Area and removed from its boundary in 2013. Development on the site may however have some impacts on the setting of the historic character at this location which would need to be considered. A small part of the site is subject to high risk of surface water flooding to be mitigated. The site's existing agricultural lane is relatively narrow and may not be able to support development above the HELAA threshold owing to the proximity of adjoining garage. The site is Grade 2 Very Good Quality Agricultural Land. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. The site falls within the Groundwater Source Protection Zone.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	23	N/A	N/A	N/A

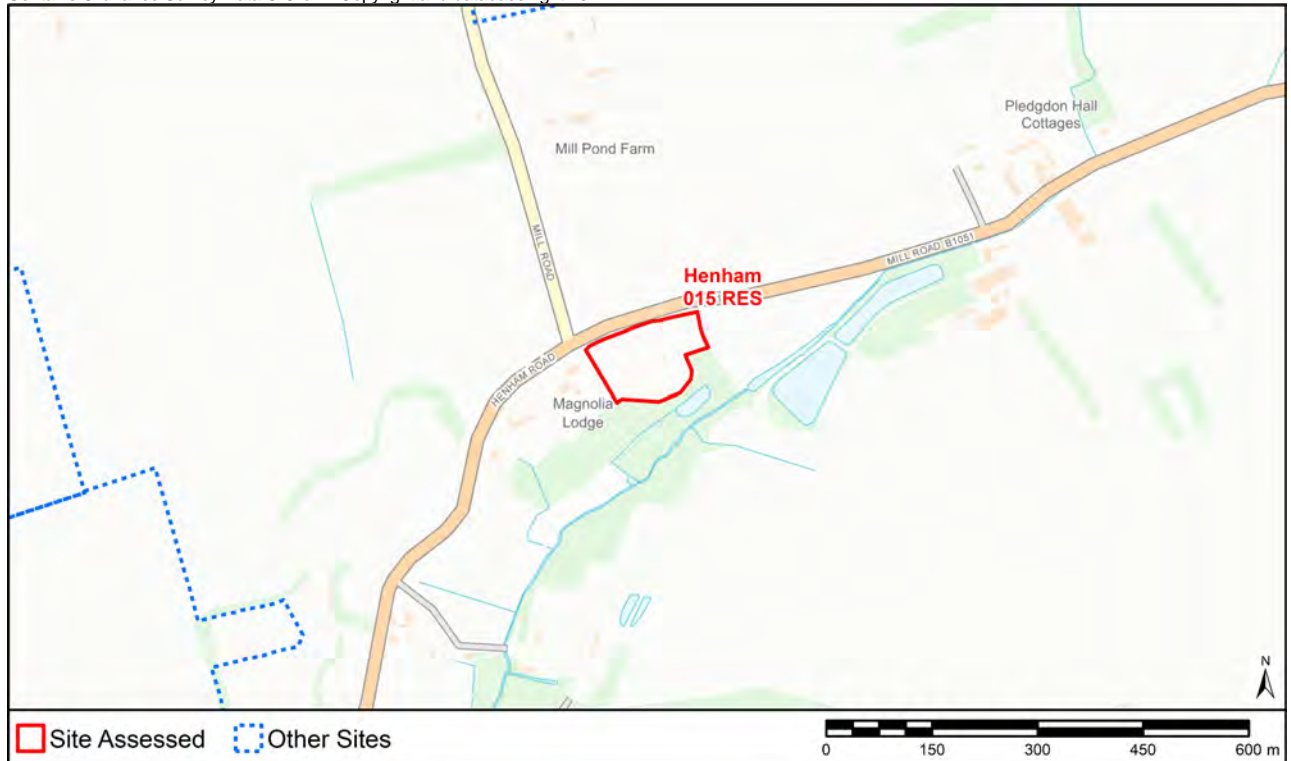
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 015 RES – Land on the south side of Henham Road, Elsenham

Parish	Henham	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.41886720657349	Developable Area (ha)	1.42
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification		Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
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HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HighEaster 001 EMP – Bury Farm, High Easter

Parish	High Easter	Source	Call for sites
Existing Use	Obsolete Grain Store & Ancillary Building	Proposed Use	Light Industrial
Site Area (ha)	0.03	Developable Area (ha)	0.03
Housing assumed capacity	N/A	Employment floorspace (sqm)	120
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN		
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN		
Priority Habitat	GREEN		
Local Geological Site	GREEN		
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN		
Listed Buildings	GREEN	Heritage Sensitivity	GREEN
		Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial outside of Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity have the potential to meet local demand for industrial space in a range of small, medium and large size bands, including at established manufacturing business locations in the wider District.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	120	N/A	N/A	N/A

HighEaster 002 RES – Land at Lawn Hall Farm - South of Lawn Hall Chase North End, Dunmow

Parish	High Easter	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.89	Developable Area (ha)	2.89
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HighEaster 003 RES – Land at Lawn Hall Farm - North of Lawn Hall Chase, North End, Dunmow

Parish	High Easter	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	4.72	Developable Area (ha)	4.72
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HighRdg 001 RES – Land south of Ware Farm, Dunmow Road, High Roding

Parish	High Roding	Source	Call for sites
Existing Use	Agricultural Land & Buildings	Proposed Use	Residential
Site Area (ha)	0.68	Developable Area (ha)	0.68
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HighRdg 003 RES – Attridges Farm, Rands Road, High Roding, CM6 1NQ

Parish	High Roding	Source	Refused applications
Existing Use	Equestrian centre, riding school and livery	Proposed Use	Residential
Site Area (ha)	1.71	Developable Area (ha)	1.6
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/20/3393/FUL refused 14.6.21. Demolition of the existing equestrian centre and associated agricultural building and the erection of 5 no. Dwellings with associated landscaping. A new private stable block and landscaping for existing farmhouse

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NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	AMBER	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Langley 001 RES – Land immediately south of Bury/Moat Farm Langley, Upper Green

Parish	Langley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.23	Developable Area (ha)	1.23
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Langley 002 EMP – Land adj. Brices Yard, Butts Green, Saffron Walden

Parish	Langley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Commercial/Manufacturing
Site Area (ha)	0.87	Developable Area (ha)	0.87
Housing assumed capacity	0	Employment floorspace (sqm)	3480
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial outside of Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity have the potential to meet local demand for industrial space in a range of small, medium and large size bands, including at established manufacturing business locations in the wider District.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	3480	N/A	N/A	N/A

Langley 003 RES – Land North of The Kangles, Upper Green, Langley

Parish	Langley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.44	Developable Area (ha)	1.44
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Langley 004 RES – Next Longley Langley Upper Green

Parish	Langley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.15	Developable Area (ha)	1.14
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

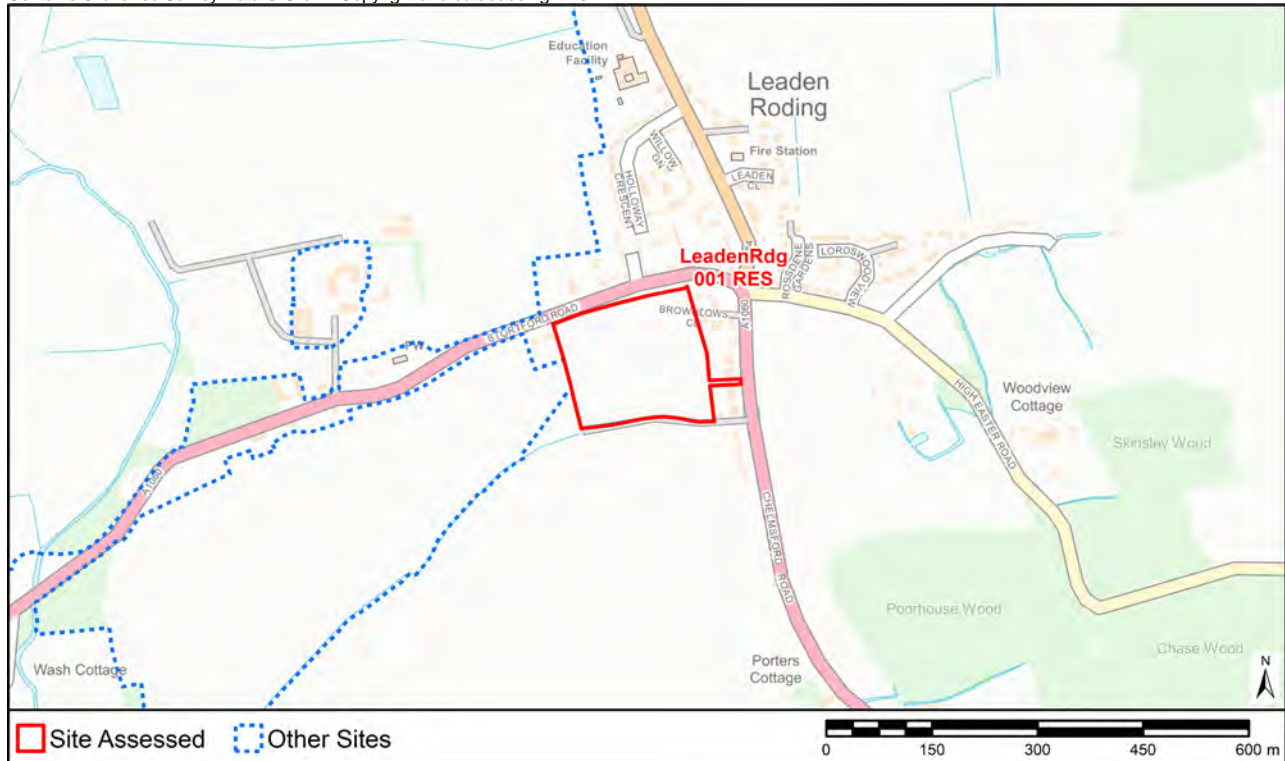
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LeadenRdg 001 RES – Land fronting Stortford Road, Leaden Roding

Parish	Leaden Roding	Source	Call for sites
Existing Use	Scrubland	Proposed Use	Residential
Site Area (ha)	3.39	Developable Area (ha)	0.03
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

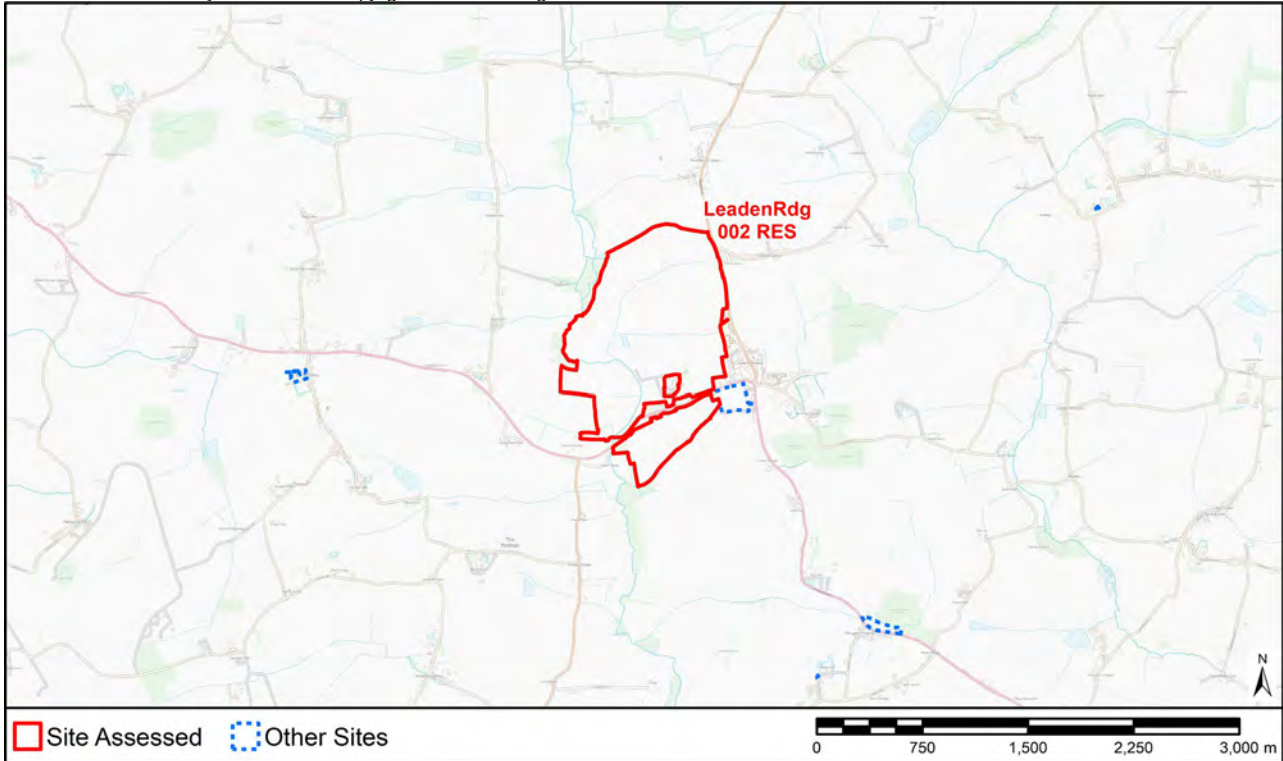
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LeadenRdg 002 RES – Land at Leaden Roding

Parish	Leaden Roding	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	140.15	Developable Area (ha)	67.73
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Lindsell 001 RES – The Orchard Bowles Farm, Lindsell

Parish	Lindsell	Source	Call for sites
Existing Use	Unused Orchard	Proposed Use	Residential
Site Area (ha)	2.62	Developable Area (ha)	2.59
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Littlebury 001 RES – Rectory Farm, Littlebury

Parish	Littlebury	Source	Call for sites
Existing Use	Shop, associated offices, B1 Use, Storage & Agricultural Buildings	Proposed Use	Residential
Site Area (ha)	1.08	Developable Area (ha)	0.98
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	UTT/1022/01/FUL Change of use of existing agricultural building to class A1 shop; associated office and storage - Approved 1.10.21. UTT/0234/05/FUL Change of use of redundant agricultural building to B1 class use. Approved 15.4.05		

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Littlebury 002 EMP – Rectory Farm, Littlebury

Parish	Littlebury	Source	Call for sites
Existing Use	Mixed uses - shop, associated offices, agricultural buildings	Proposed Use	Commercial
Site Area (ha)	1.08	Developable Area (ha)	0.98
Housing assumed capacity	N/A	Employment floorspace (sqm)	3920

Site History

UTT/1022/01/FUL Change of use of existing agricultural building to class A1 shop; associated office and storage - Approved 1.10.21.
 UTT/0234/05/FUL Change of use of redundant agricultural building to B1 class use. Approved 15.4.06

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

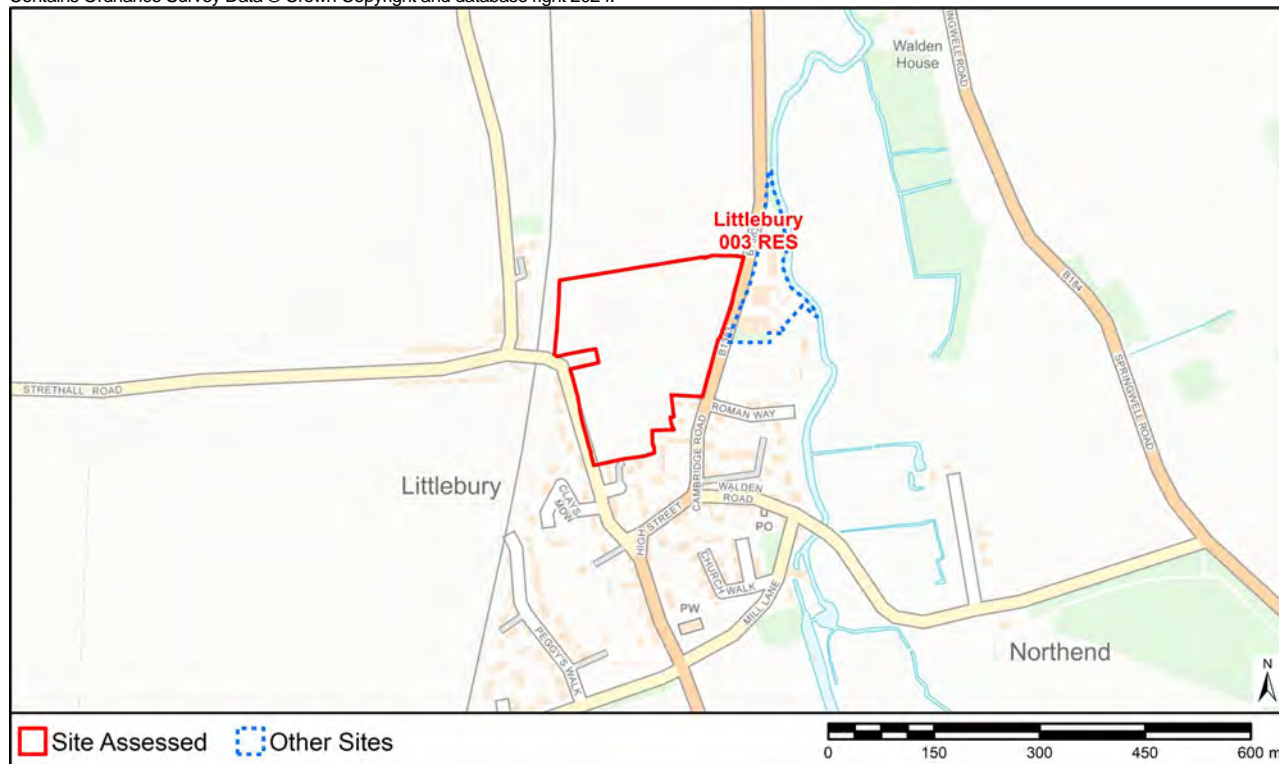
CONCLUSIONS	
Suitability	Suitable
Suitability commentary	The site is predominantly previously developed land at the edge of Littlebury currently in commercial use, located along the B1383. The site is suitable for redevelopment for employment use. Key constraints identified include risk of fluvial flooding as the eastern boundary of the site along River Cam is in Flood Zone 3, proximity to designated heritage assets, presence of trees protected under the Tree Preservation Order and groundwater source protection.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	3920	N/A	N/A

Littlebury 003 RES – Land west of Cambridge Road

Parish	Littlebury	Source	Call for sites
Existing Use	Agricultural, pasture, allotment land & unused land	Proposed Use	Mixed Use - Residential, community & leisure uses, habitat creation & woodland building
Site Area (ha)	5.11	Developable Area (ha)	5.11
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
Heritage Sensitivity	GREEN		
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

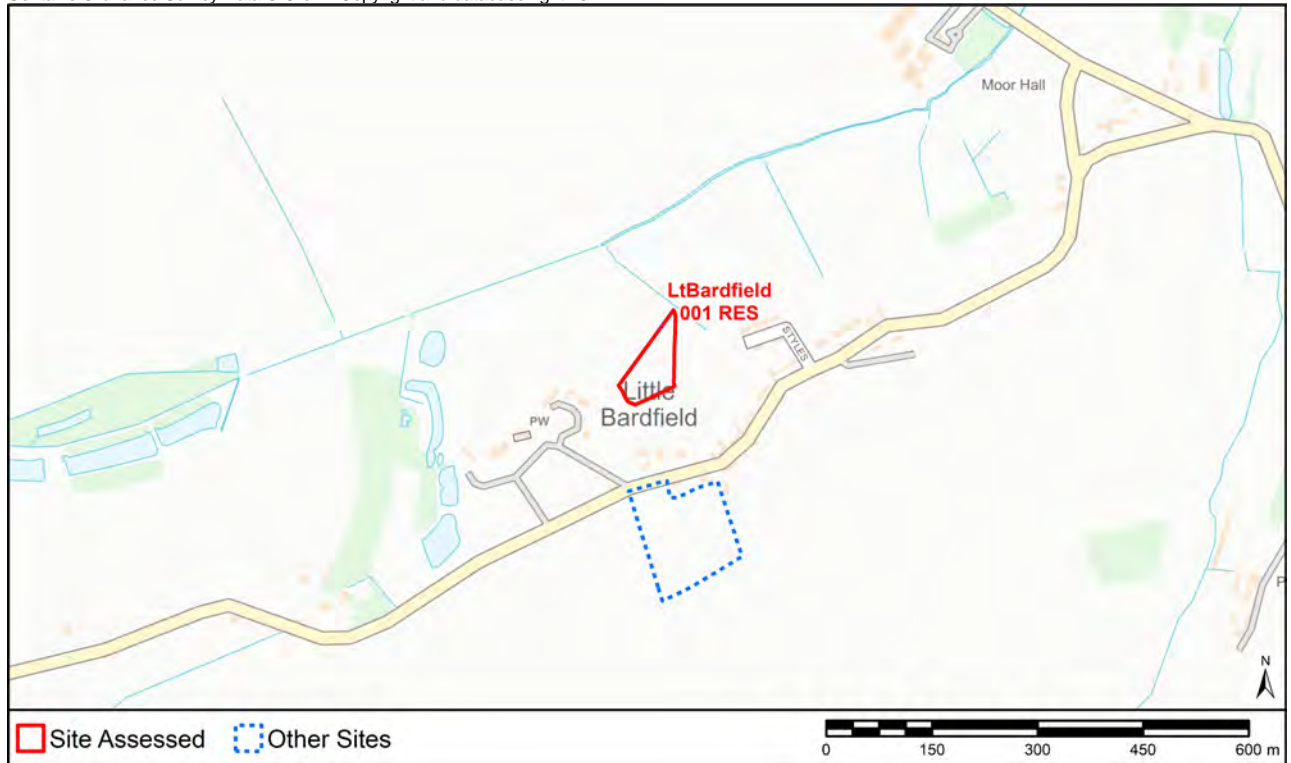
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtBardfield 001 RES – Land east of Styles, Little Bardfield

Parish	Little Bardfield	Source	Call for sites
Existing Use	Agricultural grassland	Proposed Use	Residential
Site Area (ha)	0.55	Developable Area (ha)	0.55
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

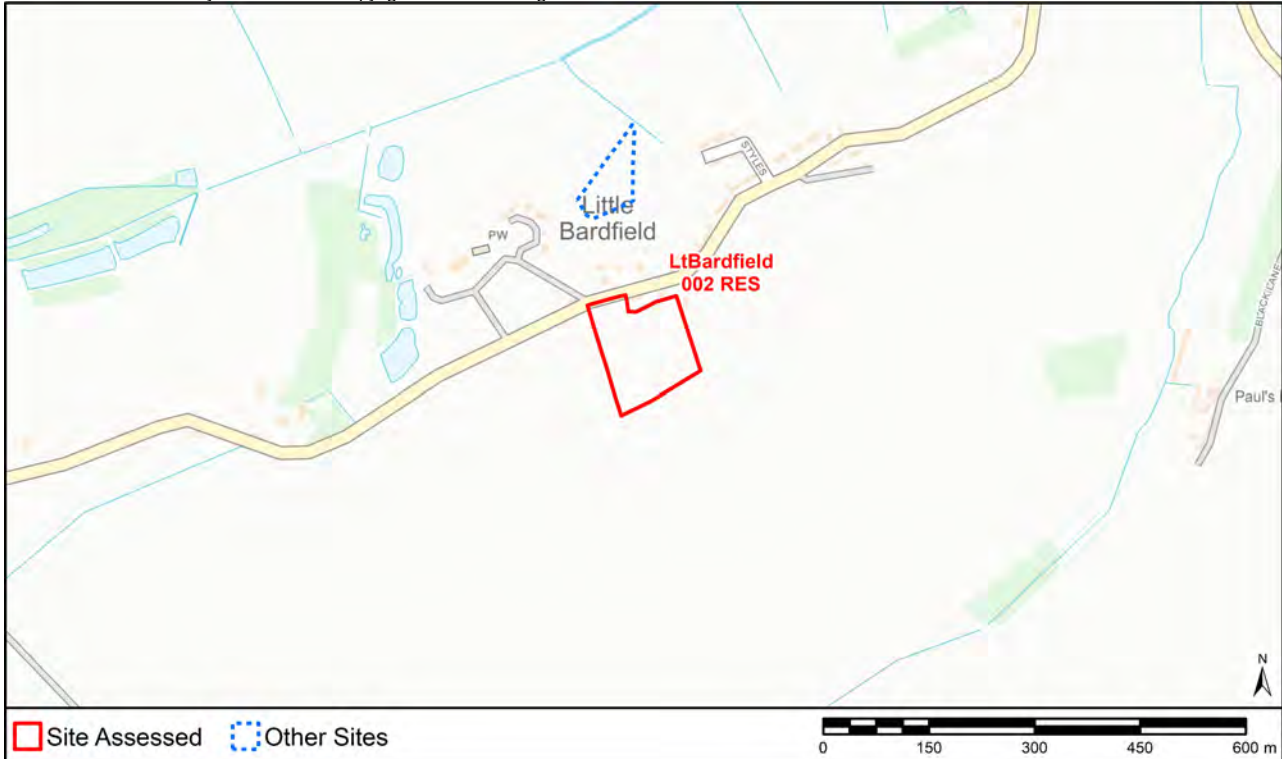
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtBardfield 002 RES – Land South of Bardfield Road, Little Bardfield

Parish	Little Bardfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.71	Developable Area (ha)	1.71
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

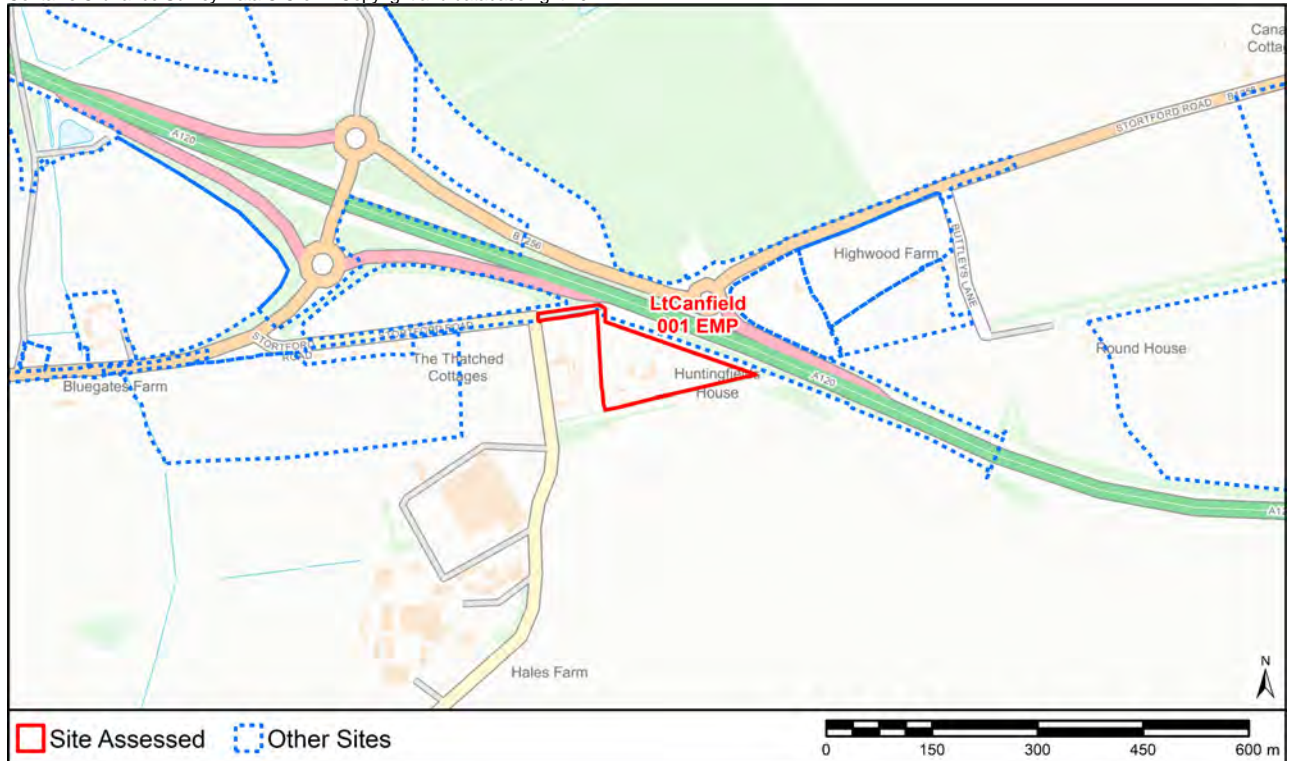
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtCanfield 001 EMP – Huntingfields House, Stortford Road, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Residential	Proposed Use	Employment
Site Area (ha)	1.53	Developable Area (ha)	1.53
Housing assumed capacity	N/A	Employment floorspace (sqm)	6120
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	6120	N/A	N/A

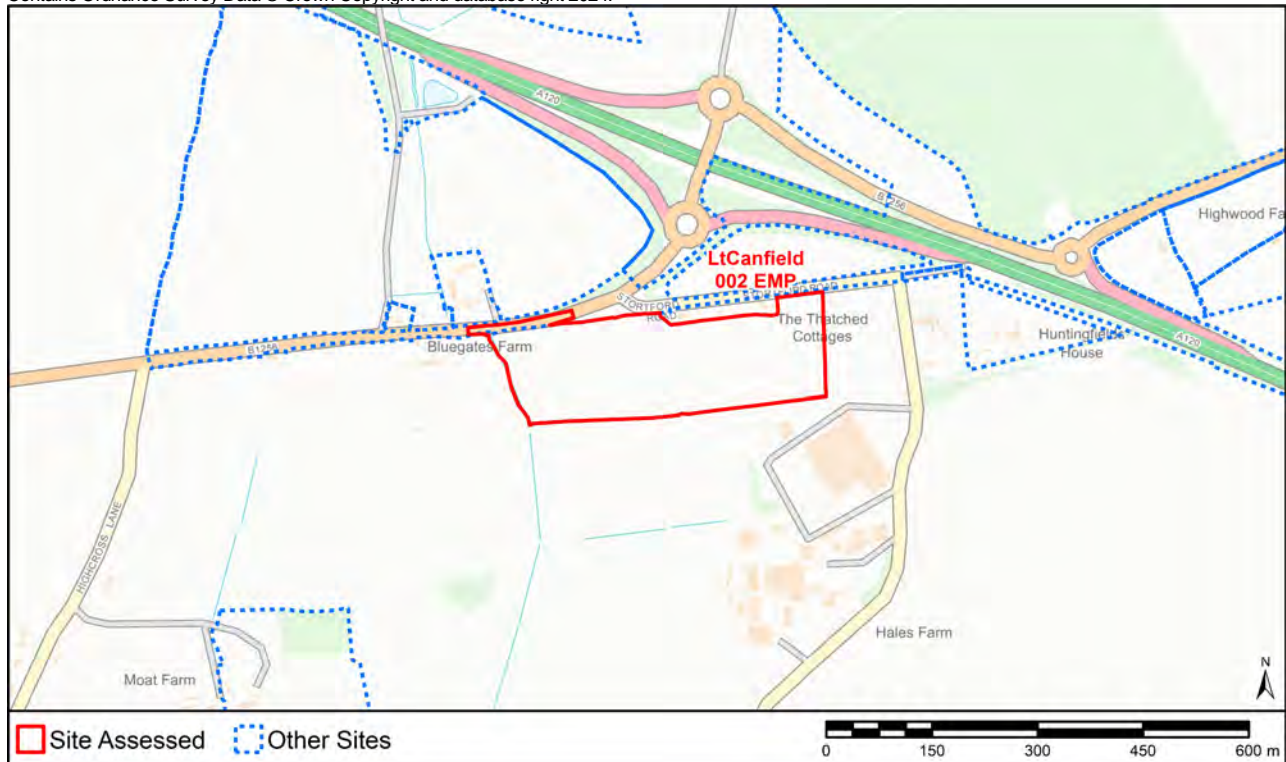
LtCanfield 002 EMP – Land south of Stortford Road, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment
Site Area (ha)	6.33	Developable Area (ha)	6.29
Housing assumed capacity	N/A	Employment floorspace (sqm)	25320

Site History

UTT/19/1166/OP Refused: Detailed proposal for Construction of a new Council Depot comprising vehicle workshop, office building, external storage, grounds maintenance storage, parking, landscaping, vehicular access and all supporting infrastructure. 2. Outline proposal for up to 4.6ha of employment land comprising Business, General Industrial and Storage and Distribution uses (Use Class B1, B2 and/or B8) (with all matters reserved except for access)

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

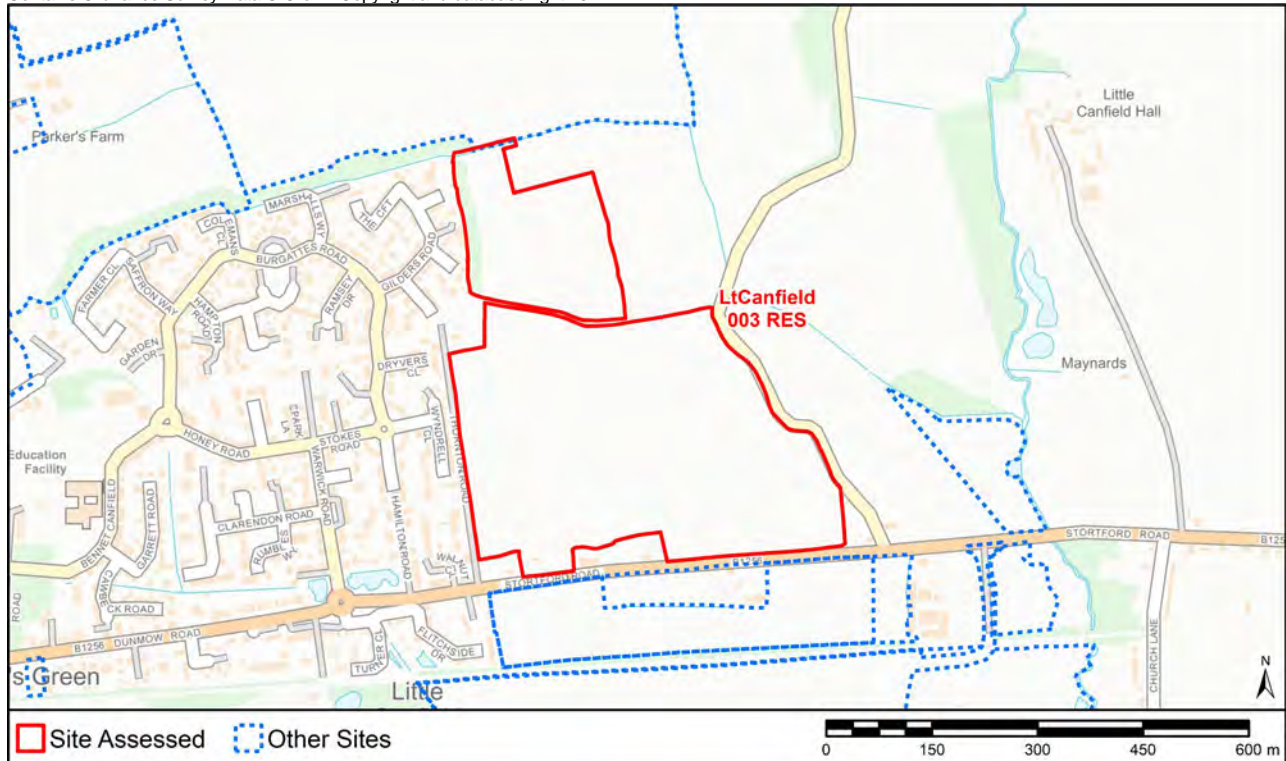
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	25320	N/A	N/A	N/A

LtCanfield 003 RES – Land at Warrens Farm, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	19.88	Developable Area (ha)	19.87
Housing assumed capacity	417	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to the built up area of Takeley and Little Canfield, a top three tier settlement. Site is wholly or partly within a Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially or wholly within a Mineral Consultation Zone. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains a Protected Lane. Site contains a Right of Way. Site is Grade 2 Very Good Quality Agricultural Land. Site contains TPOs. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	167	N/A	N/A

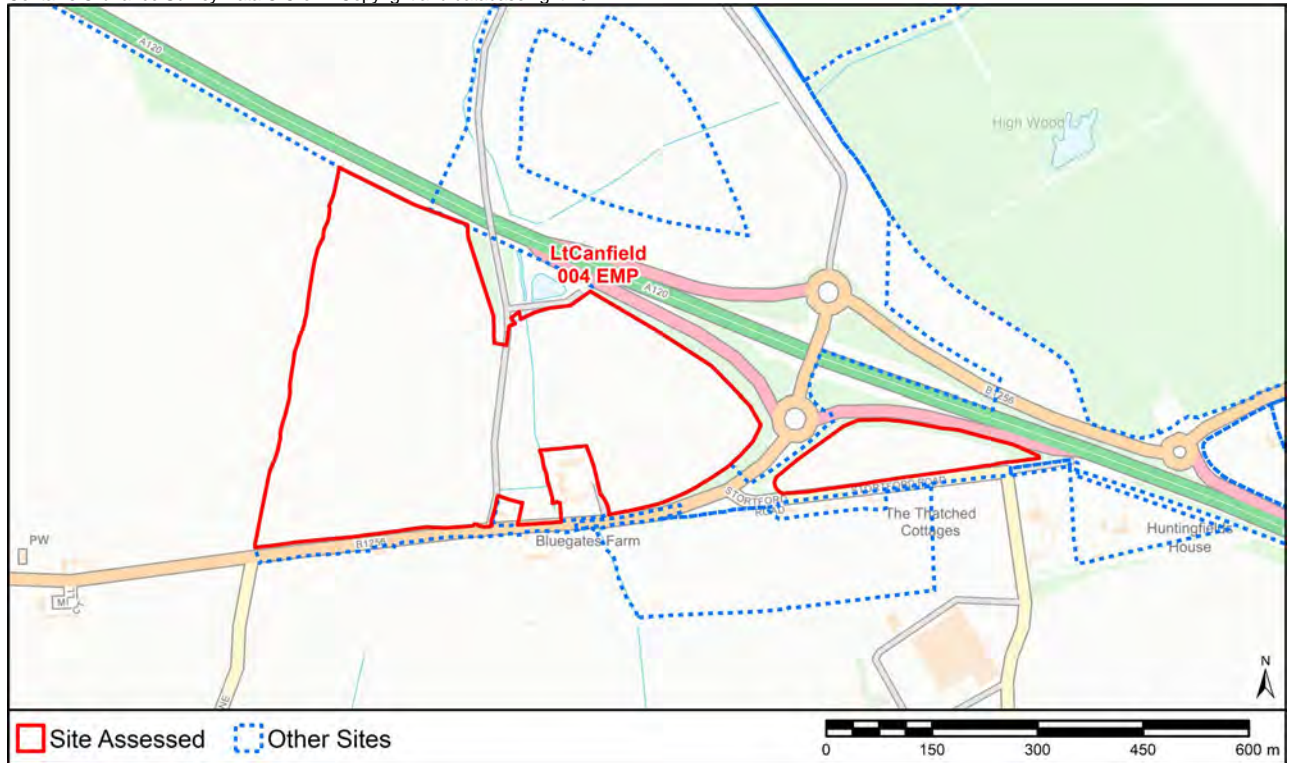
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtCanfield 004 EMP – Land south of A120 North of Stortford Road, Great Dunmow

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment
Site Area (ha)	23.46	Developable Area (ha)	23.46
Housing assumed capacity	N/A	Employment floorspace (sqm)	93840
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	AMBER

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. BMV. Site is wholly or partly within a Locally Listed Heritage Site. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	93840	N/A	N/A	N/A

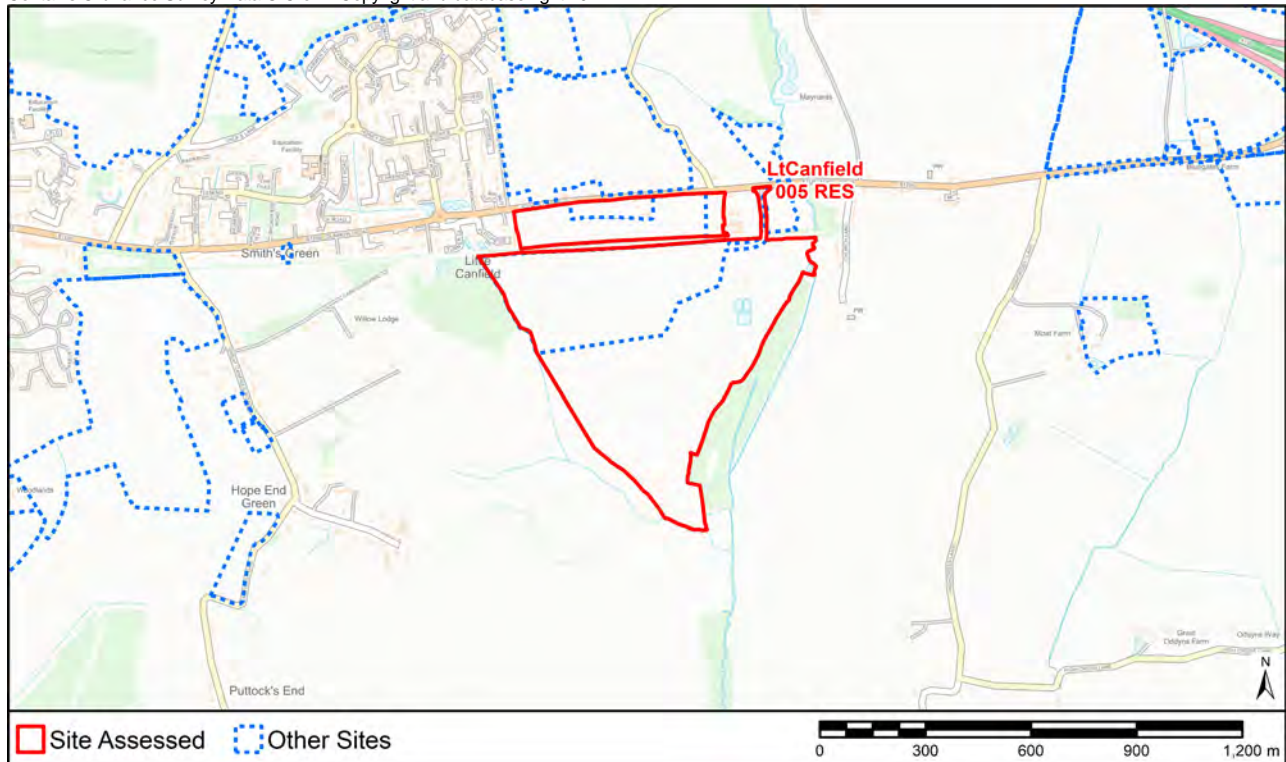
LtCanfield 005 RES – Land south west of Crumps Farm, Stortford Road, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural / former waste management	Proposed Use	Residential
Site Area (ha)	47.54	Developable Area (ha)	47.13
Housing assumed capacity	990	Employment floorspace (sqm)	N/A

Site History

Part of site south of Stortford Road. UTT/21/3272/OP Refused 15.12.22 - Outline application with all matters reserved except for access for the erection of up to 90 dwellings, including affordable housing, together with access from B1256 Stortford Road, sustainable drainage scheme with an outfall to the River Roding, Green Infrastructure

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	AMBER
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	AMBER

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	350	290	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

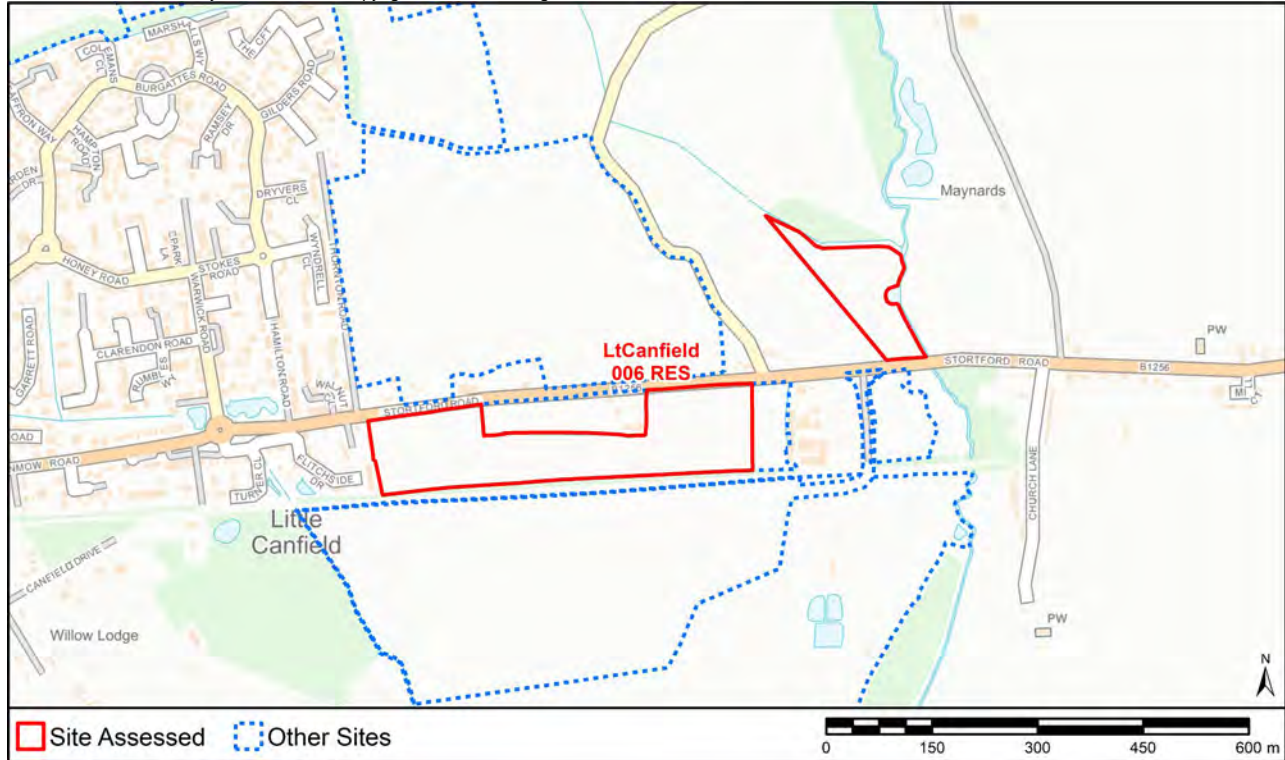
LtCanfield 006 RES – Land south of Stortford Road, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	6.64	Developable Area (ha)	5.15
Housing assumed capacity	135	Employment floorspace (sqm)	N/A

Site History

UTT/21/3272/OP refused 15.12.22 - Outline application with all matters reserved except for access for the erection of up to 90 dwellings, including affordable housing, together with access from B1256 Stortford Road, sustainable drainage scheme with an outfall to the River Roding, Green Infrastructure

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential use partly adjacent to the built extent of Takeley and Little Canfield. Site is wholly or partly within a Countryside Protection Zone. Site is partly within Flood Zone 2 and 3. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially or wholly within a Mineral Consultation Zone. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is crossed by Flich Way. Site is predominantly Grade 2 Very Good Quality Agricultural Land. Site is partially within the curtilage of a Listed Building. Site contains TPOs. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

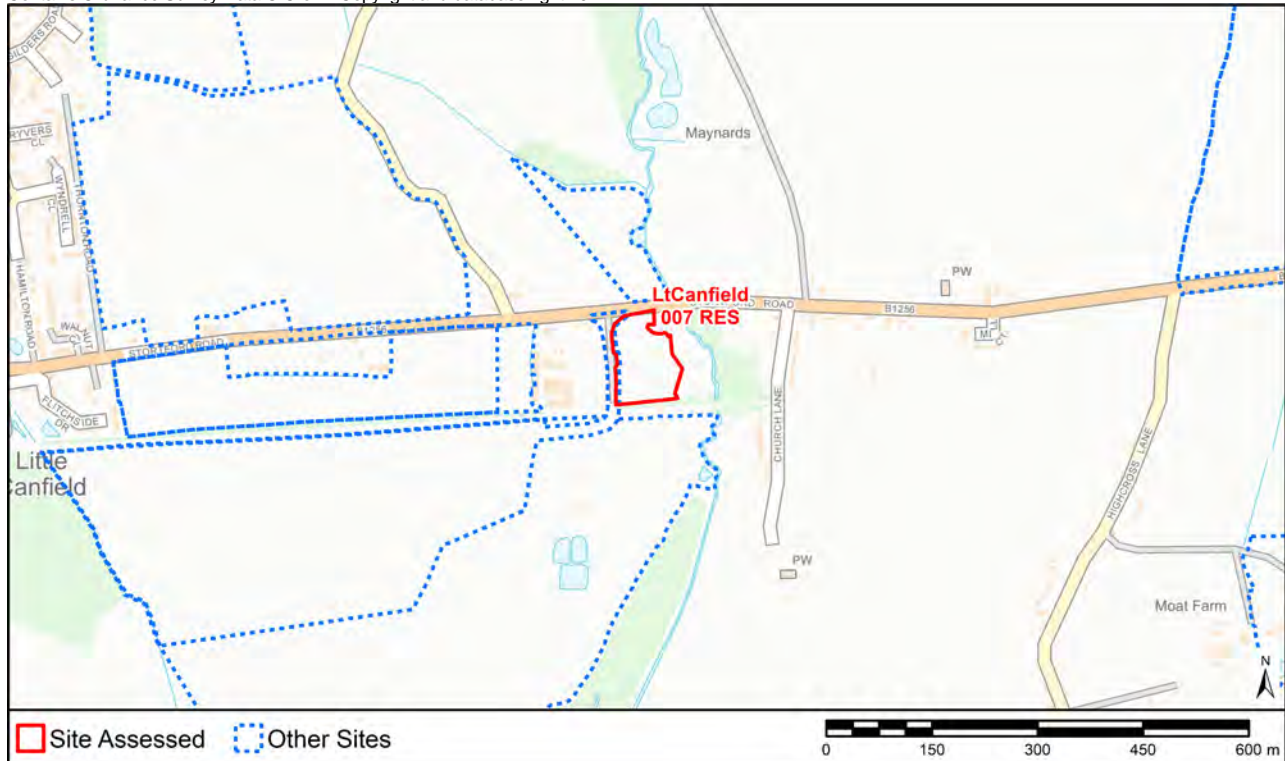
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	135	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtCanfield 007 RES – Land east of Crumps Farm, south of Stortford Road, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural paddock	Proposed Use	Residential
Site Area (ha)	0.97	Developable Area (ha)	0.74
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History	None
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtCanfield 008 RES – Canfield Moat, High Cross Lane West, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	3.43	Developable Area (ha)	3.43
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/22/1897/PINS. Refused. S62A/22/0005 - Proposing the erection of 15 new dwellings

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

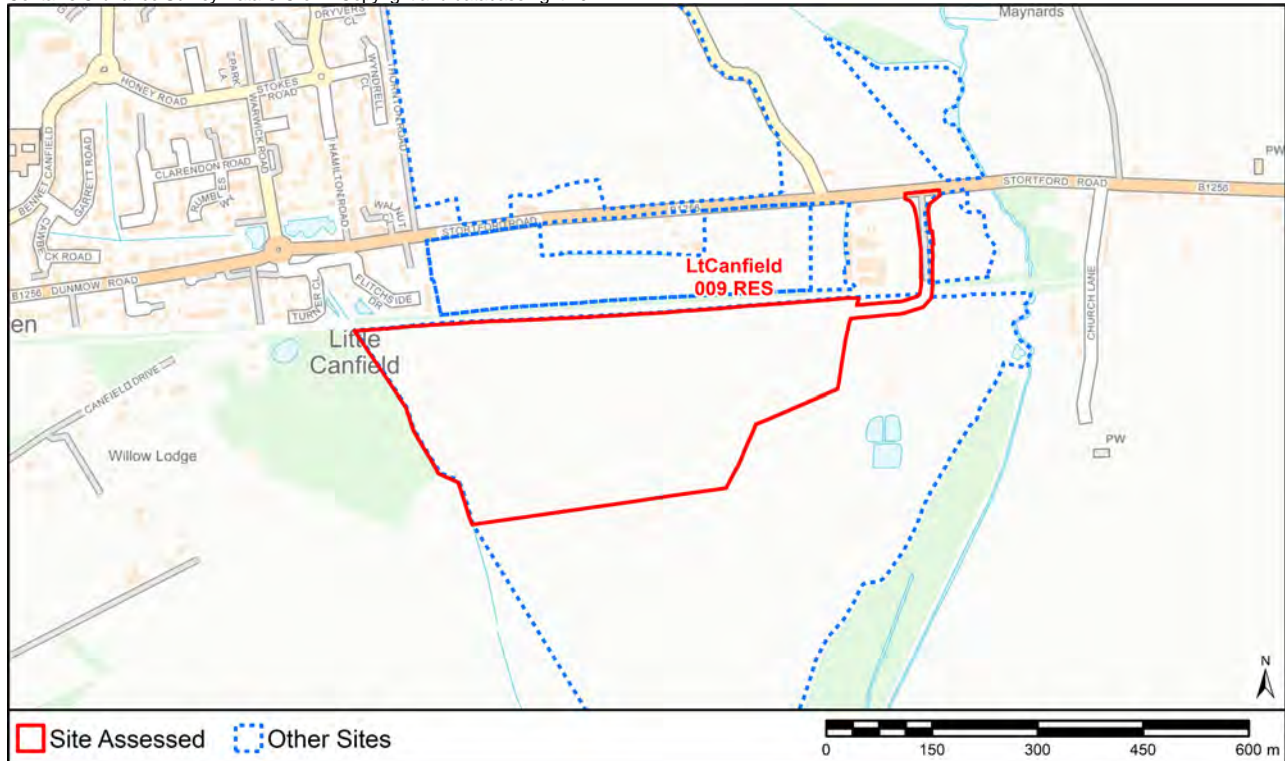
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtCanfield 009 RES – Land south west of Crumps Farm, Stortford Road, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	15.3	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	AMBER
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

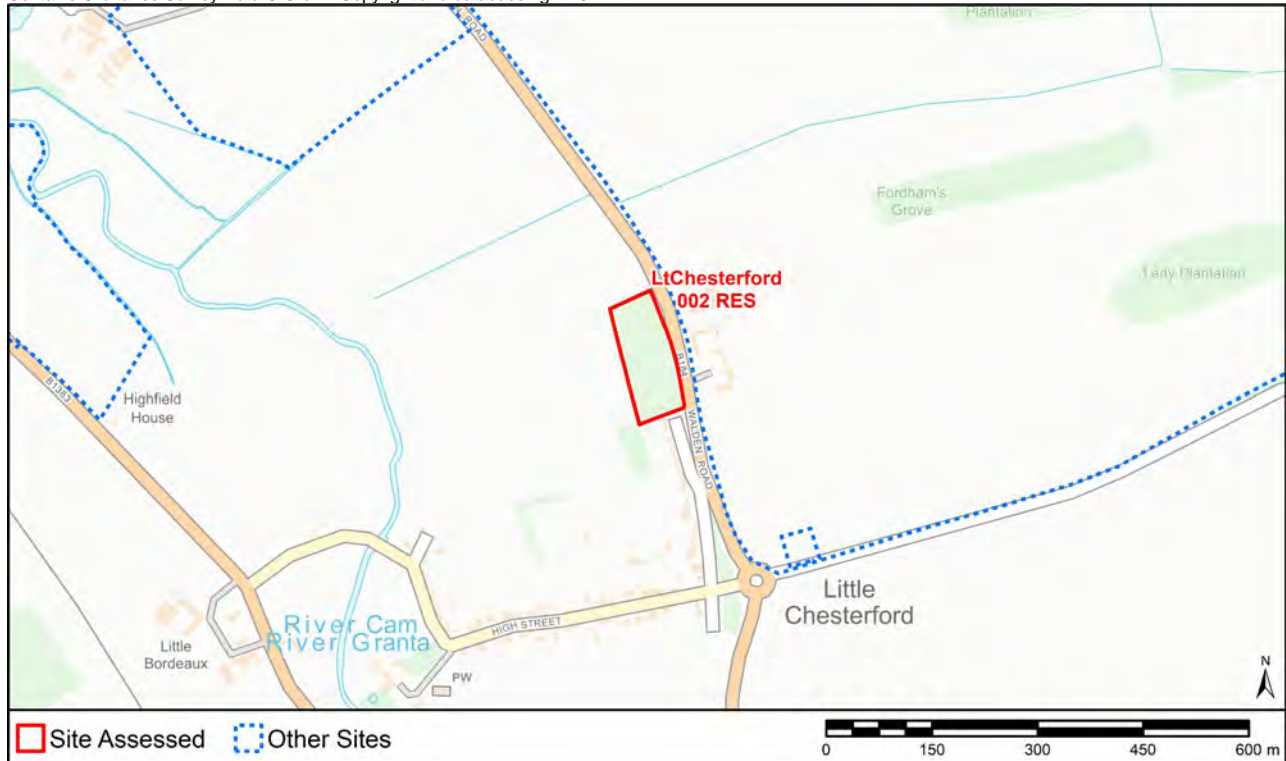
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtChesterford 002 RES – Land off Walden Road, Little Chesterford

Parish	Little Chesterford	Source	Call for sites
Existing Use	Scrubland	Proposed Use	Residential
Site Area (ha)	1.19	Developable Area (ha)	1.19
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

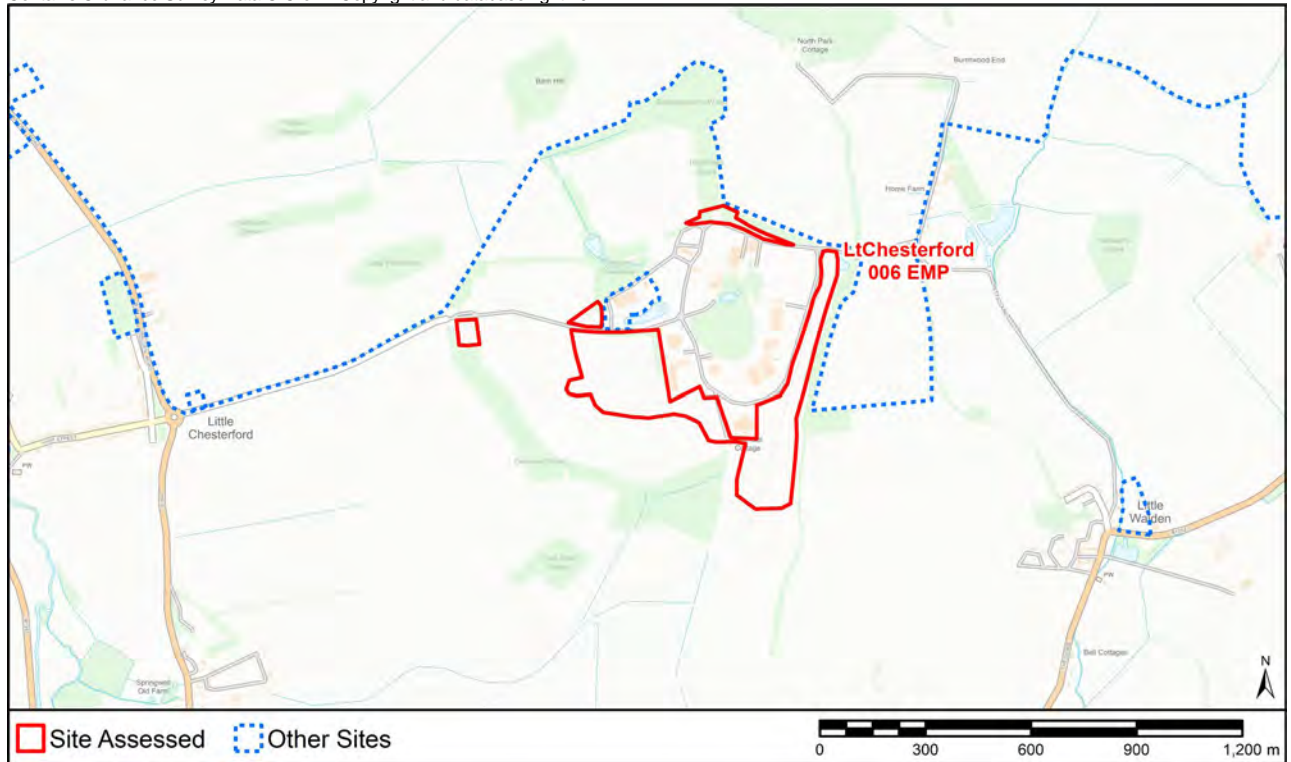
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtChesterford 006 EMP – Extension of Chesterford Research Park

Parish	Little Chesterford	Source	Employment Land Monitoring
Existing Use	Open space	Proposed Use	Research & Development - expansion of Chesterford Research Park
Site Area (ha)	14.95	Developable Area (ha)	14.94
Housing assumed capacity	N/A	Employment floorspace (sqm)	44827.575
Site History	None		

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
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Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is partly within a medium/high Surface Water Flood Risk Area. BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

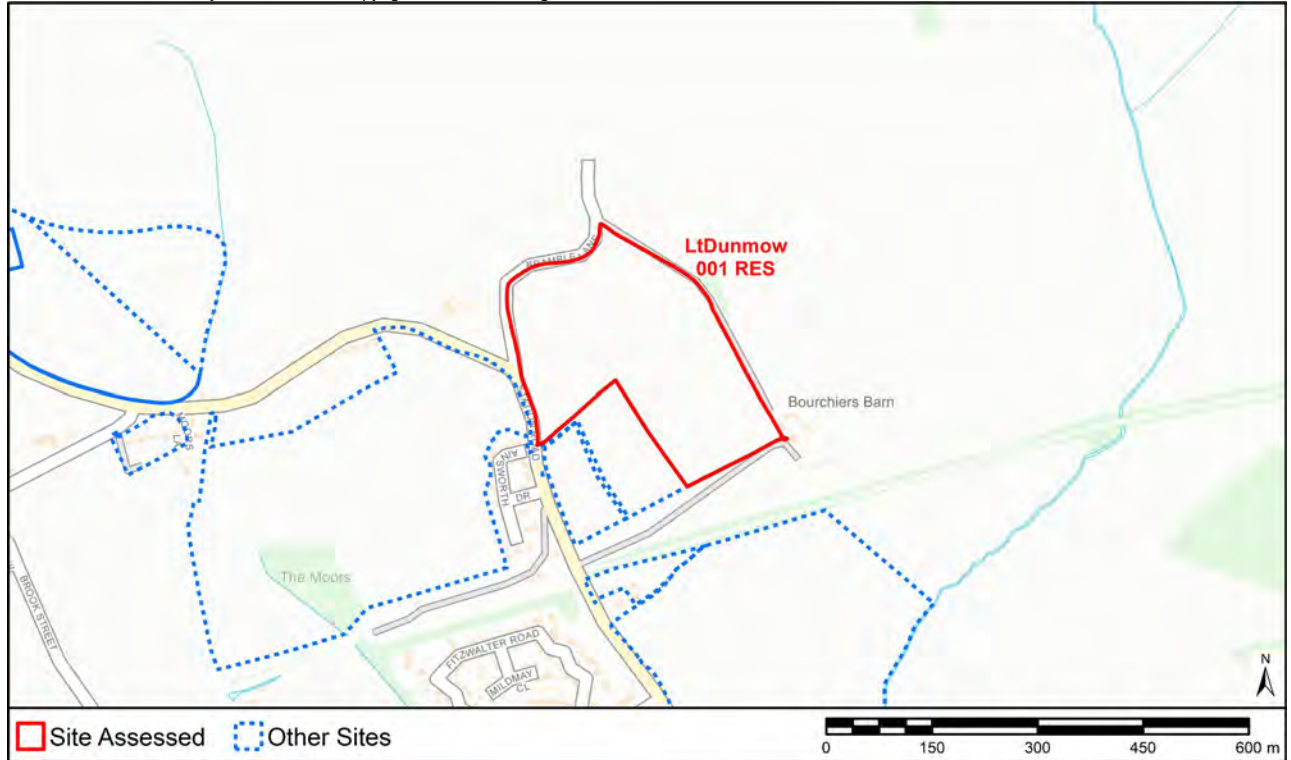
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	44828	N/A	N/A	N/A

LtDunmow 001 RES – Land to the east of Station Road, Flitch Green, Little Dunmow

Parish	Little Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential, public open space and potential community uses
Site Area (ha)	7.87	Developable Area (ha)	7.87
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 004 RES – Land off Station Road, Flitch Green

Parish	Little Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	11.52	Developable Area (ha)	11.19
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/18/3424/OP Refused and Appeal Dismissed 23.9.2019 - Outline planning application for the erection of up to 240 dwellings with public open space and associated works

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

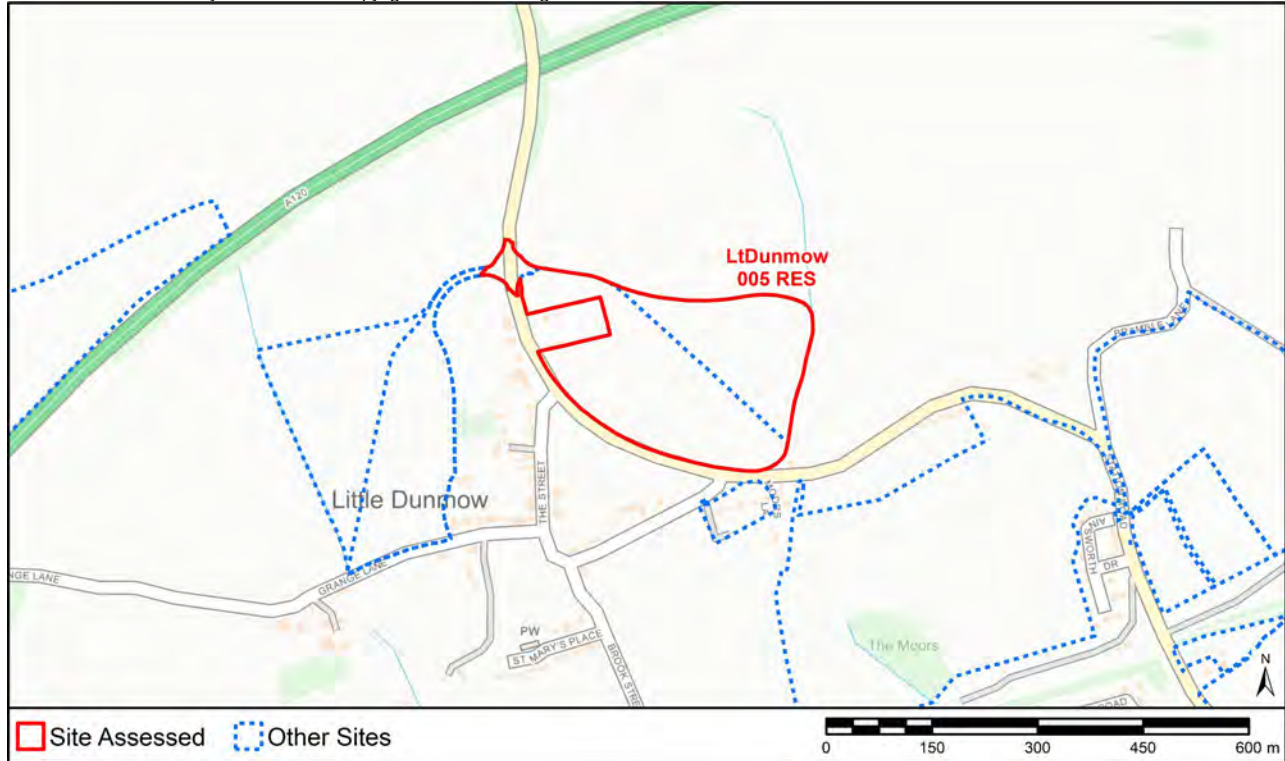
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 005 RES – Land east of Station Road, Little Dunmow (200 residential)

Parish	Little Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	7.83	Developable Area (ha)	7.82
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

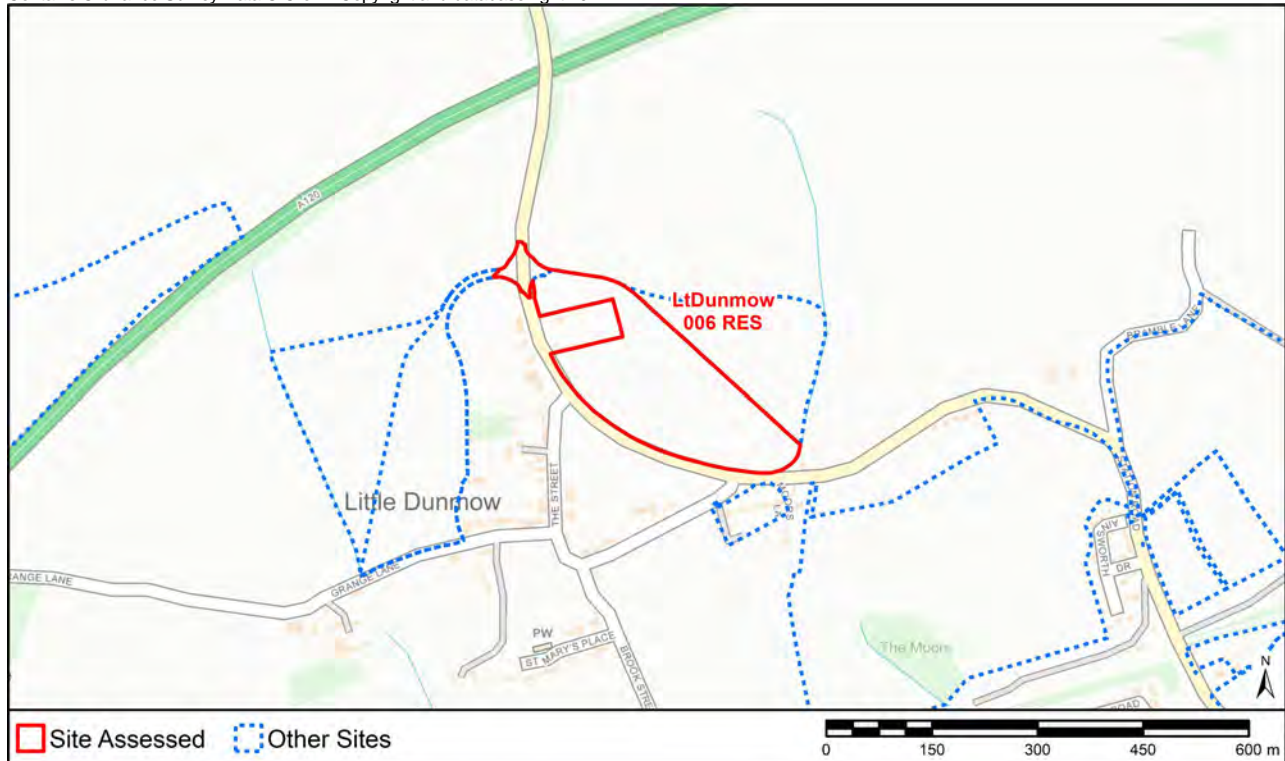
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 006 RES – Land east of Station Road, Little Dunmow (150 residential)

Parish	Little Dunmow	Source	Call for sites
Existing Use	Arable Farmland	Proposed Use	Residential (Retirement Village)
Site Area (ha)	5.08	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

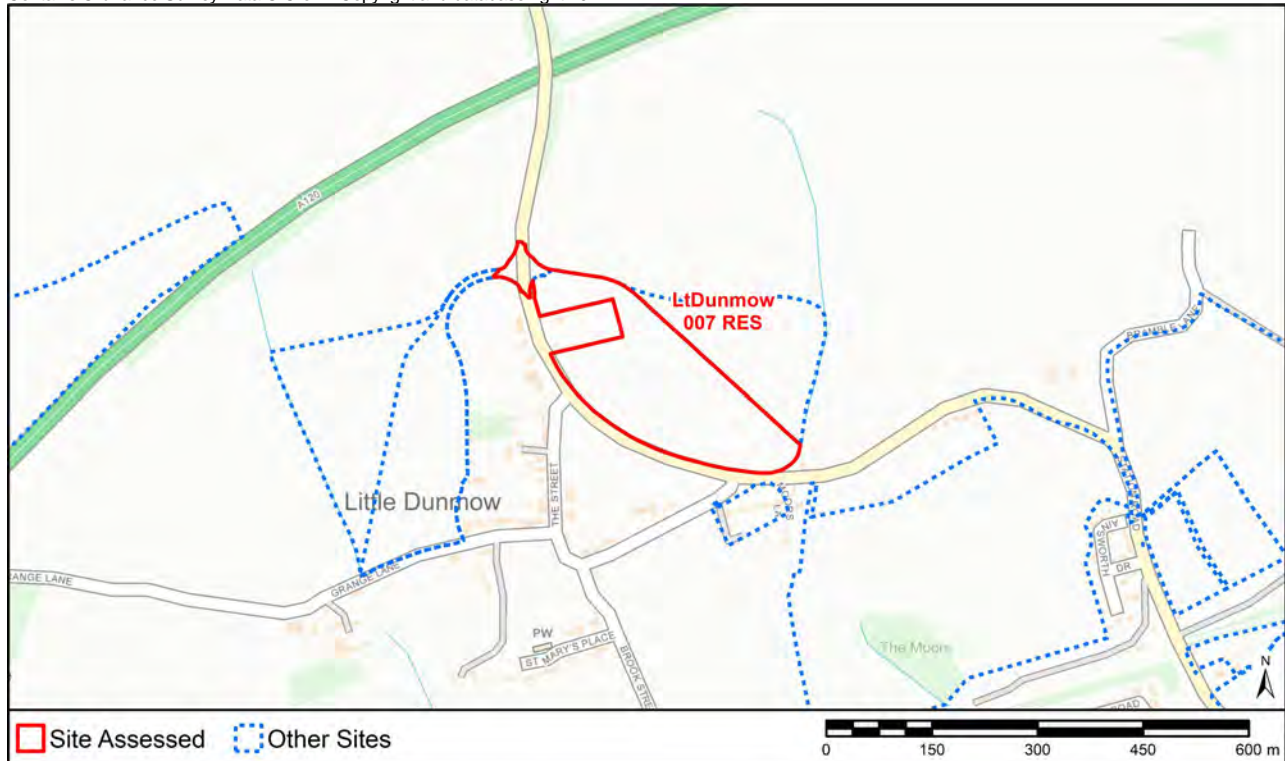
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 007 RES – Land east of Station Road, Little Dunmow (150 retirement)

Parish	Little Dunmow	Source	Call for sites
Existing Use	Arable Farmland	Proposed Use	Retirement Village
Site Area (ha)	5.08	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

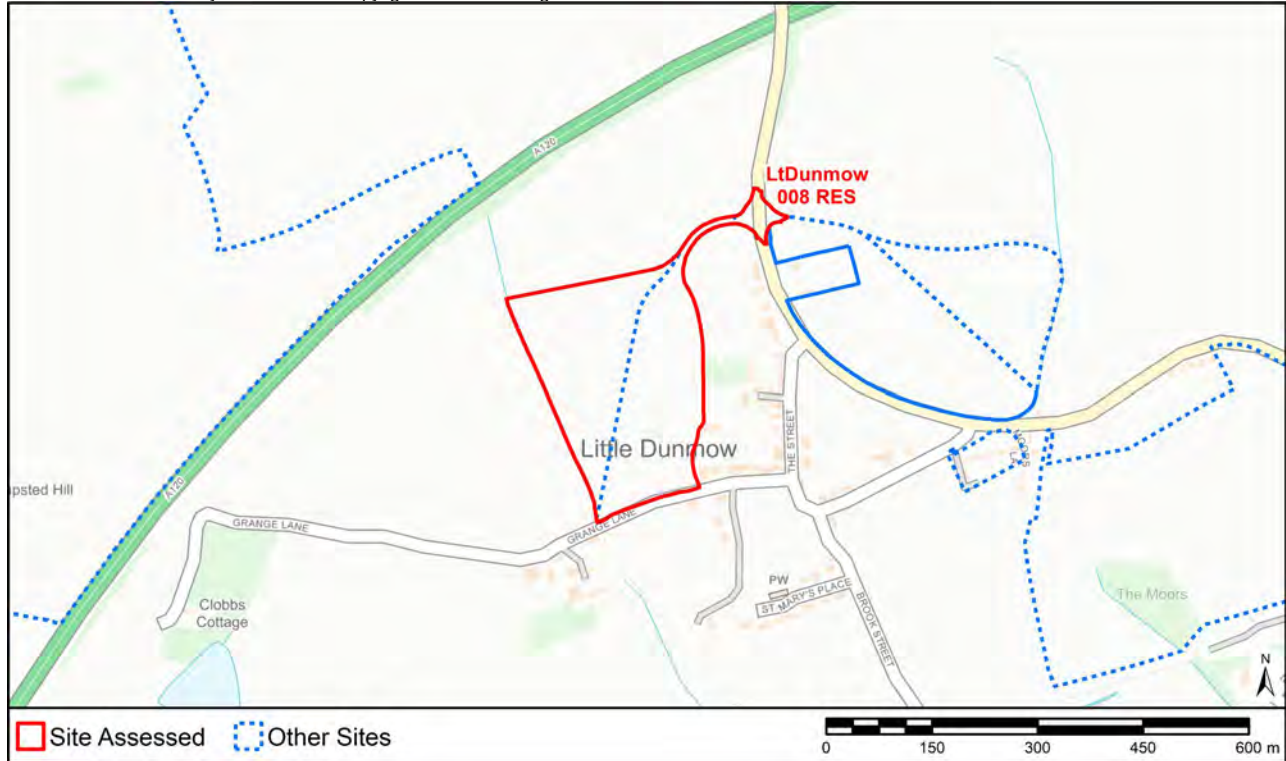
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 008 RES – Land west of Station Road, Little Dunmow (200 residential)

Parish	Little Dunmow	Source	Call for sites
Existing Use	Arable Farmland	Proposed Use	Residential
Site Area (ha)	7.17	Developable Area (ha)	7.17
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

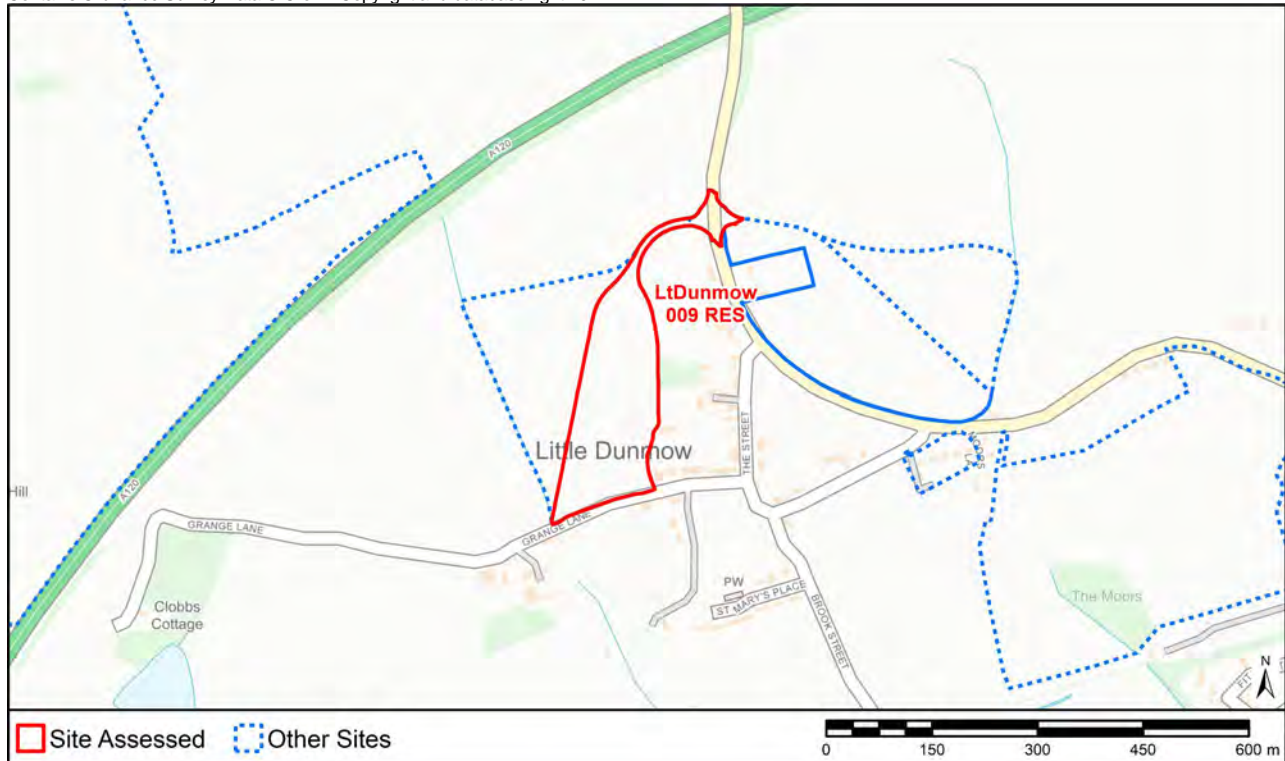
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 009 RES – Land west of Station Road, Little Dunmow (100 residential)

Parish	Little Dunmow	Source	Call for sites
Existing Use	Arable Farmland	Proposed Use	Residential
Site Area (ha)	3.78	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

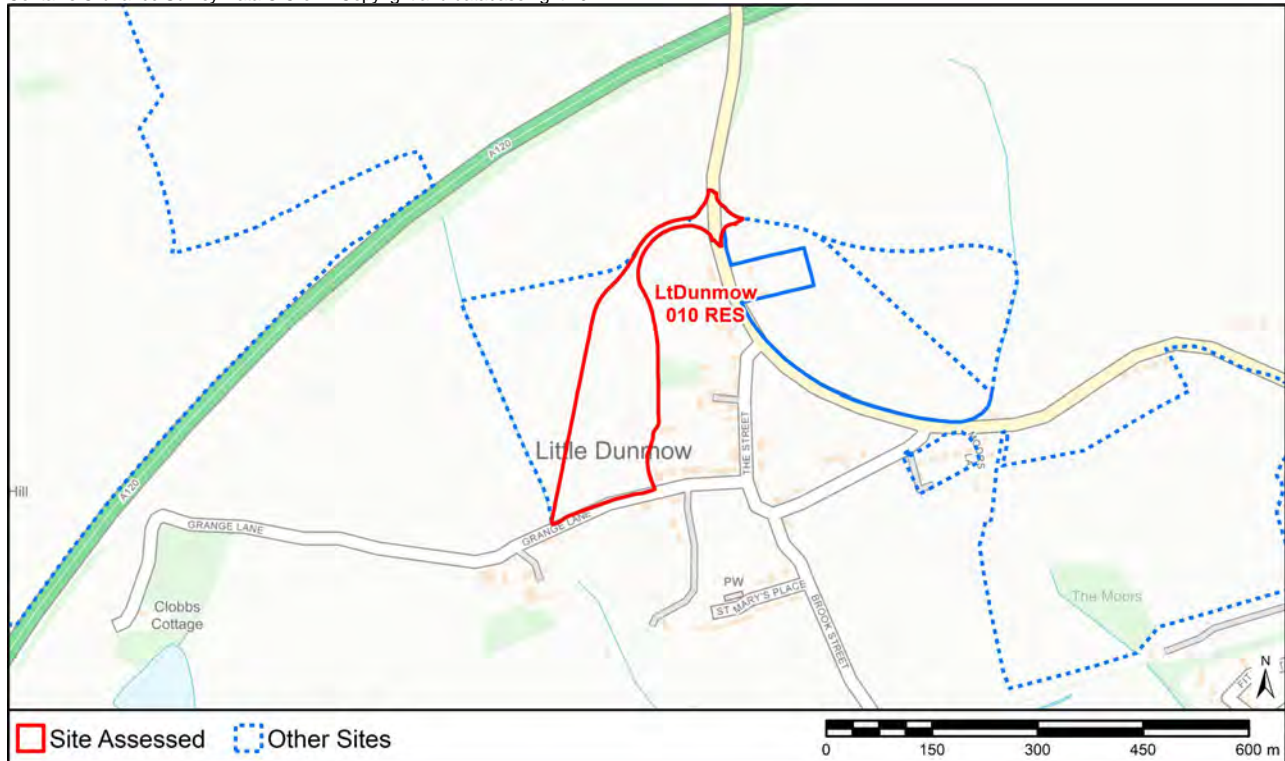
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 010 RES – Land west of Station Road, Little Dunmow (100 retirement)

Parish	Little Dunmow	Source	Call for sites
Existing Use	Arable Farmland	Proposed Use	Retirement Village
Site Area (ha)	3.78	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

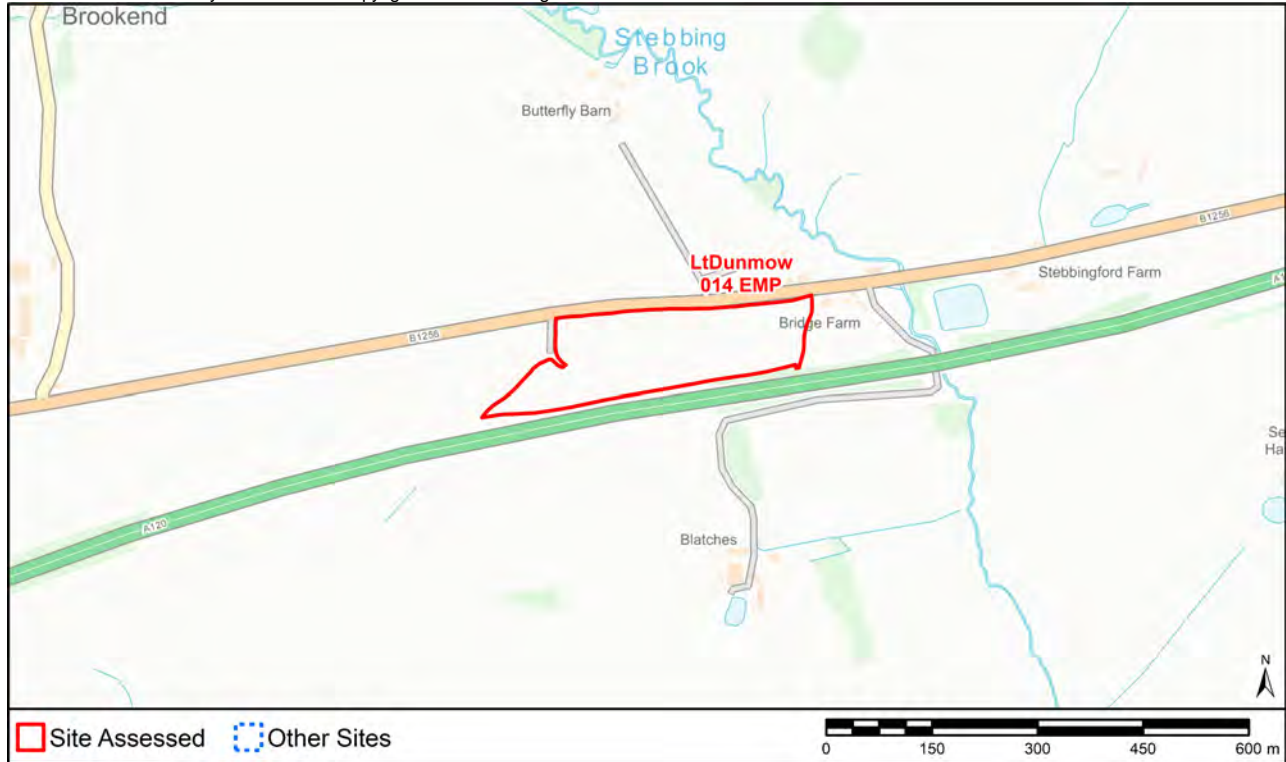
LtDunmow 014 EMP – The Ley Dunmow Road, Dunmow, south of B1256

Parish	Little Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Commercial
Site Area (ha)	4.24	Developable Area (ha)	4.24
Housing assumed capacity	N/A	Employment floorspace (sqm)	16960

Site History

UTT/23/2986/OP - Validated 14 December 2023 - Outline application with all matters reserved for the erection of 2 no. agricultural buildings and associated hard standing to provide a grain, fertiliser, machinery store, workshop and office

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for commercial development and is wholly outside and not adjacent to a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	16960	N/A	N/A	N/A

LtEaston 001 RES – Mawbyns Mill End, Lt Easton

Parish	Little Easton	Source	Call for sites
Existing Use	Garden	Proposed Use	Residential
Site Area (ha)	1	Developable Area (ha)	0.23
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/19/2094/FUL. Refused. Erection of new dwelling together with associated landscape and access arrangements

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

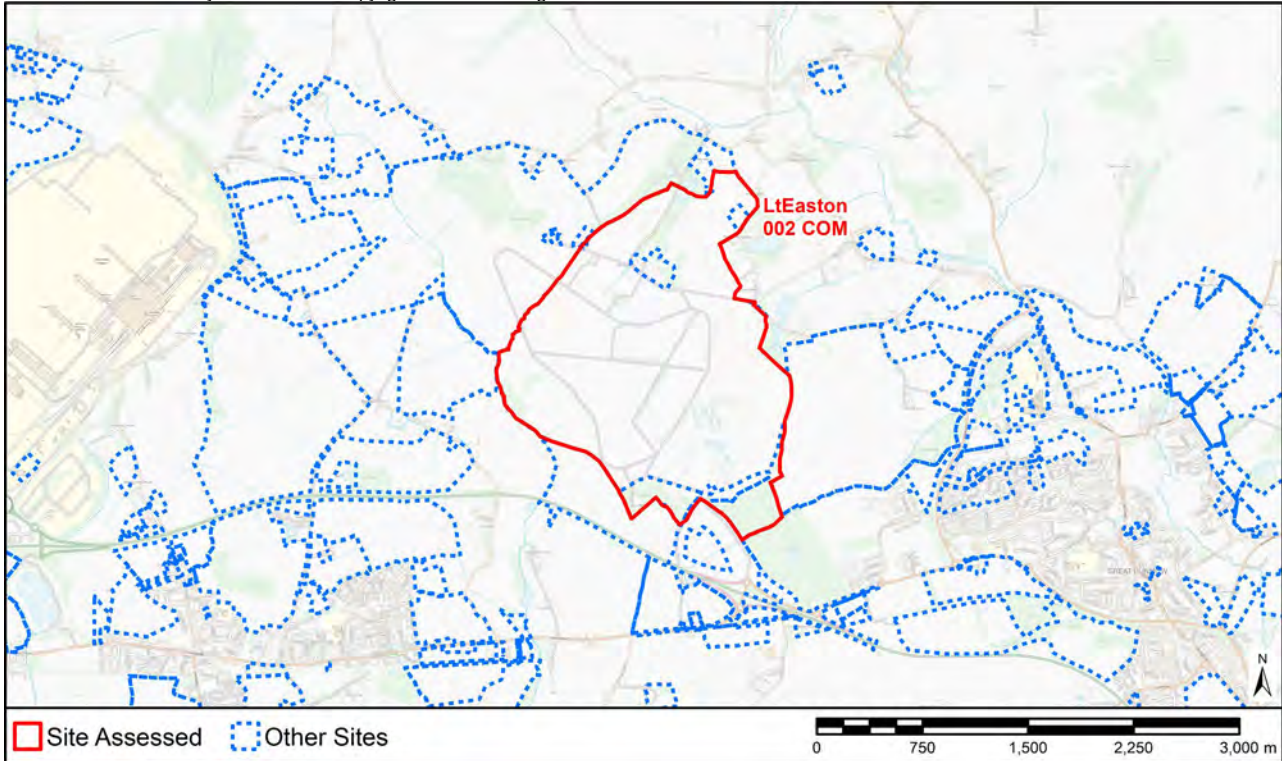
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtEaston 002 COM – Easton Park, Little Easton

Parish	Little Easton	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Country Park
Site Area (ha)	336.11	Developable Area (ha)	308.52
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	AMBER	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	AMBER

Conservation Area	GREEN	Registered Parks and Gardens	AMBER
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for a country park adjacent to committed development at Highwood Quarry at Great Dunmow. Site is partly within High Wood SSSI. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is partially within a Local Wildlife Site. Site is partly within a priority habitat. Site is partially within an ancient woodland. Site contains a Right of Way. Site is wholly or partly within a medium to high landscape sensitivity area. Possible BMVs. Site has potential archaeological value. Site is partially within the curtilage of a Listed Building. Site contains locally listed buildings. Site is partly within a Registered Parks and Gardens.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

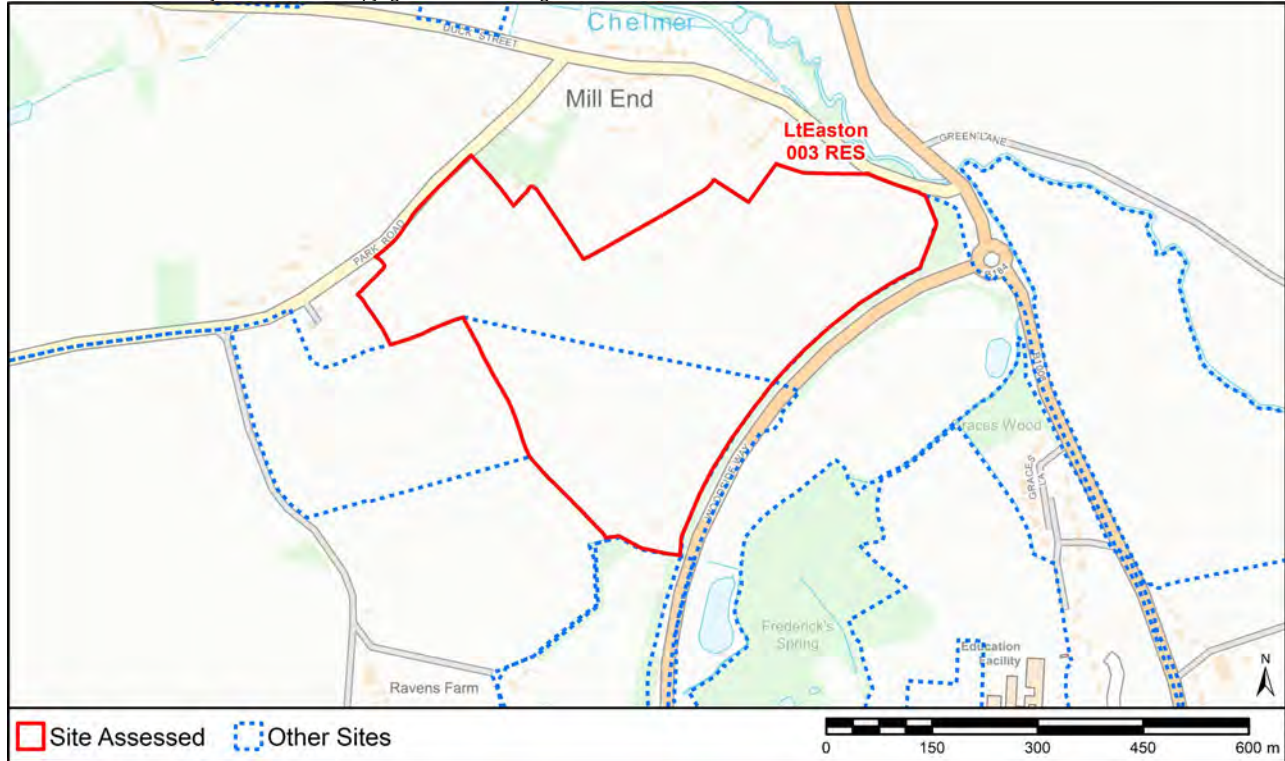
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtEaston 003 RES – Land adjacent Woodside Way and Duck Street, Great Dunmow

Parish	Little Easton	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	23	Developable Area (ha)	22.98
Housing assumed capacity	483	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to committed development at Great Dunmow, a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially or wholly within a Mineral Consultation Zone. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is adjacent to a number of Grade II listed buildings. Development of the site may reduce the gap between Highwood Quarry and Great Dunmow. Possible BMVs. Site can be accessed from the main road network.
Availability	Potentially Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. Site is crossed by pylons which may reduce its developable area.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	233	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

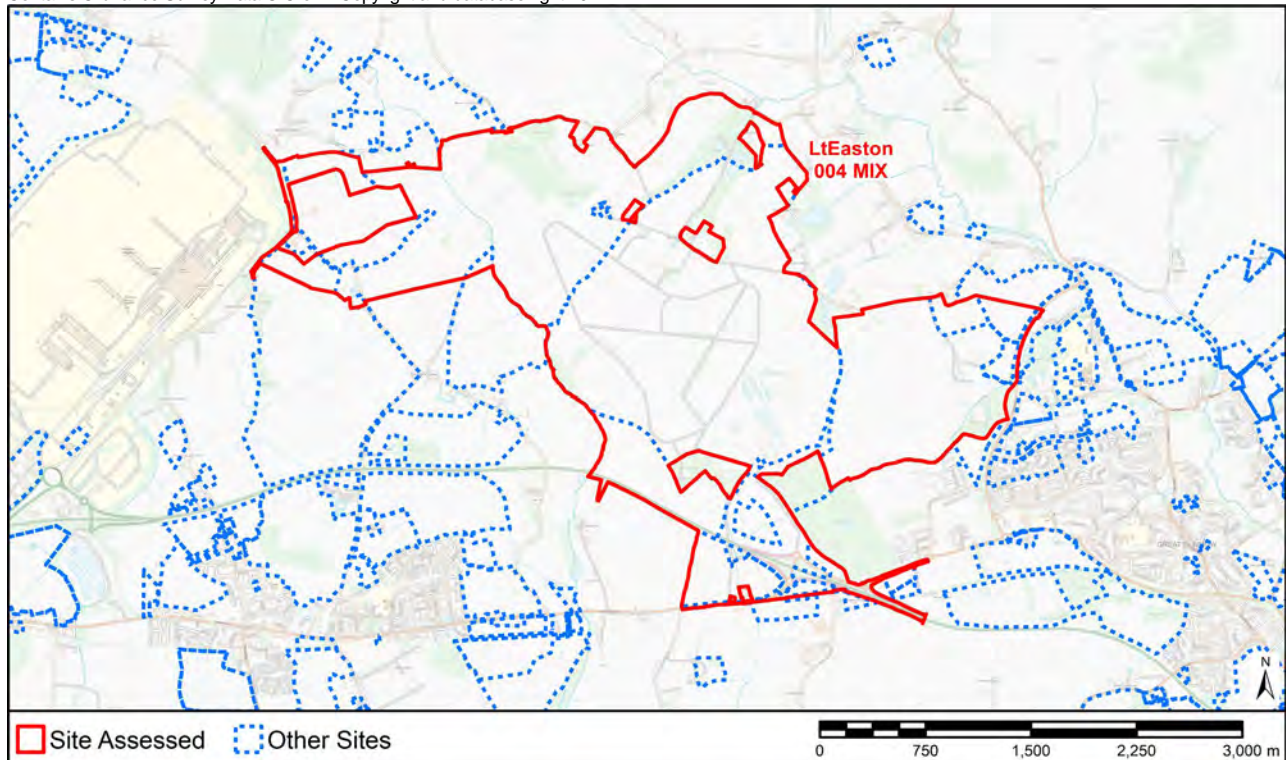
LtEaston 004 MIX – Easton Park, Great Dunmow

Parish	Little Easton	Source	Call for sites
Existing Use	Agriculture	Proposed Use	New Settlement / Garden Community
Site Area (ha)	808.95	Developable Area (ha)	790.1
Housing assumed capacity	0	Employment floorspace (sqm)	5600

Site History

UTT/23/2070/CC - Approved (31.08.2023) Consultation on Essex County Council application ESS/16/20/UTT/66/01 - Details pursuant to condition 66 (Annual working and reclamation scheme 2023) of ESS/20/18/UTT. ESS/20/18/UTT was a variation, the original permission was ESS/65/06/UTT for "Winning and working of sand and gravel, erection of a concrete plant, workshop and ancillary buildings, and the importation and treatment of inert material to produce secondary aggregate and reclamation material for progressive restoration to landscaped farmland"

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	AMBER	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER

Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	AMBER
Conservation Area	GREEN	Registered Parks and Gardens	AMBER
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use adjacent to committed development at Highwood Quarry at Great Dunmow. Site is partly within High Wood SSSI. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is partially within a Local Wildlife Site. Site is partly within a priority habitat. Site is partially within an ancient woodland. Site contains a Right of Way. Site is wholly or partly within a medium to high landscape sensitivity area. Full development of the site may lead to coalescence between Stansted Airport and Great Dunmow. Possible BMVs. Site has potential archaeological value. Site is partially within the curtilage of a Listed Building. Site contains locally listed buildings. Site is partly within a Registered Parks and Gardens.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	5600	N/A	N/A	N/A

LtEaston 006 RES – Hoglands Cottage, Park Road, Little Easton

Parish	Little Easton	Source	Call for sites
Existing Use	Residential / Agriculture	Proposed Use	Residential
Site Area (ha)	4.12	Developable Area (ha)	4.12
Housing assumed capacity	108	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to committed development at Great Dunmow, a top three tier settlement. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains priority habitats (deciduous woodland). Site is partially or wholly within a Mineral Consultation Zone. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site contains Rights of Way. Development of the site may reduce the gap between Highwood Quarry and Great Dunmow. Possible BMVs. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	108	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtEaston 009 RES – Brook End Farm Stables, Easton Lodge, Park Road, Little Easton, Dunmow, CM6 2BD

Parish	Little Easton	Source	Refused applications
Existing Use	Former livery stables	Proposed Use	Residential
Site Area (ha)	0.55	Developable Area (ha)	0.54
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/19/3124/FUL - Demolition of outbuildings. Conversion and extensions to stables to form 9 no. dwellings. Associated parking and amenity space. Refused and dismissed at appeal. 18.1.2022

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

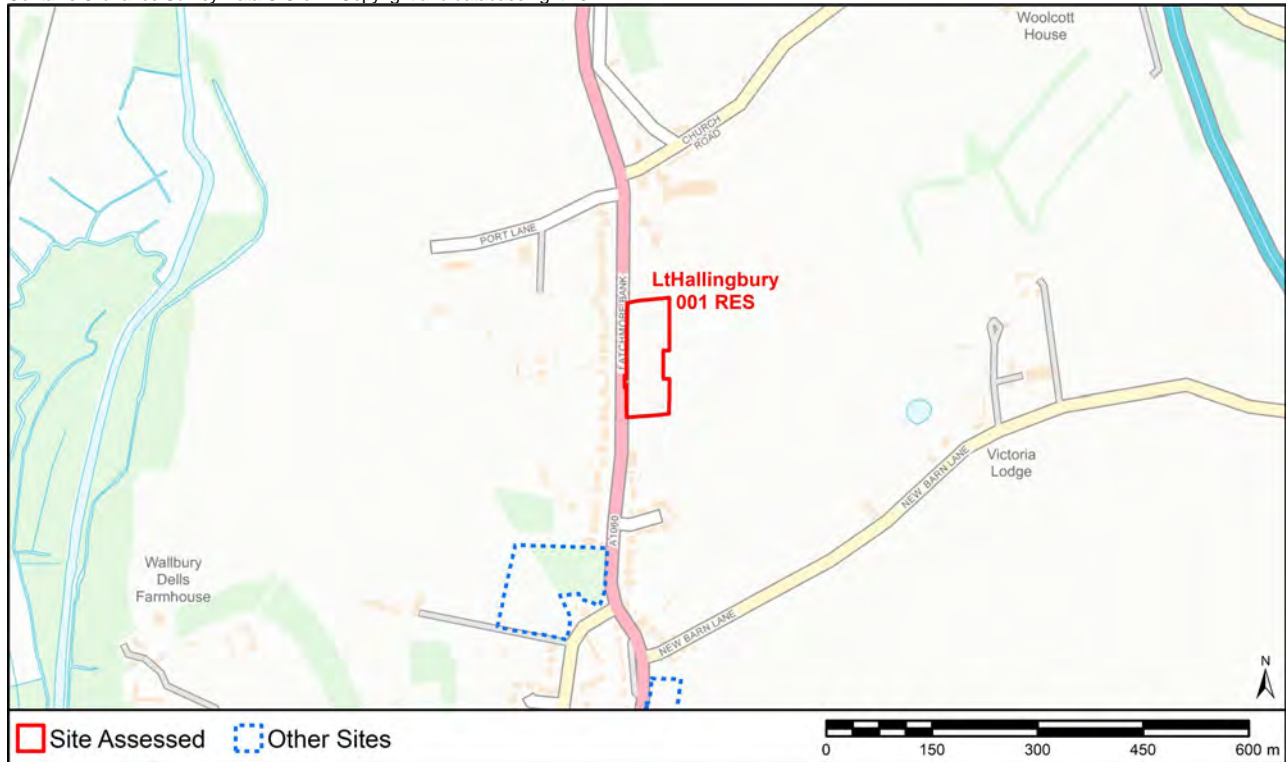
LtHallingbury 001 RES – Land at Latchmore Bank, Little Hallingbury

Parish	Little Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.961029434967041	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/18/2837/OP - Outline application with all matters reserved except for access for the erection of 5 no. dwellings - refused and dismissed on appeal 20.11.2019

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
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Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

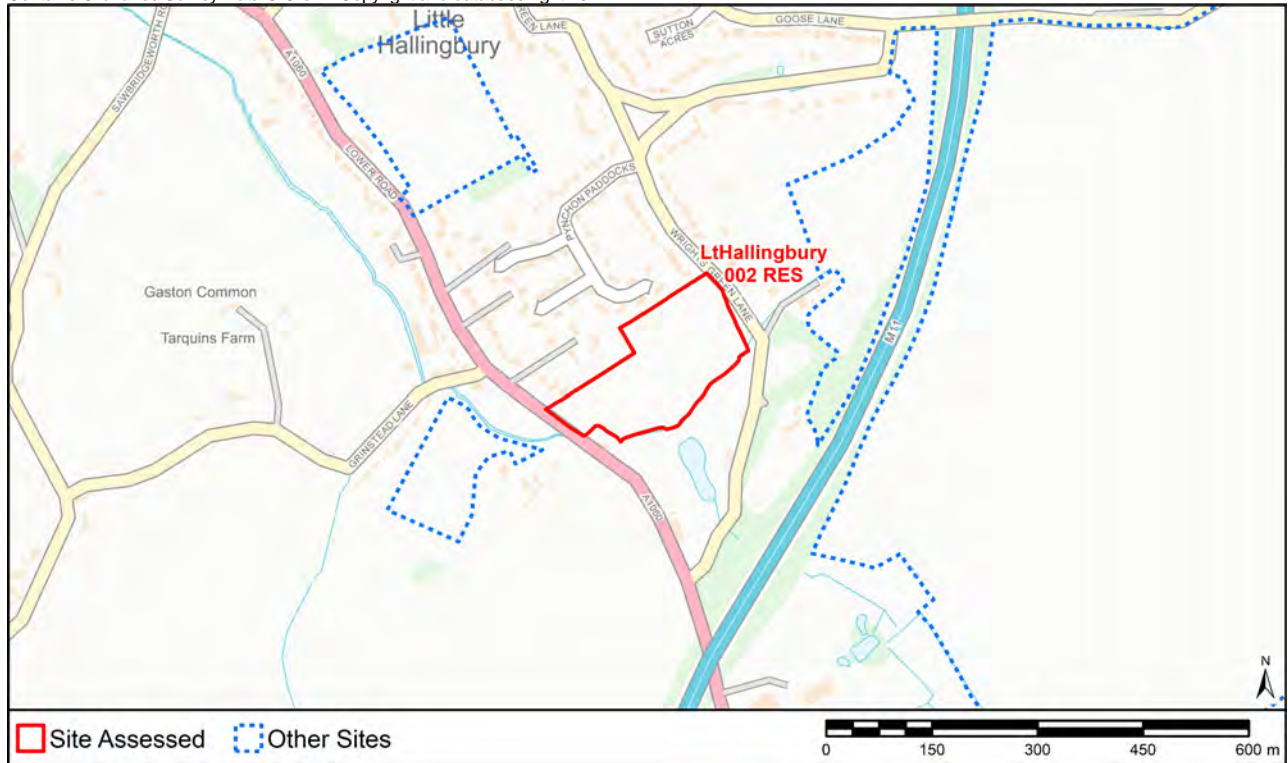
LtHallingbury 002 RES – Land East of Lower Road and West of Wrights Green Lane, Little Hallingbury

Parish	Little Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	3.23932306442261	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

Part of site: UTT/18/2837/OP 20.11.2019 refused and dismissed at appeal. Outline application with all matters reserved except for access for the erection of 5 no. dwellings

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

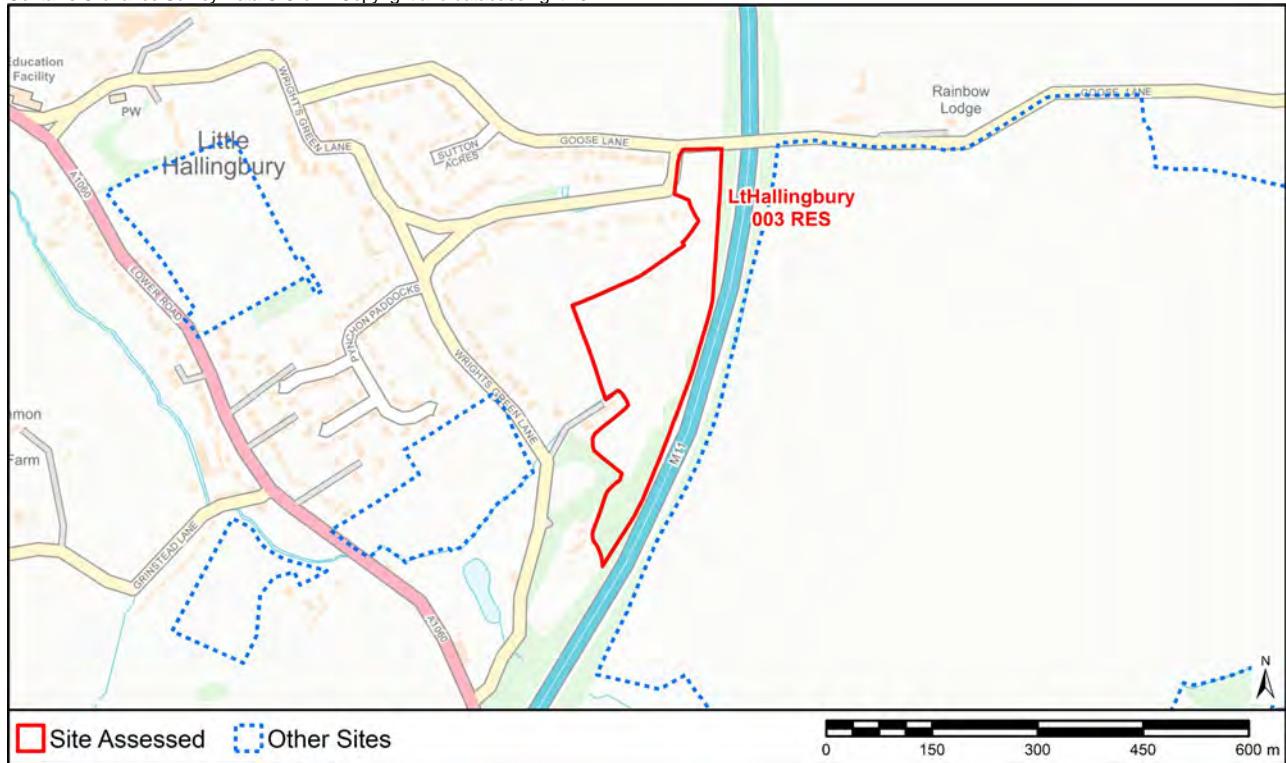
LtHallingbury 003 RES – Land South of Goose Lane and East of Wrights Green Lane, Little Hallingbury

Parish	Little Hallingbury	Source	Call for sites
Existing Use	Agricultural/grazing	Proposed Use	Residential
Site Area (ha)	5.09616879043579	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

None UTT/18/2465/FUL Section 73A retrospective application for the change of use from agricultural land to land for equine activities including the erection of stables and field protector

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

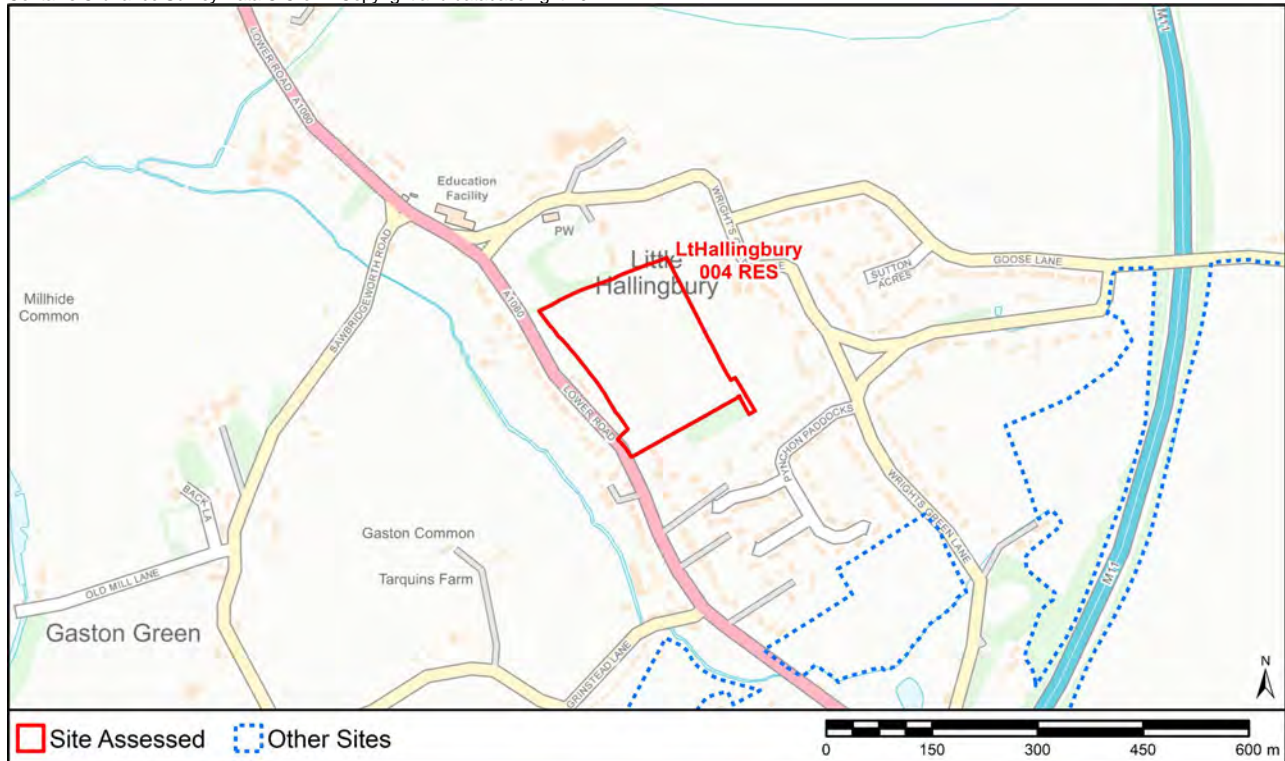
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtHallingbury 004 RES – Land at Lower Road, Little Hallingbury

Parish	Little Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	4.17352951431274	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtHallingbury 005 RES – Land at Bonningtons, Little Hallingbury

Parish	Little Hallingbury	Source	Call for sites
Existing Use	Agricultural scrub and grassland	Proposed Use	Residential
Site Area (ha)	1.48796413726807	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/22/1049/FUL. Approved 8 August 2022. Proposed erection of 4 no. dwellings and associated development

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

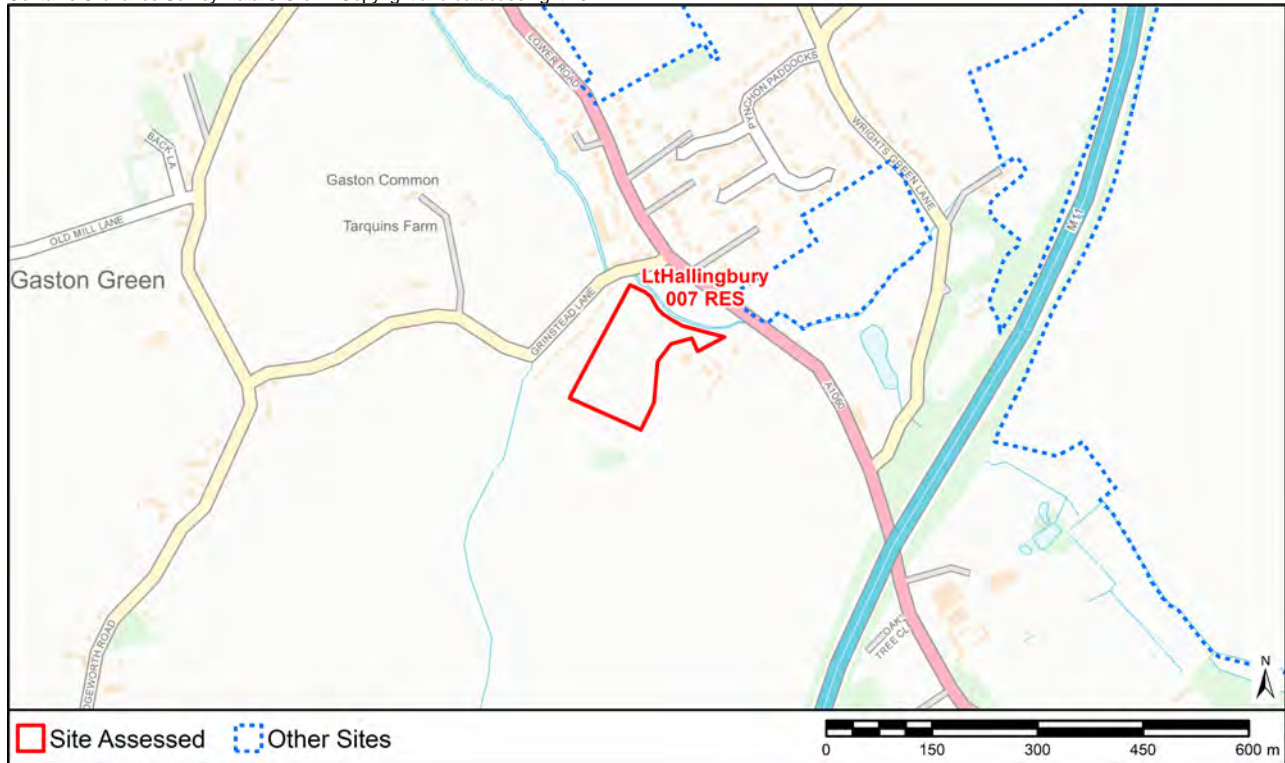
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtHallingbury 007 RES – Dovecote, Lower road Little Hallingbury, Bishops Stortford, CM22 7QZ

Parish	Little Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.78227850265503	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtSampford 001 RES – Land at Merrylands Fields, north of B1051 Mill House Farm Gt Sampford

Parish	Little Sampford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.5	Developable Area (ha)	0.5
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtSampford 002 RES – Tindon Field Opposite Salix Farm, Gt Sampford

Parish	Little Sampford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.17	Developable Area (ha)	1.17
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Manuden 001 RES – Land To The North Of Stewarts Way, Manuden

Parish	Manuden	Source	Housing Land Monitoring
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	7.38587793502808	Developable Area (ha)	3.67
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/19/0022/OP allowed on appeal 11.1.2021. Outline application with all matters reserved except access, for up to 22 dwellings, including 40% affordable units. Provision for children's nursery/pre-school (Class D1), with associated car parking. Creation of vehicular and pedestrian access from The Street. Provision of public open spaces, play area, landscaping and Resource Centre. Provision of balancing pond and associated drainage infrastructure.

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

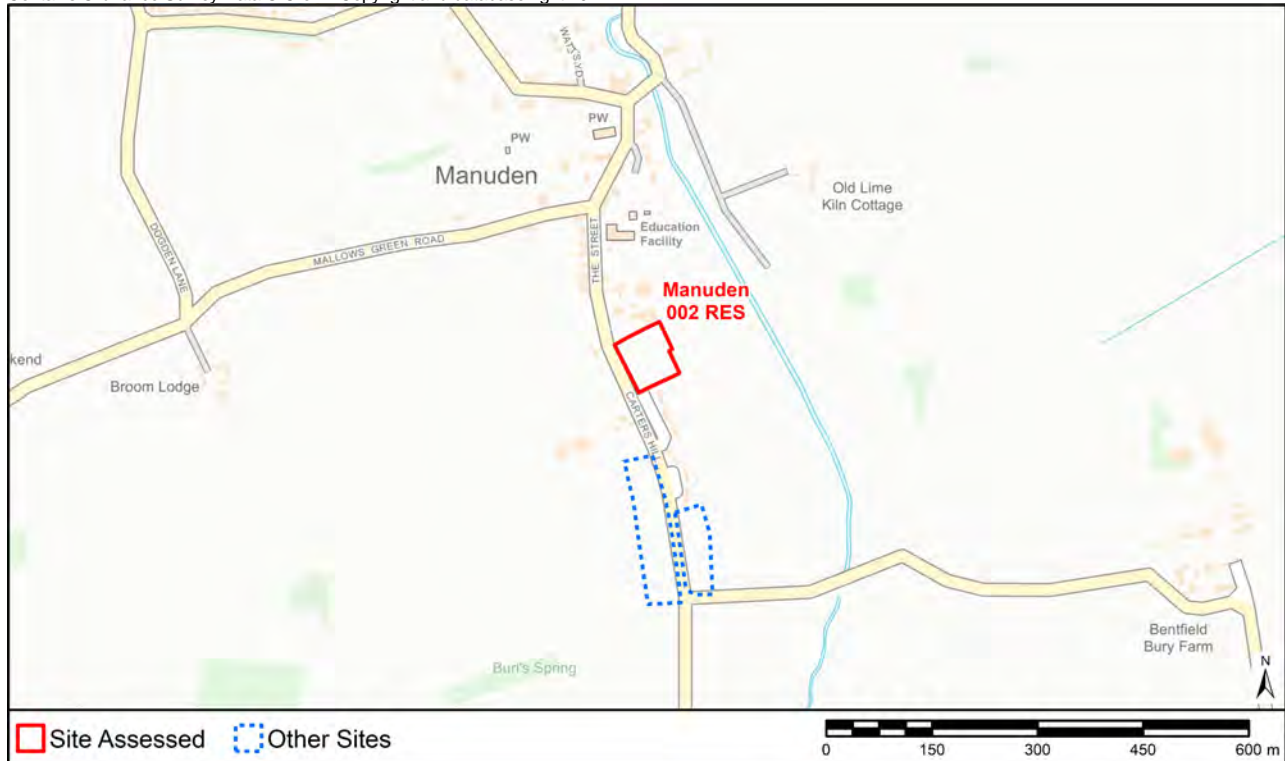
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is greenfield adjacent to the northern built up area of Manuden. The eastern part of the site (approximately 3.8 Ha) has planning permission for 22 dwellings (UTT/22/2519/DFO) and a children's nursery. This assessment therefore concerns the remaining, western part of the site (approximately 3.8 Ha). Manuden is a Smaller Village in the settlement hierarchy, and the remainder of the site is therefore unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Manuden 002 RES – Land at Cock Farm, Manuden

Parish	Manuden	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.528859654998779	Developable Area (ha)	0.53
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Manuden 003 RES – Land east of Carters Hill, Manuden

Parish	Manuden	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.966423976135254	Developable Area (ha)	0.97
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Manuden 004 RES – Land west of Carters Hill, Manuden

Parish	Manuden	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.5	Developable Area (ha)	0.5
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

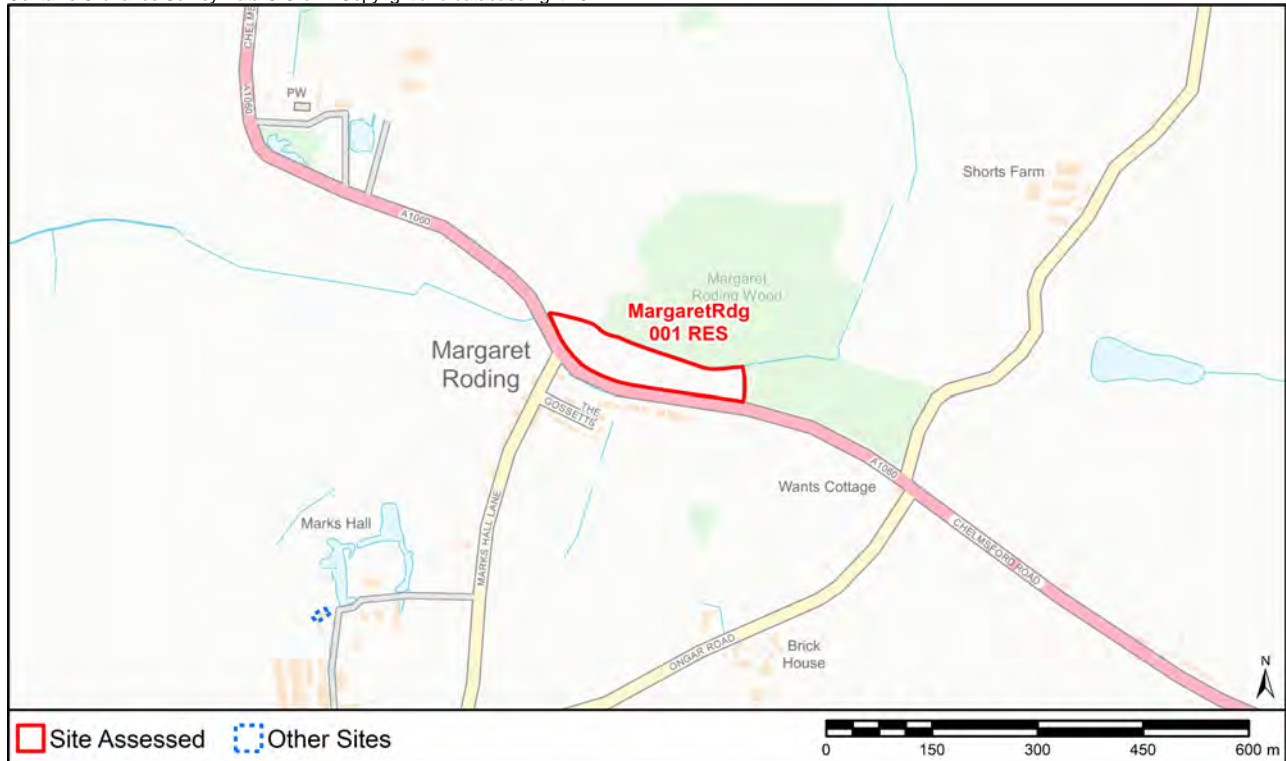
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

MargaretRdg 001 RES – Land at Margaret Roding

Parish	Margaret Roding	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.38	Developable Area (ha)	1.38
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

MargaretRdg 002 RES – Farm Building at Marks Hall, Marks Hall Lane, Margaret Roding, Dunmow CM6 1QT

Parish	Margaret Roding	Source	Housing Land Monitoring
Existing Use	Farm Building	Proposed Use	Residential
Site Area (ha)	0.03	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/19/2024/PAQ3 - Prior Notification of change of use of agricultural building to 5 no. dwellings

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

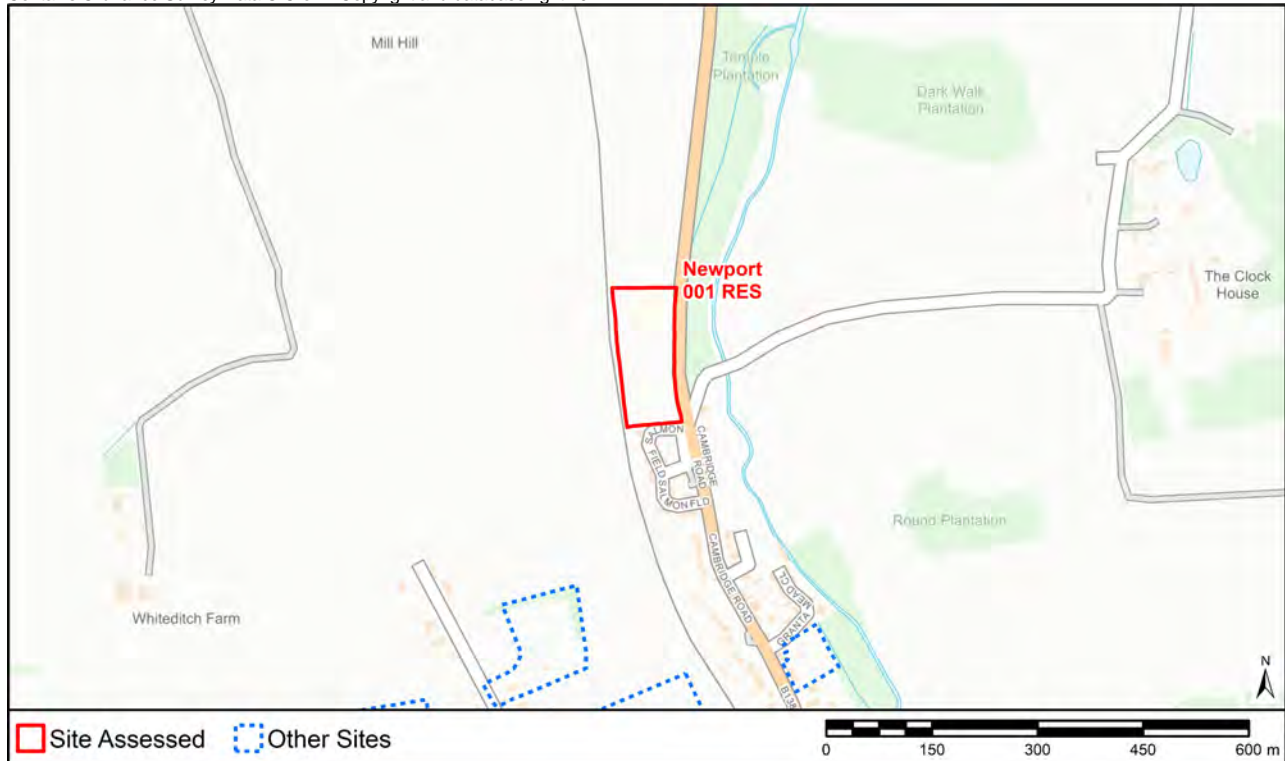
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 001 RES – Land north of Salmon Field, Cambridge Road, Newport

Parish	Newport	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.56	Developable Area (ha)	1.56
Housing assumed capacity	49	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	49	N/A	N/A	N/A

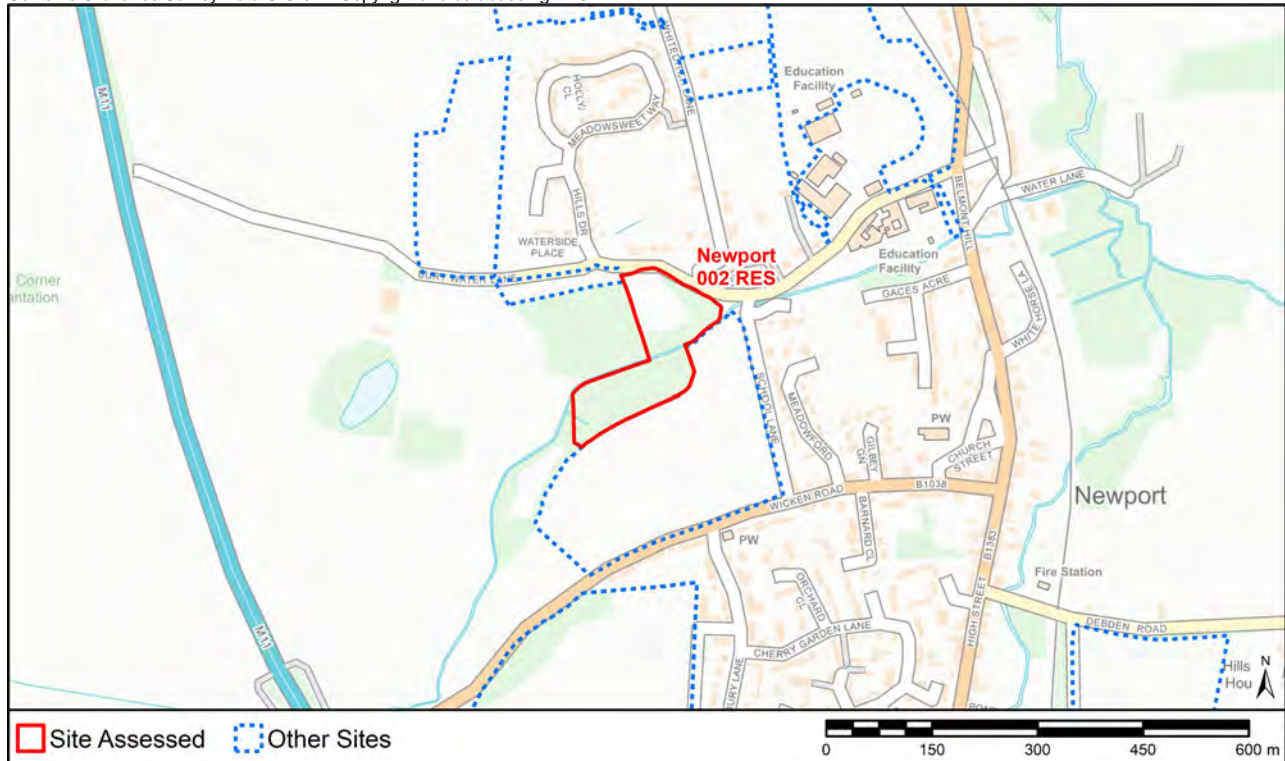
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 002 RES – Land south of Bury Water Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Woodland	Proposed Use	Residential
Site Area (ha)	2.28	Developable Area (ha)	0.58
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	RED
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is partly within Flood Risk Zone 2 and 3. Site is wholly designated as a Local Wildlife Site. Site is adjacent or partially within a groundwater source protection zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 003 RES – Land south of Bricketts, London Road, Newport

Parish	Newport	Source	Call for sites
Existing Use	Paddock	Proposed Use	Residential
Site Area (ha)	0.64	Developable Area (ha)	0.64
Housing assumed capacity	22	Employment floorspace (sqm)	N/A

Site History

UTT/16/1290/OP extant permission for up to 11 dwellings.
 UTT/18/1827/FUL appeal dismissed - application for 20 dwellings considered to harm character and appearance of the area

UTT/22/1706/FUL Validated 23 June 2022. Proposed construction of 11 no dwellings.

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

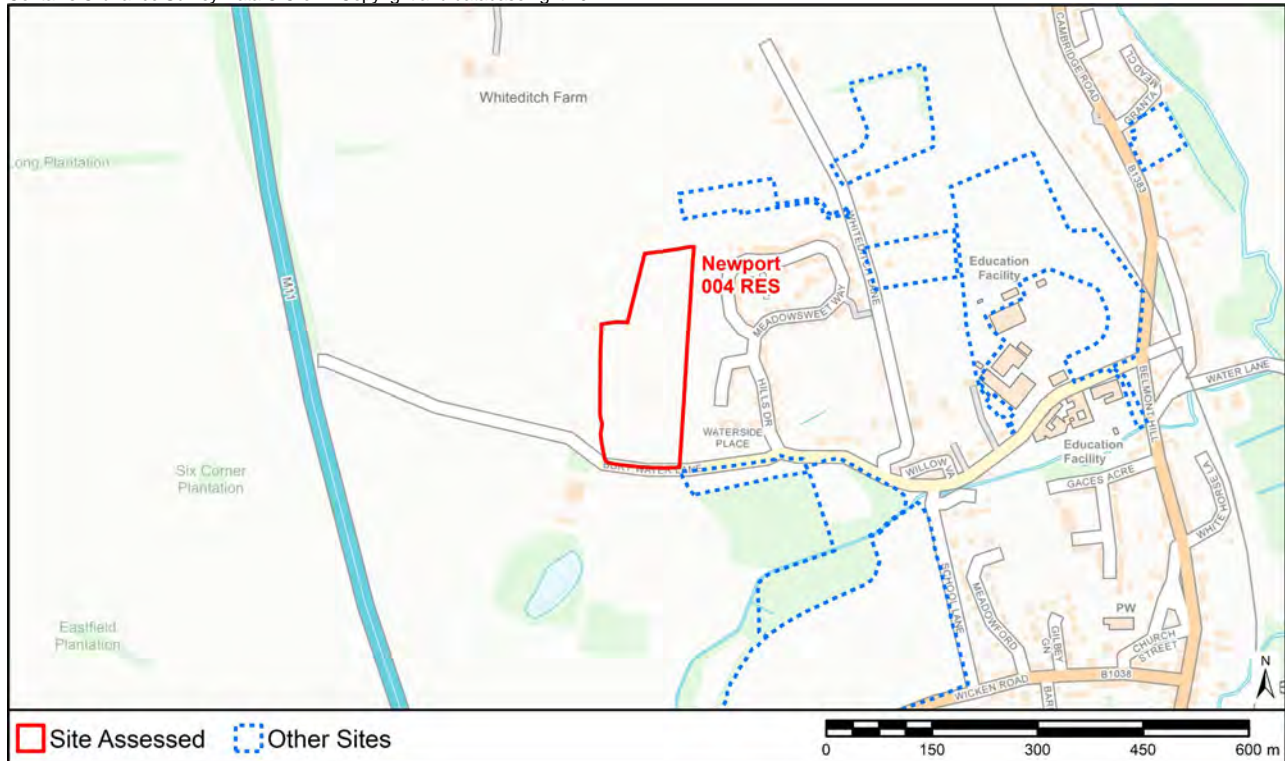
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	22	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 004 RES – Land North of Bury Water Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	3.2	Developable Area (ha)	3.2
Housing assumed capacity	84	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	84	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

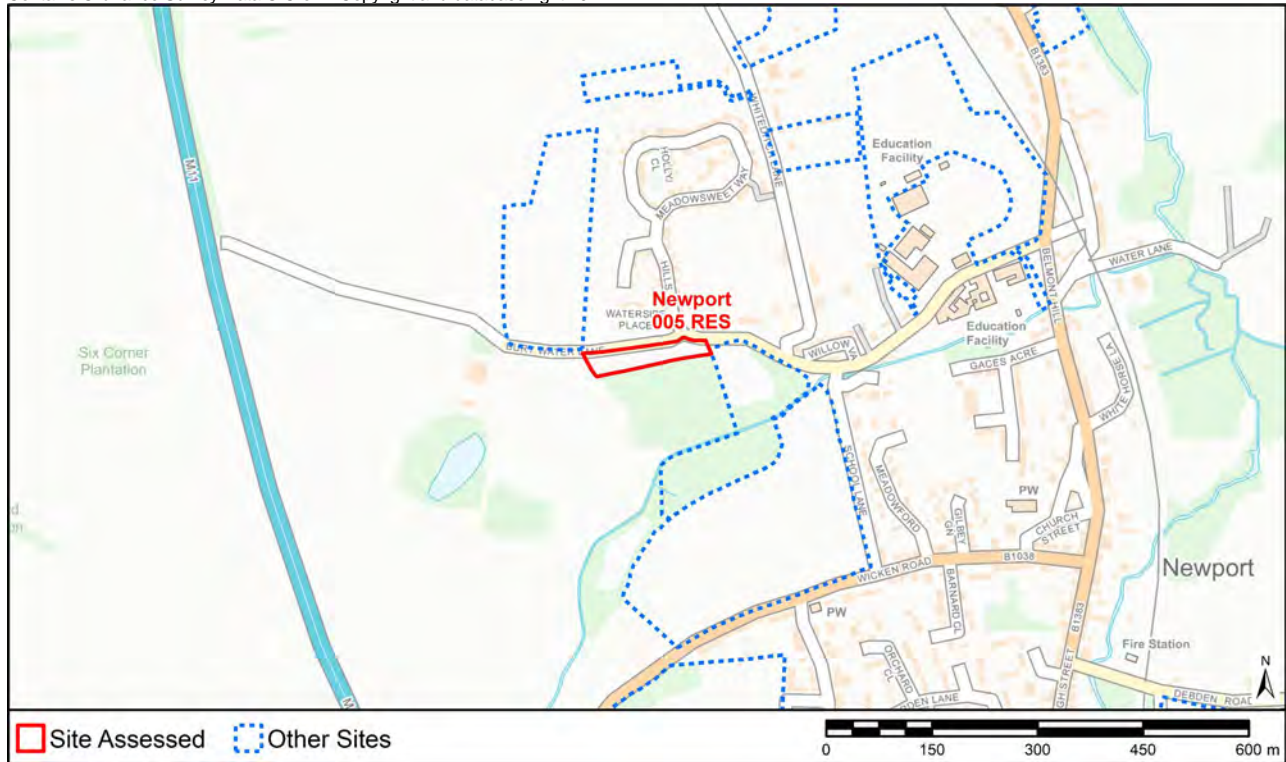
Newport 005 RES – Land south of Bury Water Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.49	Developable Area (ha)	0.49
Housing assumed capacity	15	Employment floorspace (sqm)	N/A

Site History

UTT/20/3039/PIP refused 25.2.2022. Appeal Dismissed - Application for permission in principle for the erection of min. 3 dwellings and max. 4 dwellings

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
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Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is partly within Flood Risk Zone 2 and 3. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	15	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

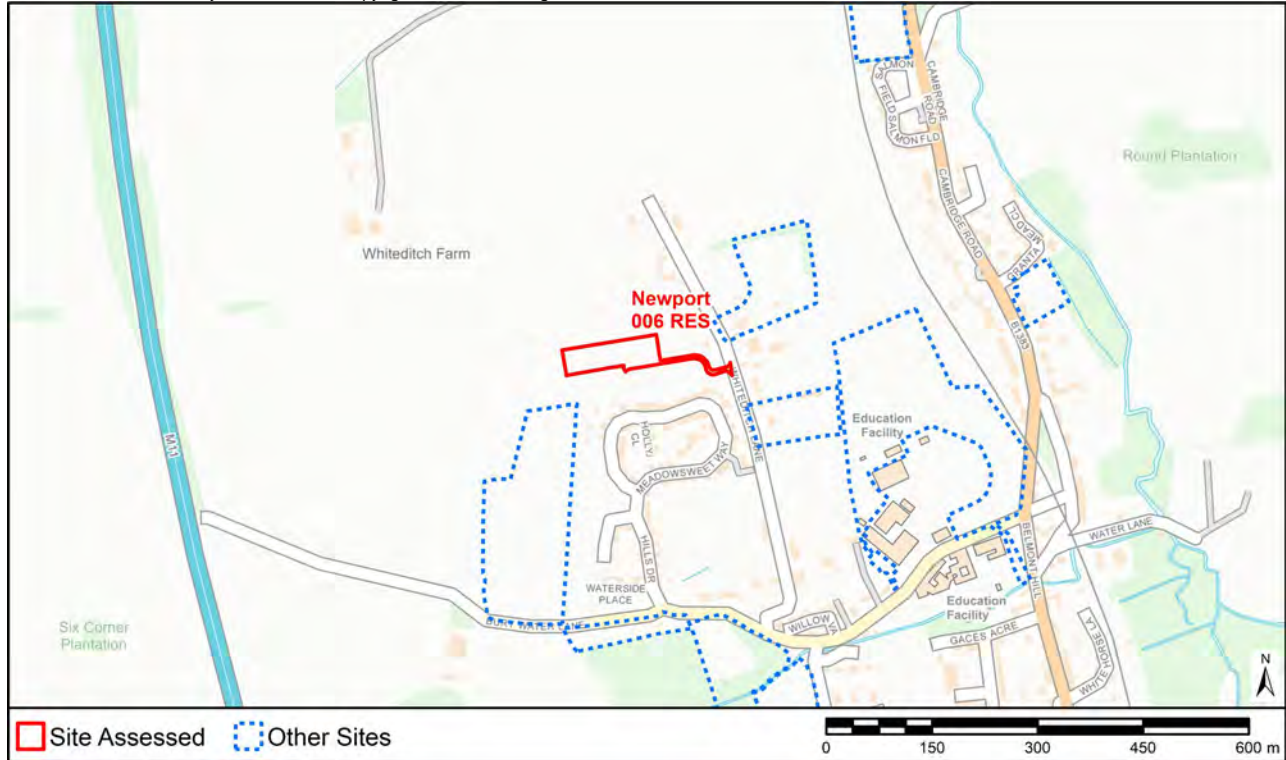
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 006 RES – Five Acres, Whiteditch Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Paddock	Proposed Use	Residential
Site Area (ha)	0.58	Developable Area (ha)	0.58
Housing assumed capacity	18	Employment floorspace (sqm)	N/A

Site History UTT/20/0843/FUL appeal dismissed 5.7.2021 - 5 no. New Build Residential Units and associated highways works

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	18	N/A	N/A	N/A

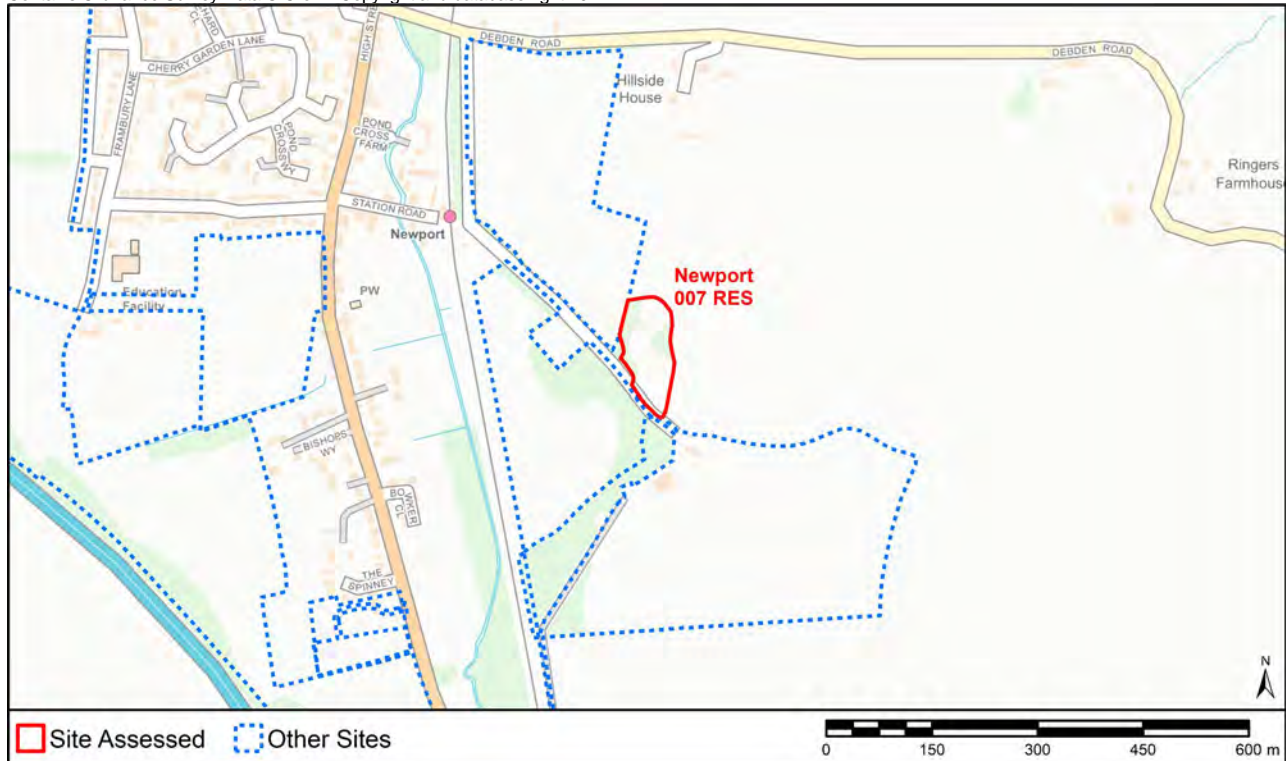
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 007 RES – The Old Chalk Pit, Chalk Farm Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Former quarry	Proposed Use	Residential
Site Area (ha)	0.95	Developable Area (ha)	0.95
Housing assumed capacity	30	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Priority Habitat. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network. Potential County Wildlife Site.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	30	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

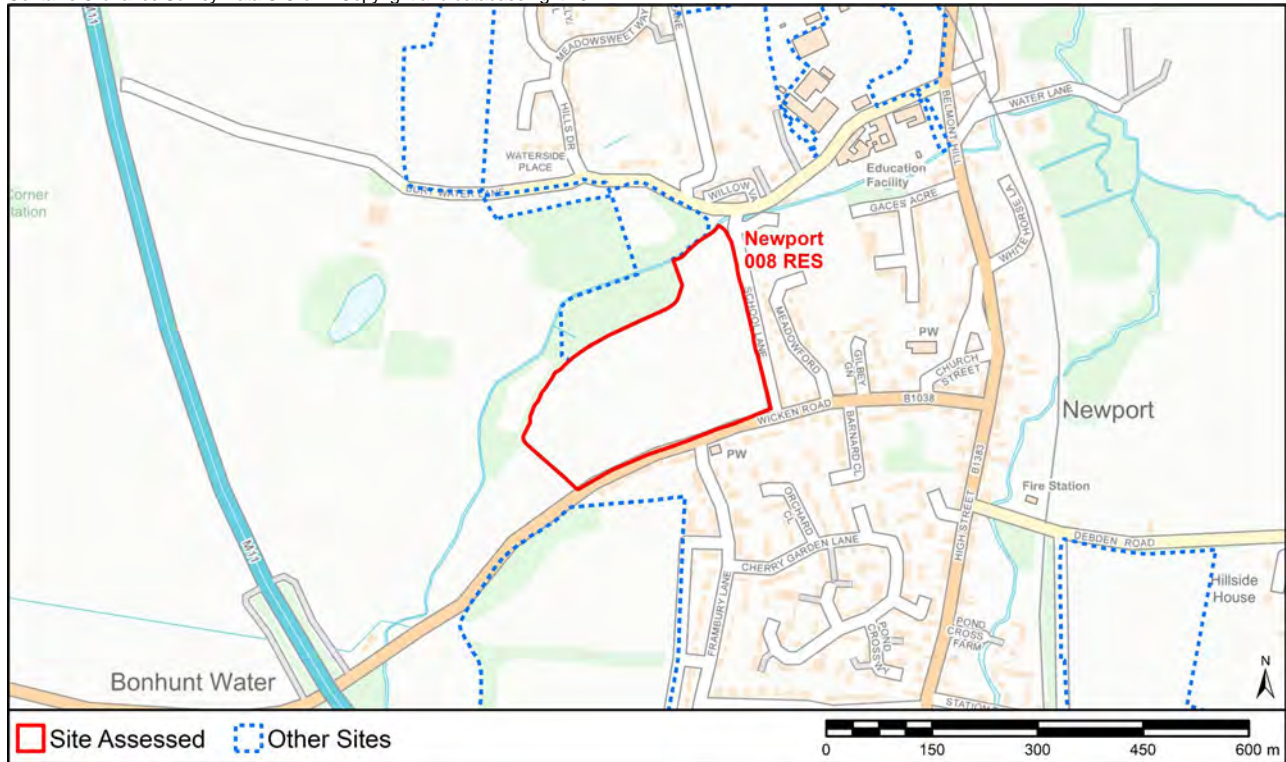
Newport 008 RES – Land north of Wicken Road, Newport

Parish	Newport	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	6.43	Developable Area (ha)	6.32
Housing assumed capacity	166	Employment floorspace (sqm)	N/A

Site History

UTT/18/1026/OP refused, appeal dismissed 13.12.2019 - Outline planning application for up to 74 dwellings including access, open space and landscaping with all matters reserved save for access

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within a groundwater source protection zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	166	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

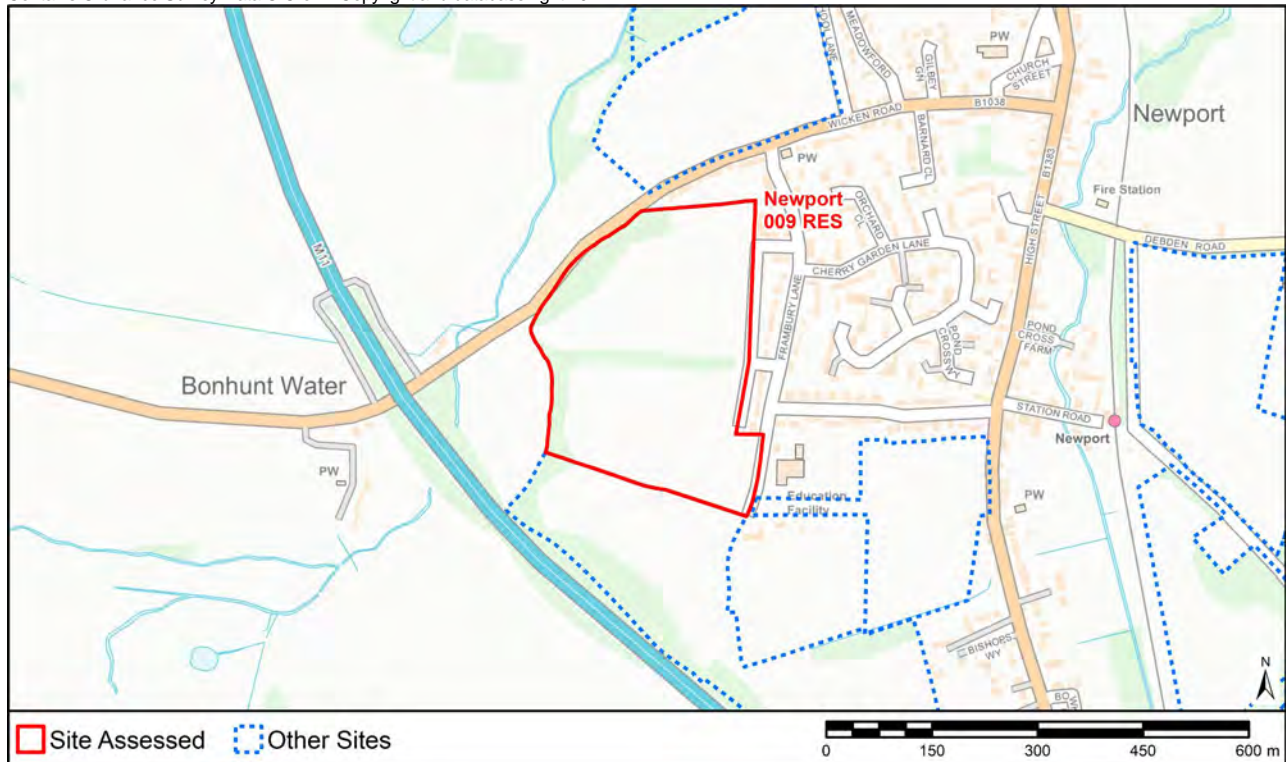
Newport 009 RES – Land at Pond Cross Farm, Frambury Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	10.74	Developable Area (ha)	9.98
Housing assumed capacity	262	Employment floorspace (sqm)	N/A

Site History

UTT/17/2868/OP refused, appeal dismissed 30.8.2019 - Outline planning application for the development of up to 150 dwellings (Use Class C3), provision of land for community allotments, associated strategic landscaping, open space, and associated highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access, on land to the South of Wicken Road, Newport

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	12	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

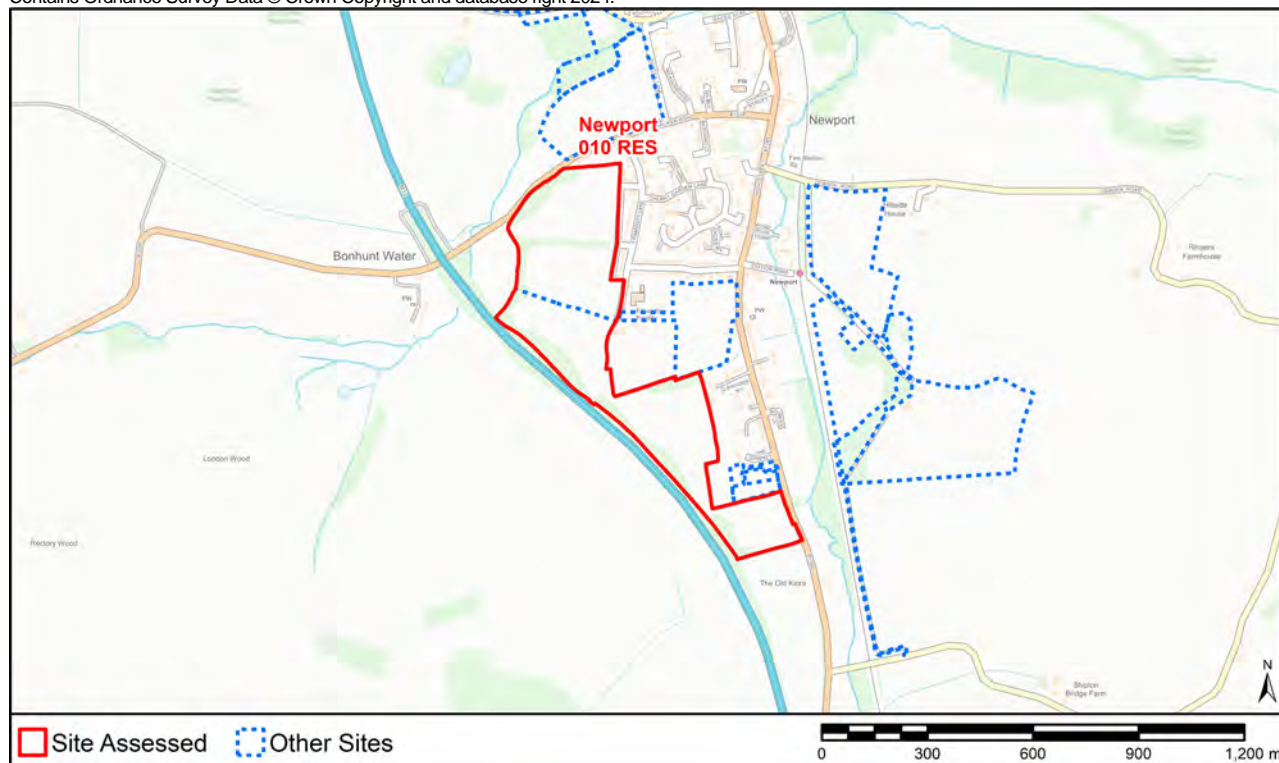
Newport 010 RES – Land at Pond Cross Farm, Frambury Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	26.18	Developable Area (ha)	25.42
Housing assumed capacity	534	Employment floorspace (sqm)	N/A

Site History

UTT/17/2868/OP refused, appeal dismissed 30.8.2019 - Outline planning application for the development of up to 150 dwellings (Use Class C3), provision of land for community allotments, associated strategic landscaping, open space, and associated highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access, on land to the South of Wicken Road, Newport

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	184	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

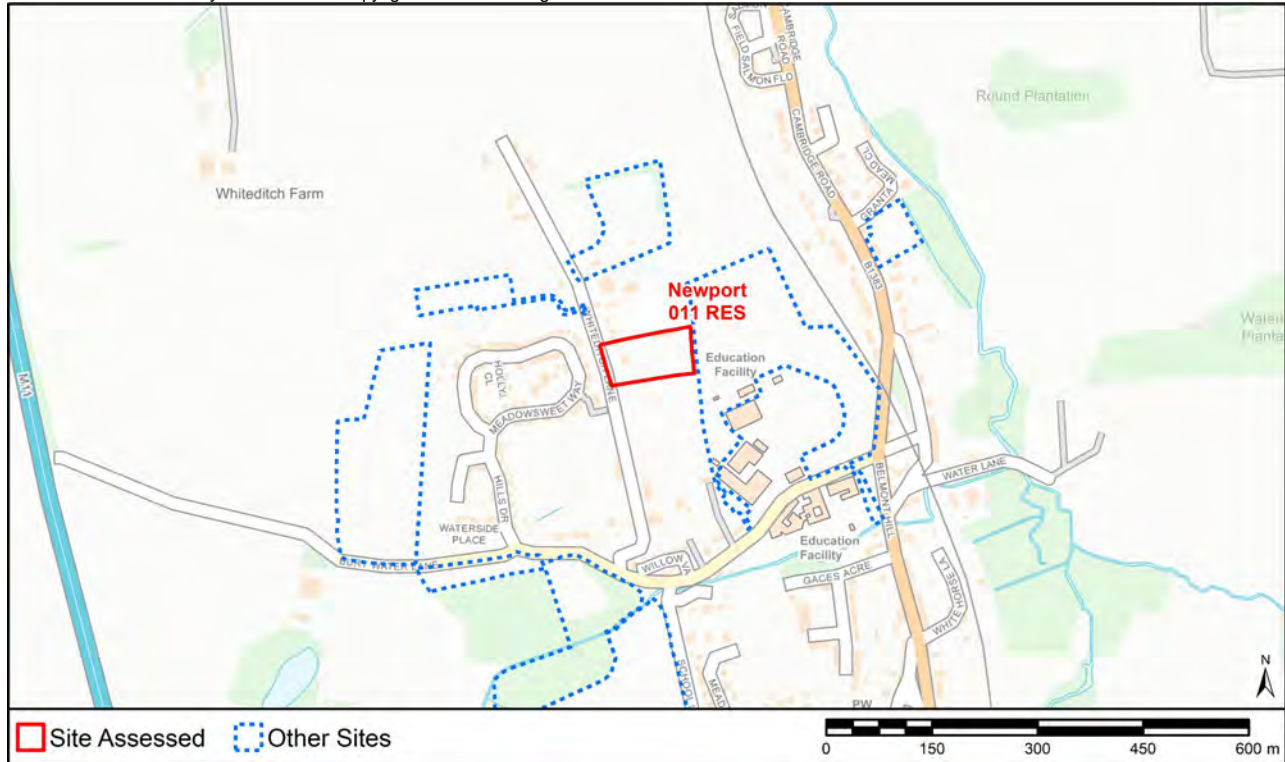
Newport 011 RES – Wyndhams Croft, Whiteditch Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.79	Developable Area (ha)	0.79
Housing assumed capacity	25	Employment floorspace (sqm)	N/A

Site History

UTT/17/0140/OP refused - UTT/18/1027/FUL refused 7.11.19 - Proposal for the demolition of existing outbuildings and the erection of 4 no. detached dwellings with associated amenity space and parking.

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NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	25	N/A	N/A

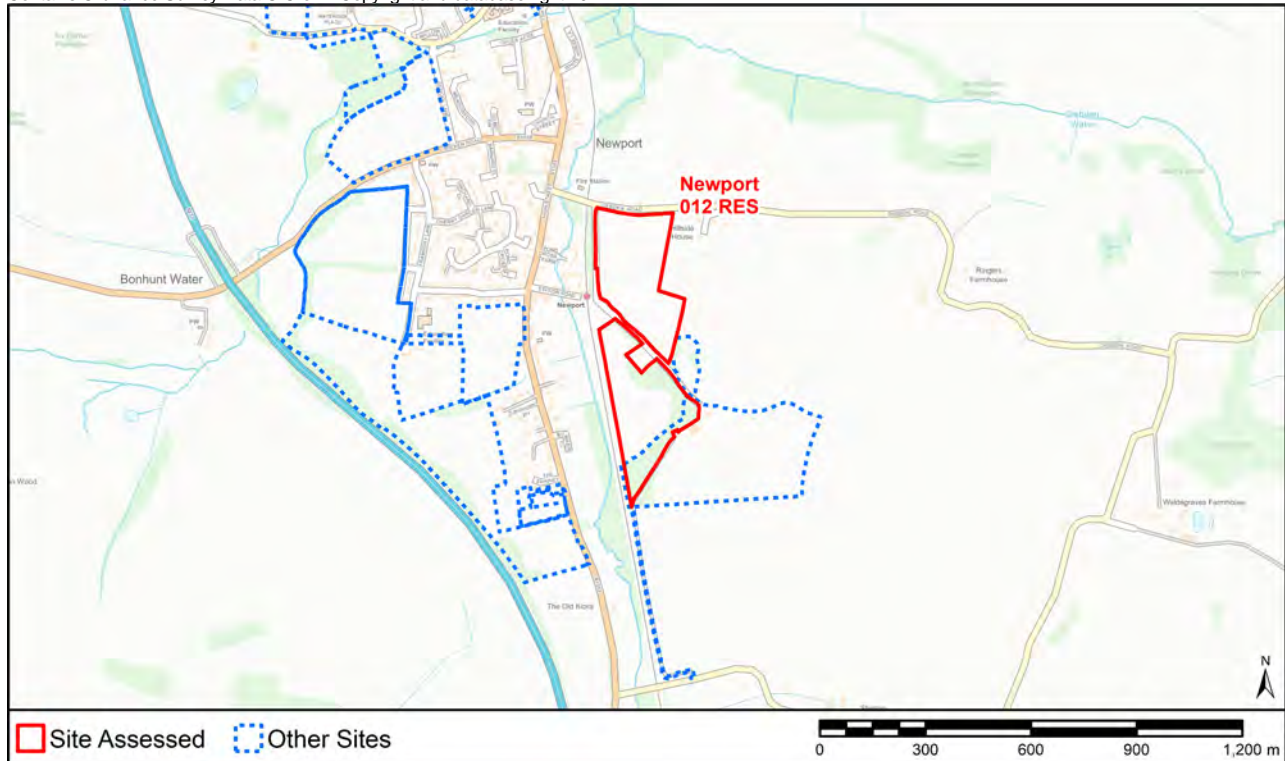
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 012 RES – Land to the east of Newport, east of Chalk Farm Lane

Parish	Newport	Source	Call for sites
Existing Use	Agricultural, Scrubland	Proposed Use	Residential
Site Area (ha)	13.65	Developable Area (ha)	13.65
Housing assumed capacity	358	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	AMBER	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site contains a Special Verge. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network. Potential County Wildlife Site.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	8	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

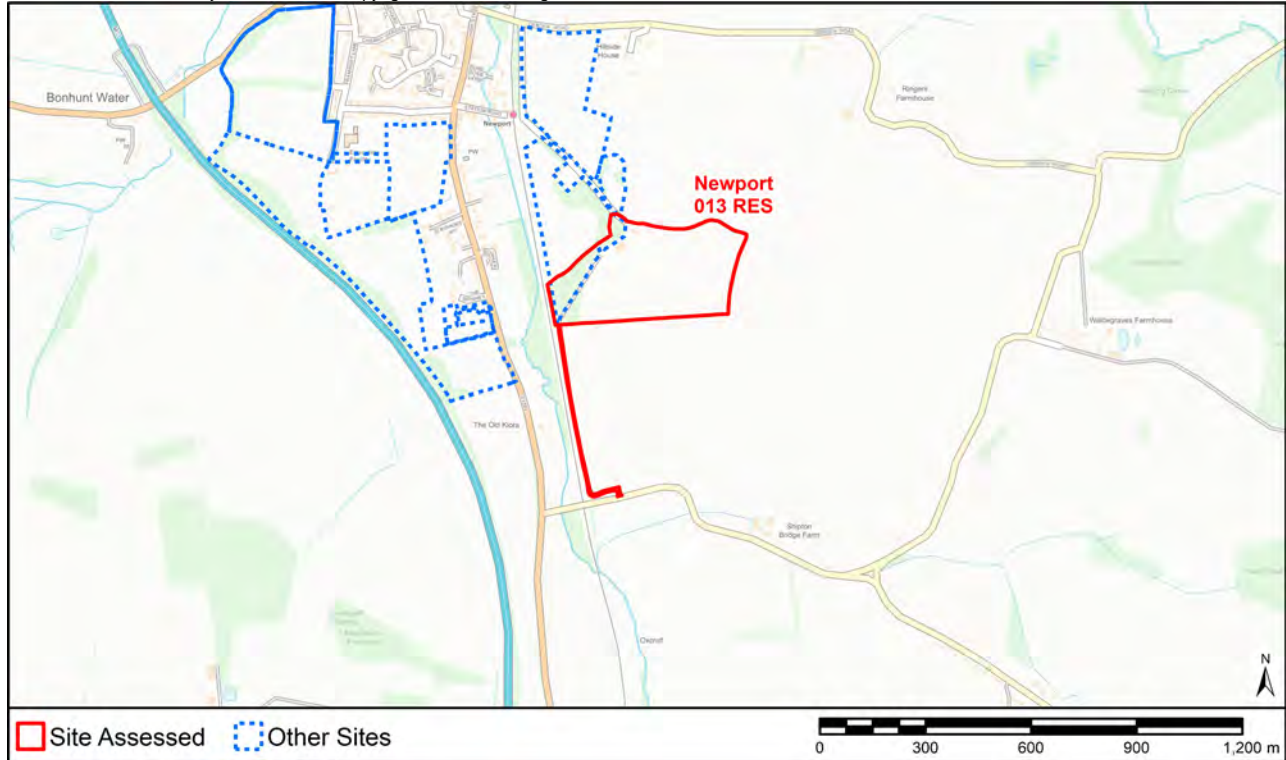
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 013 RES – Chalk Farm Quarry, Newport

Parish	Newport	Source	Call for sites
Existing Use	Quarry	Proposed Use	Residential
Site Area (ha)	12.77	Developable Area (ha)	11.32
Housing assumed capacity	297	Employment floorspace (sqm)	N/A

Site History UTT/19/0099/CC ECC recycling plant and chalk extraction - No objections

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	AMBER
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a mineral consultation zone. Site is adjacent or partially within a Waste Consultation Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site can be accessed from the main road network. Potential County Wildlife Site.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required. Site is a quarry and may require significant remediation work.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	250	47	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

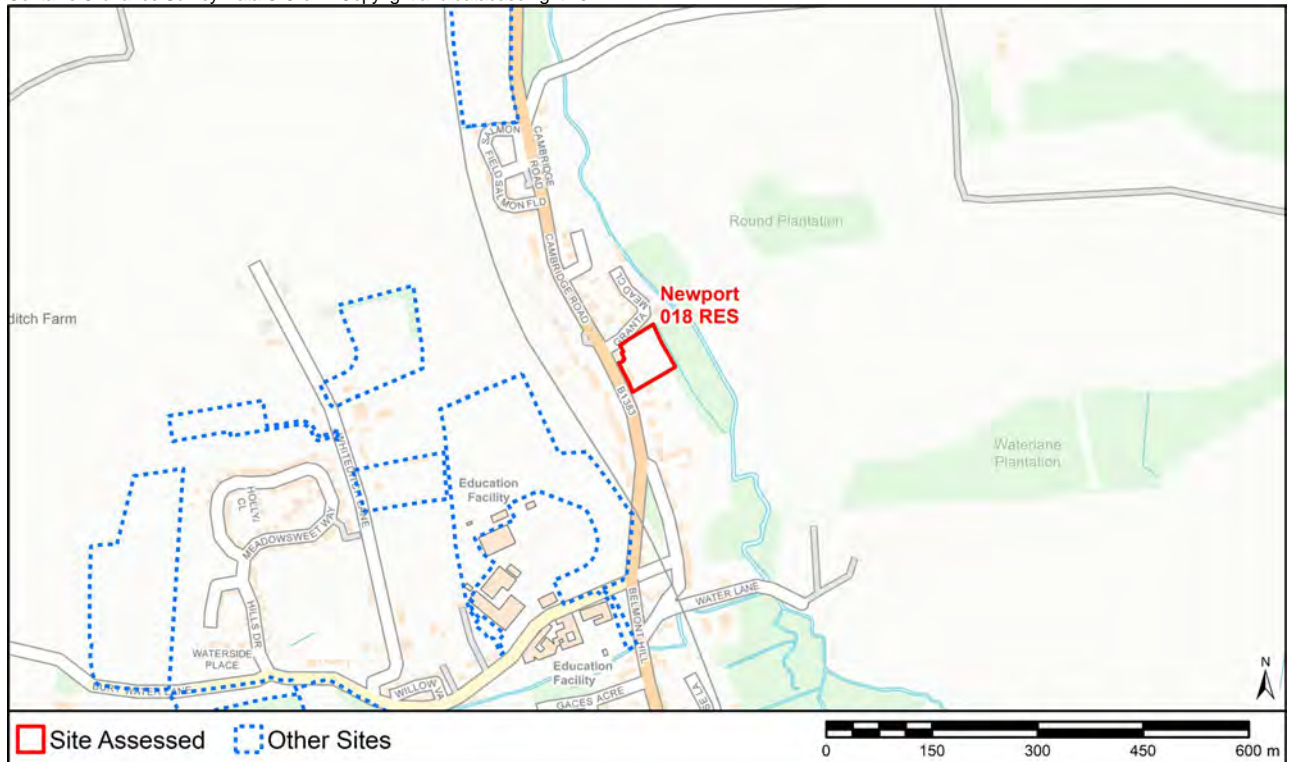
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 018 RES – Coach And Horses Inn, Cambridge Road, Newport, Saffron Walden, CB11 3TR

Parish	Newport	Source	Refused applications
Existing Use	Pub Garden	Proposed Use	Residential
Site Area (ha)	0.44	Developable Area (ha)	0.29
Housing assumed capacity	9	Employment floorspace (sqm)	N/A

Site History
 UTT/20/0803/FUL, UTT/20/3370/FUL - Both refused and dismissed at appeal 27.5.21. Erection of five dwellings on land to the rear of the existing public house utilising existing access off Cambridge Road, reconfiguration of public house car park, with associated hard and soft landscaping.

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN (Partly Within)
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for residential development, partly within the built extent of Newport, a top three tier settlement. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	9	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

QuendonR 001 RES – Land north east of St Simon and St Jude, Quendon

Parish	Quendon and Rickling	Source	Call for sites
Existing Use	Grassland	Proposed Use	Residential
Site Area (ha)	0.88	Developable Area (ha)	0.87
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

QuendonR 002 RES – Land south of St Simon and St Jude, Quendon

Parish	Quendon and Rickling	Source	Call for sites
Existing Use	Agriculture & Cemetery	Proposed Use	Residential
Site Area (ha)	2.56	Developable Area (ha)	2.35
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

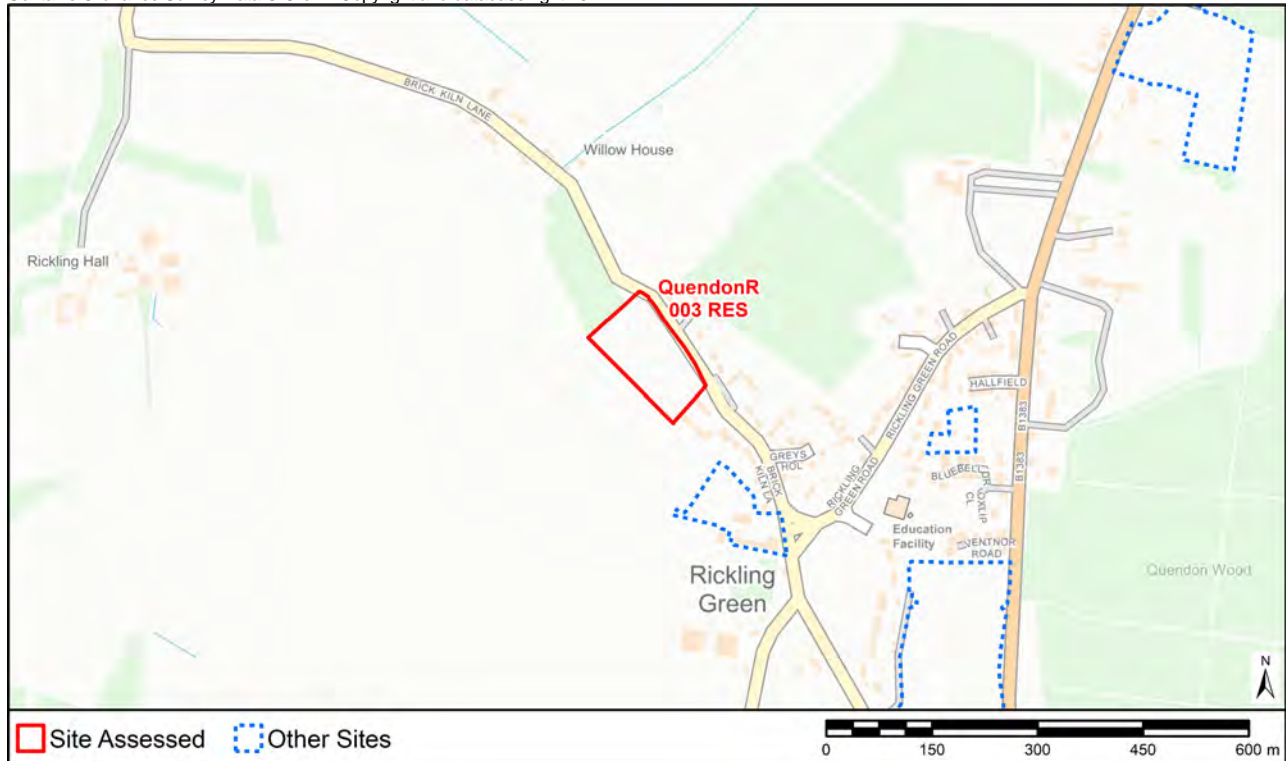
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

QuendonR 003 RES – Land at Coney Acre, South of Brick Kiln Lane, Rickling Green

Parish	Quendon and Rickling	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential (Build to Rent)
Site Area (ha)	1.47	Developable Area (ha)	1.47
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

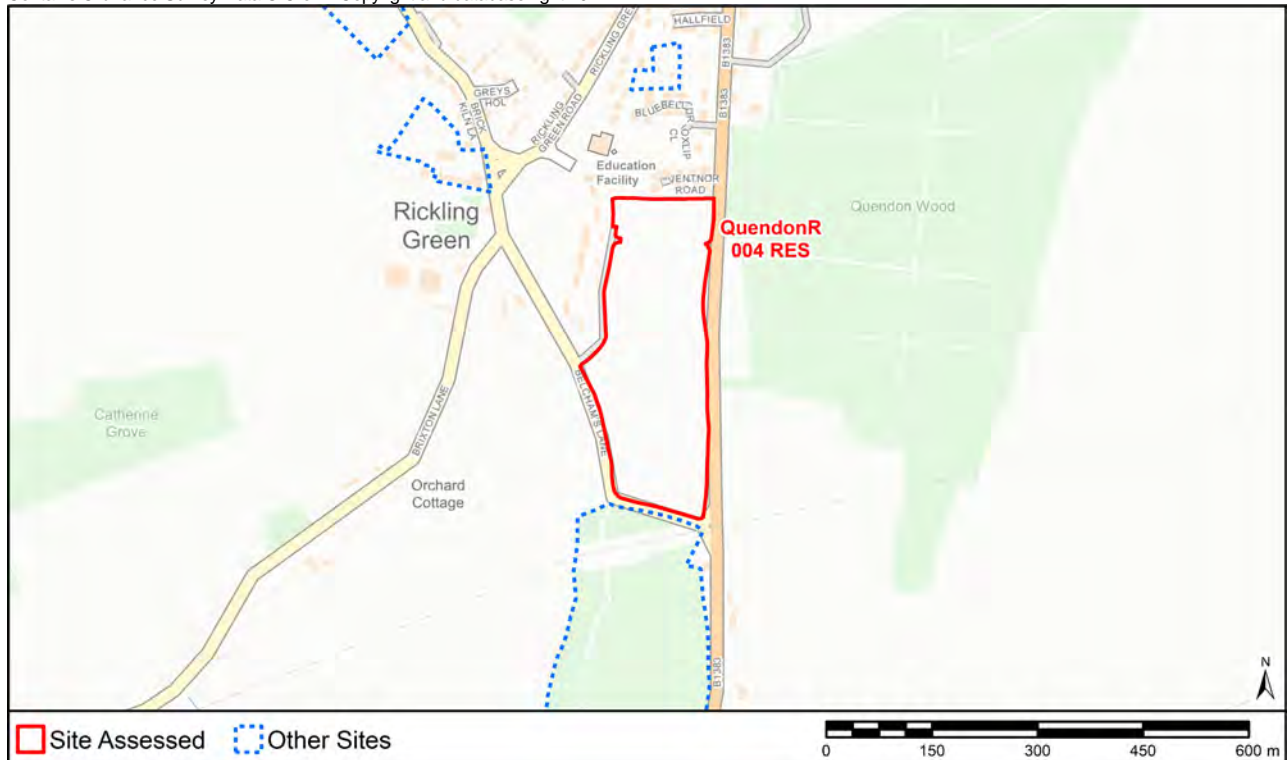
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

QuendonR 004 RES – Land at Belcham’s Lane, Rickling Green

Parish	Quendon and Rickling	Source	Call for sites
Existing Use	Agriculture & football field	Proposed Use	Residential (Build to rent) with football field retained with further flexible recreational uses
Site Area (ha)	6.36	Developable Area (ha)	4.64
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History	<p>UTT/24/0735/SCO - Validated (19 March 2024)</p> <p>Request for Screening opinion for Up to 110 residential dwellings (Class C3) for 'Build to Rent', with a range of 1-4 bed apartments, houses and bungalows on circa 3.7ha, relocation of the existing football pitch alongside the provision of a new changing room and community pavilion, new wetland and habitat creation, children's play area and amenity green space, vehicular access and associated works</p>
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

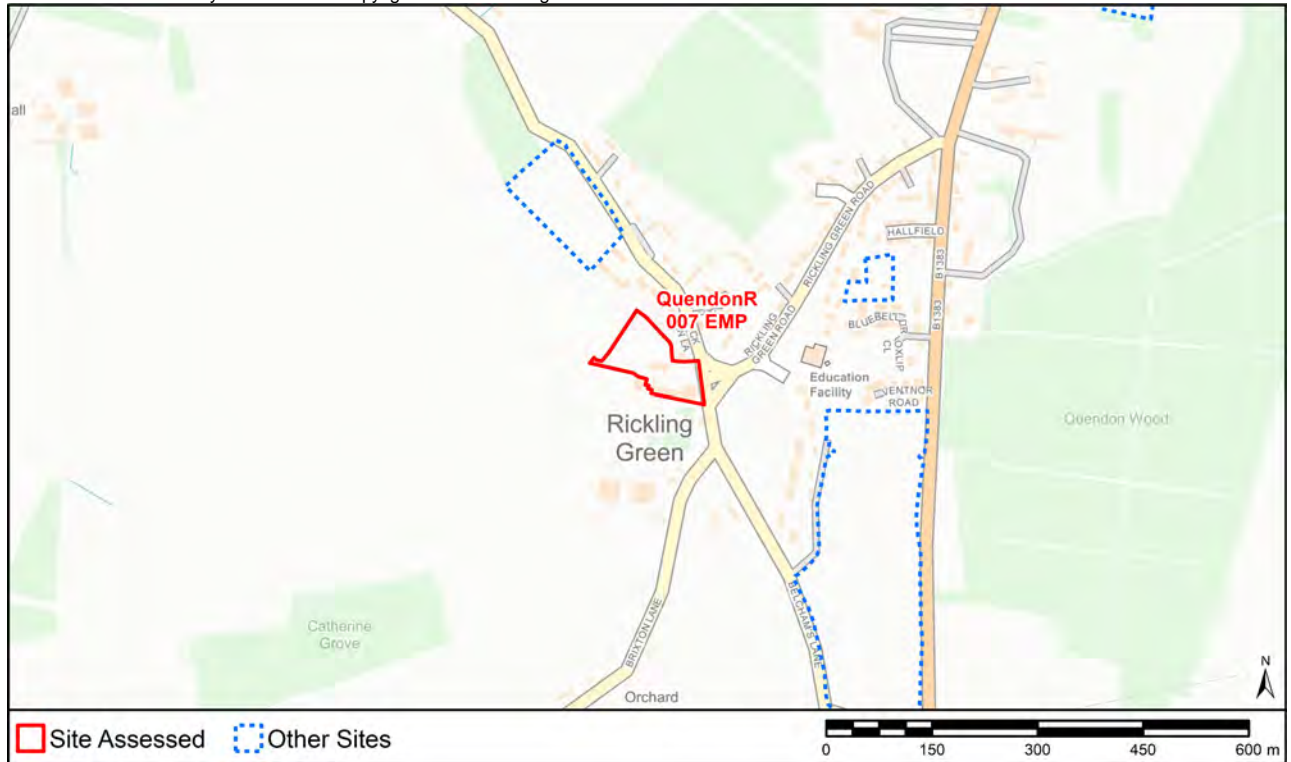
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

QuendonR 007 EMP – Mace’s Farmyard, Rickling Green

Parish	Quendon and Rickling	Source	Regulation 18
Existing Use	Agricultural storage, grazing, commercial	Proposed Use	Employment, community
Site Area (ha)	0.92	Developable Area (ha)	0.92
Housing assumed capacity	N/A	Employment floorspace (sqm)	3680
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	AMBER
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN		
Priority Habitat	GREEN		
Local Geological Site	GREEN		
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study

Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	<p>The site is a farm complex adjacent to the built up area of Rickling Green. It has been submitted as part of a larger site alongside QuendonR 004 RES, which has been assessed separately for residential use. The proposal also includes public realm improvements to provide a link between the two sites - this aspect of the proposal has not been assessed in the HELAA.</p> <p>The site is partly within the Conservation Area, and includes a Grade II listed barn. The Grade II listed Well Cottage lies immediately north. Development may affect the setting of these heritage assets. The site is within a Source Protection Zone and Minerals Safeguarding Area. It is also within the Hatfield Forest Zone of Influence and within an SSSI Impact Risk Zone. Consultation with Natural England may be required for commercial proposals dependent on the nature of the proposal. The site can be accessed from the highway network.</p>
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

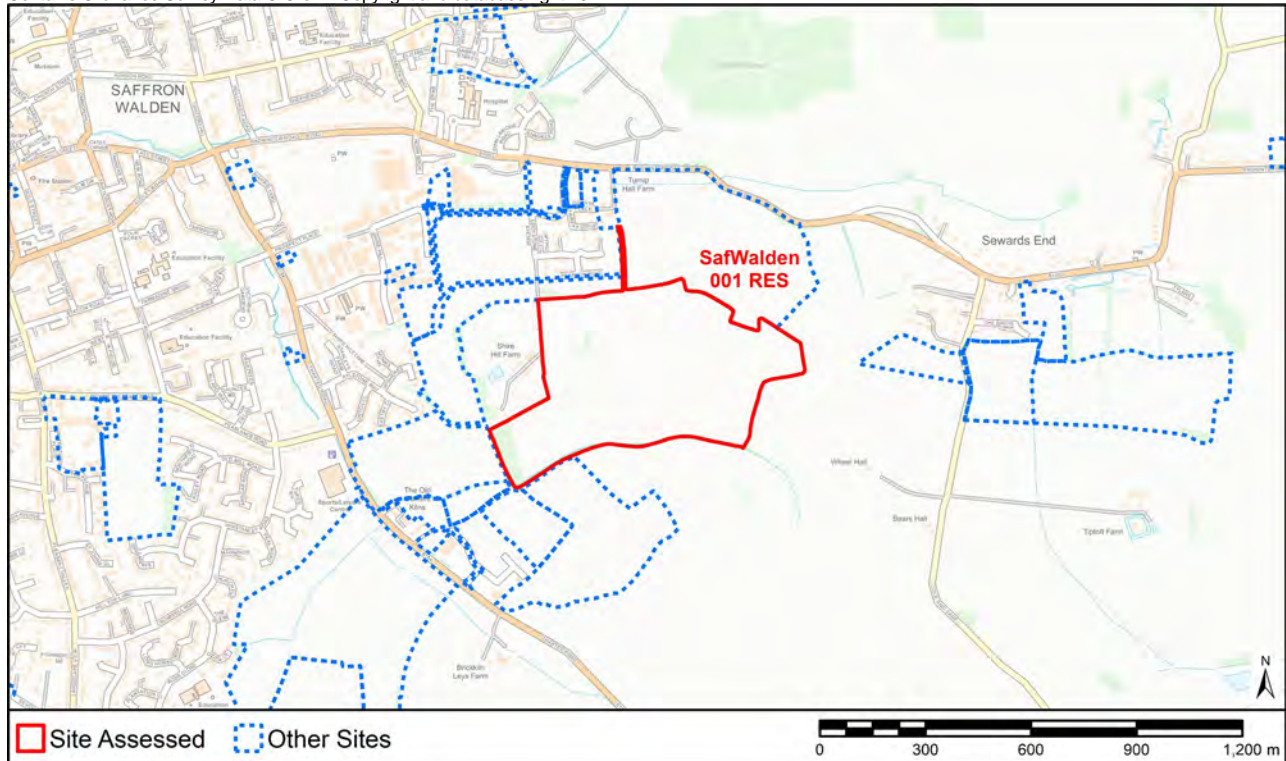
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	3680	N/A	N/A	N/A

SafWalden 001 RES – Land east of Shire Hill Farm and south of Radwinter Road

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	30.02	Developable Area (ha)	30.02
Housing assumed capacity	811	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	350	111	N/A

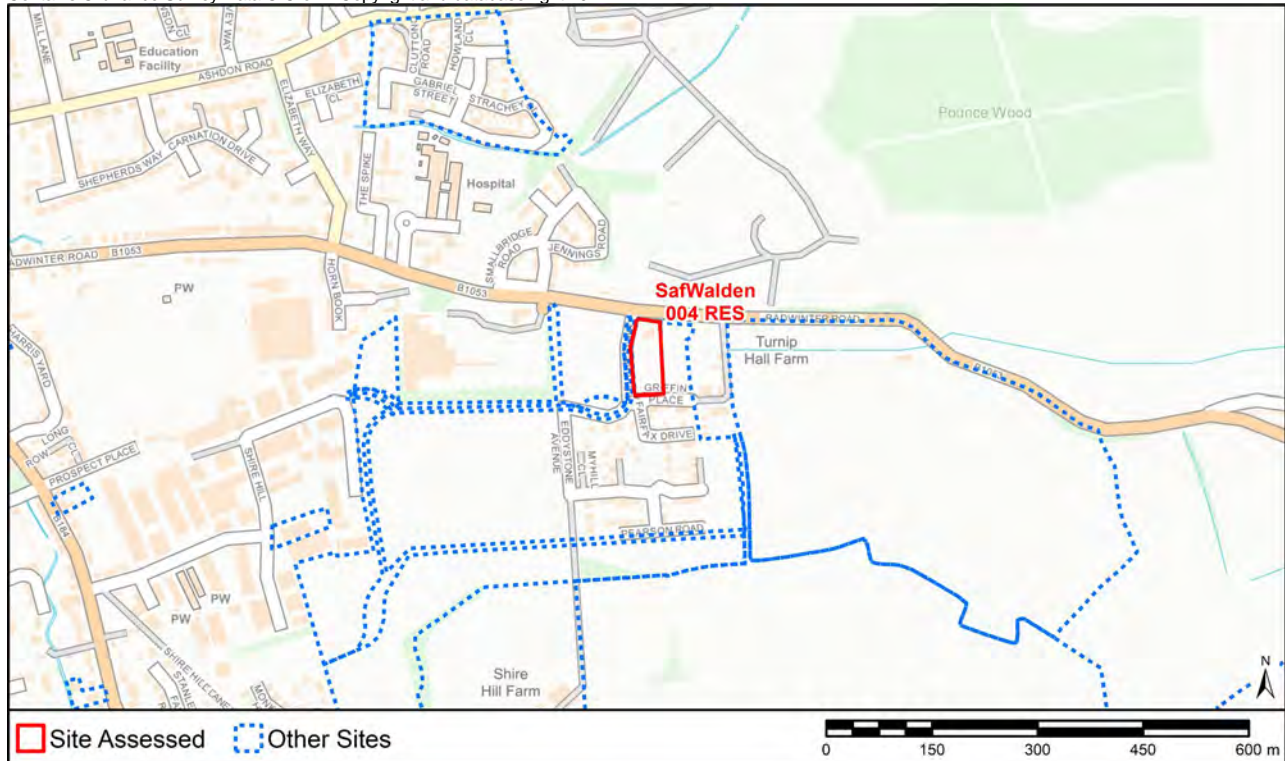
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 004 RES – 46 Radwinter Road, Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.43	Developable Area (ha)	0.43
Housing assumed capacity	17	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site, partly adjacent to the built extent of Saffron Walden. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	17	N/A	N/A

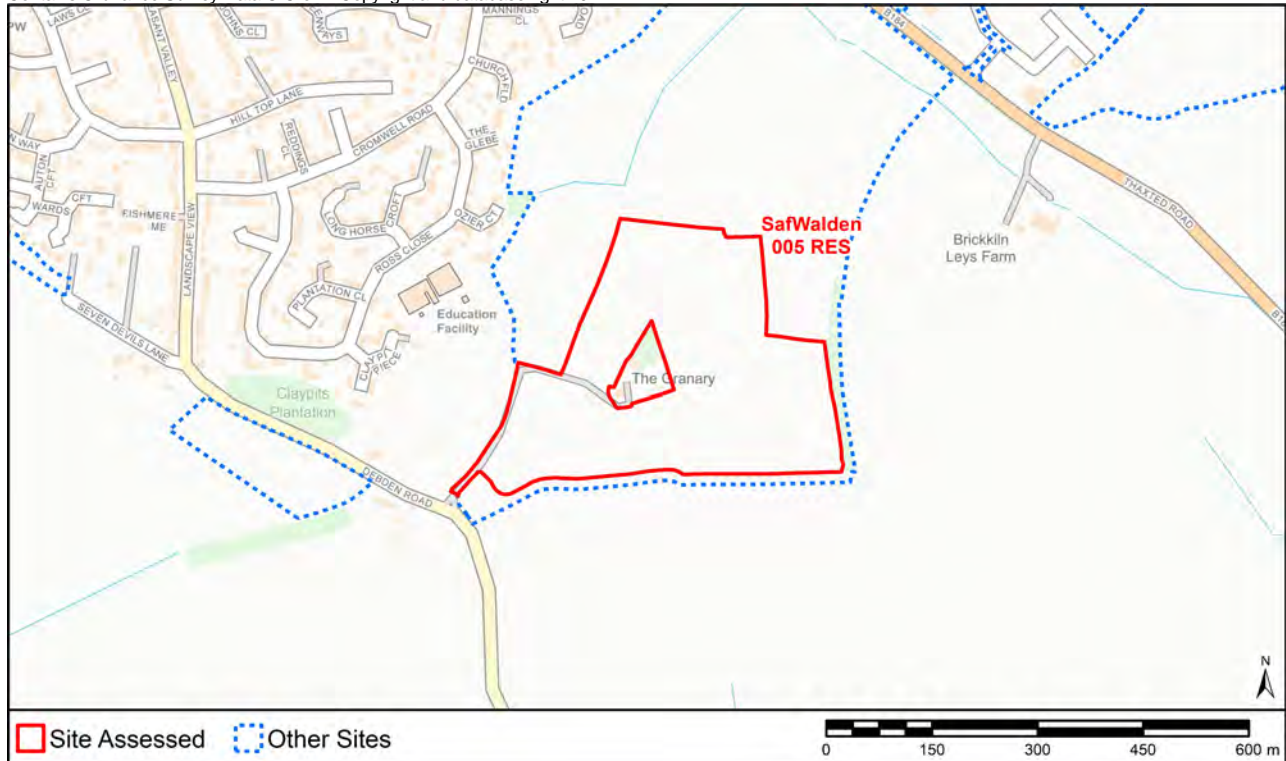
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 005 RES – Herberts Farm, Debden Road, Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	12.07	Developable Area (ha)	12.04
Housing assumed capacity	407	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	157	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

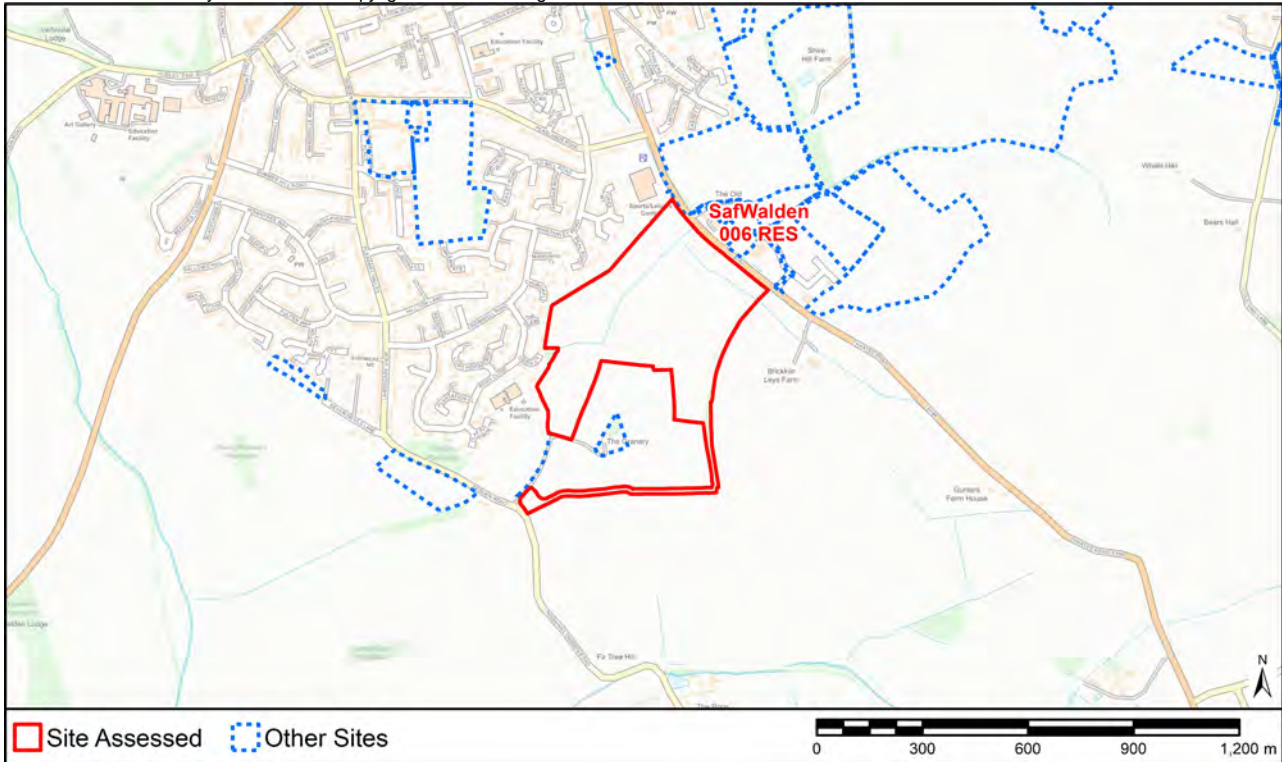
SafWalden 006 RES – Land south of Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	23.02	Developable Area (ha)	23.02
Housing assumed capacity	622	Employment floorspace (sqm)	N/A

Site History

UTT/22/3258/PINS. Approved 30 May 2023. Outline application UTT/22/3258/PINS (s62A/2022/0014) for the erection of 168 dwellings with associated landscaping and parking. UTT/23/2962/DFO.

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	AMBER	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
Heritage Sensitivity	AMBER		
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site contains a Special Verge. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains BMV. Site contains TPOs. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	272	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

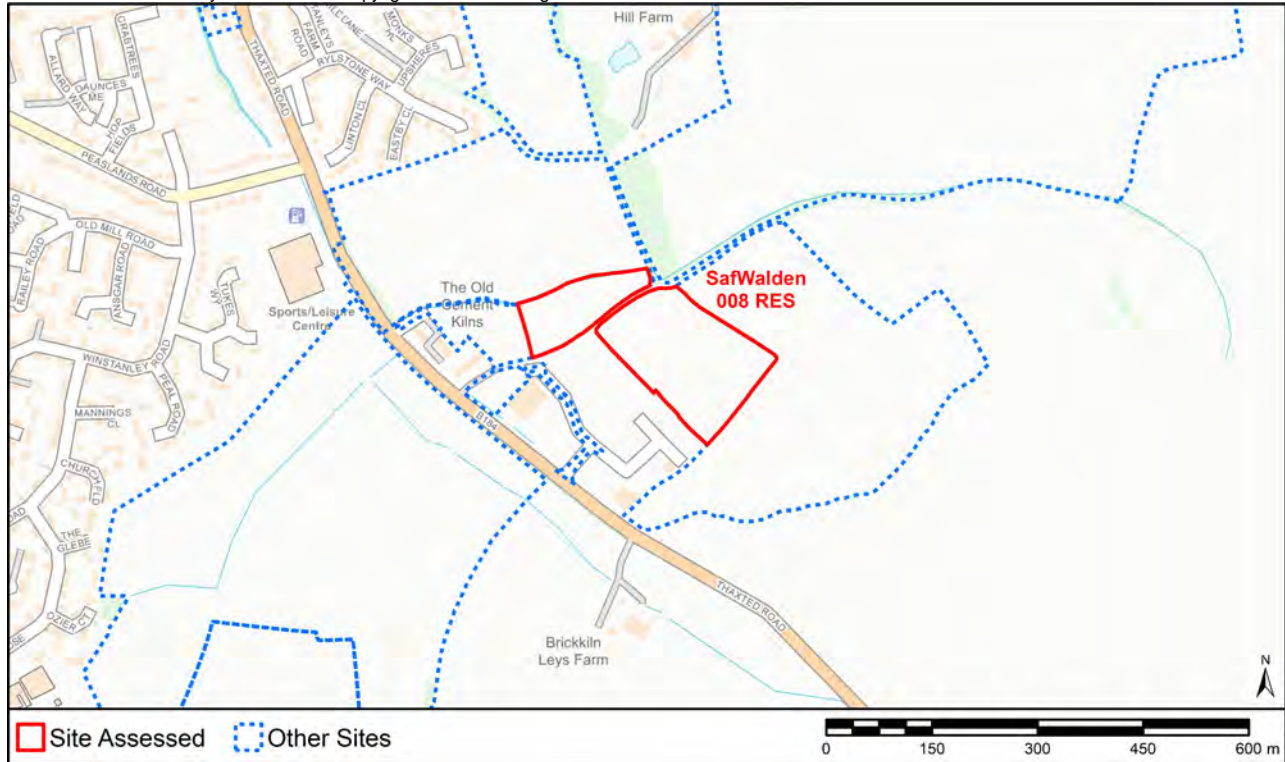
SafWalden 008 RES – Land north east of Thaxted Road, Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	4.09	Developable Area (ha)	2.95
Housing assumed capacity	99	Employment floorspace (sqm)	N/A

Site History

UTT/23/3112/PINS Validated 2 January 2024. S62A/2023/0031 - Outline application with all matters reserved except for access for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	GREEN (Partly Within)
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly within Saffron Walden. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	99	N/A	N/A	N/A

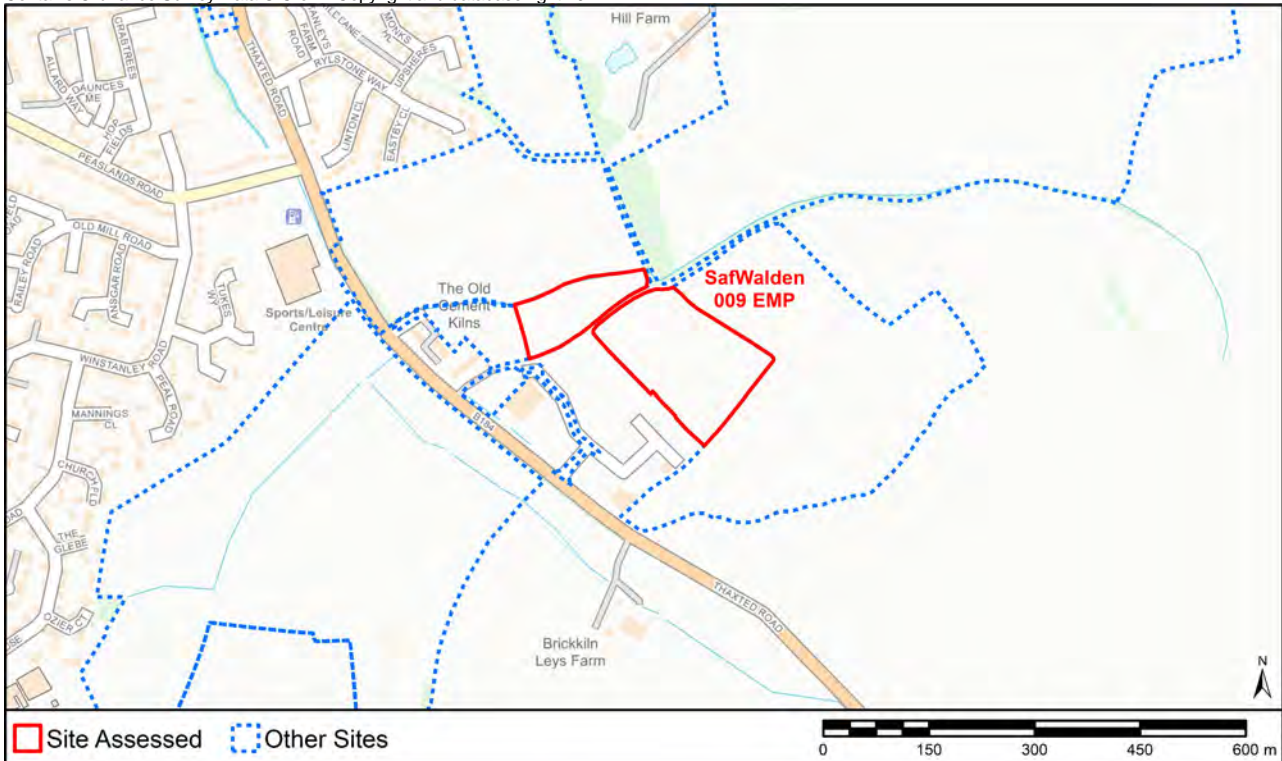
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 009 EMP – Land north east of Thaxted Road, Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment
Site Area (ha)	4.09	Developable Area (ha)	4.09
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	GREEN (Partly Within)
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly within Saffron Walden. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Unavailable
Availability commentary	Site is confirmed as unavailable for economic development.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

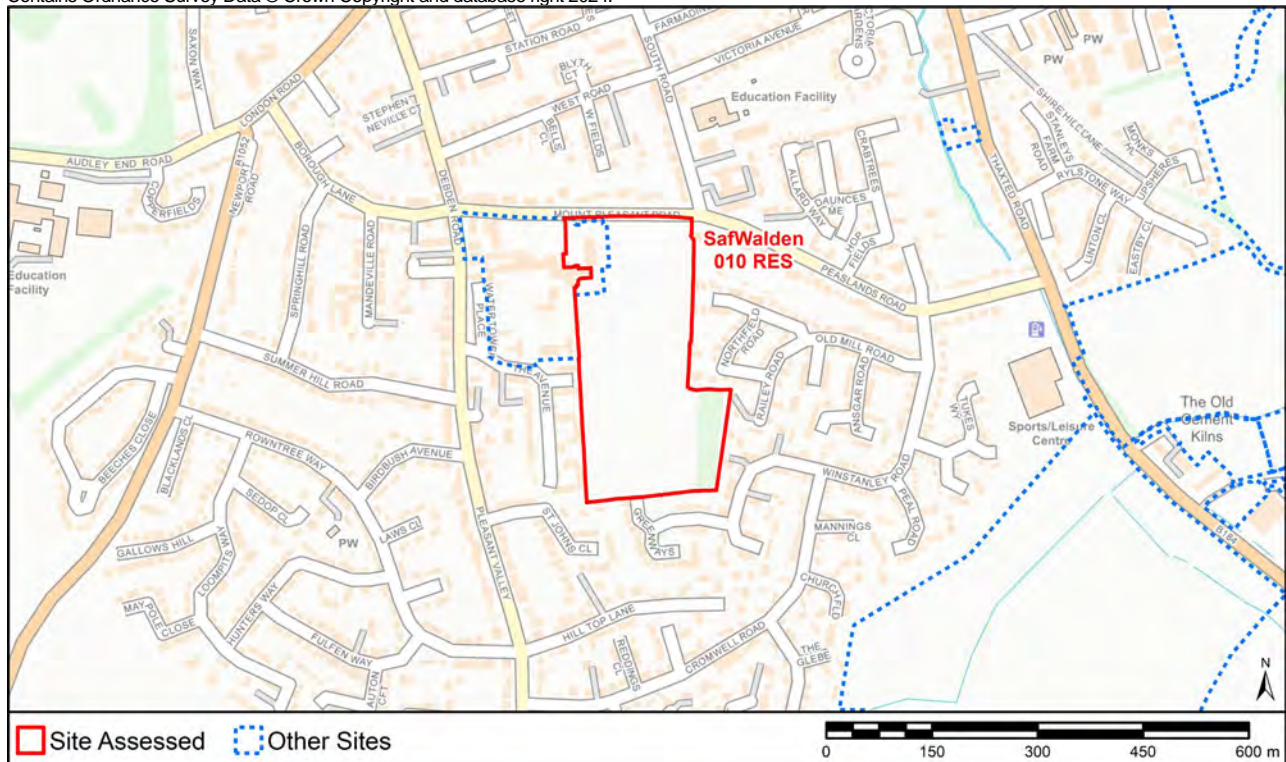
SafWalden 010 RES – Former Friends School Playing Field, Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Former school playing field	Proposed Use	Residential
Site Area (ha)	7.05	Developable Area (ha)	0.03
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/19/1744/OP (refused on design/layout, harm to protected open space, conservation area and Locally listed school buildings)
- Refused 19.3.21

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER

Listed Buildings	GREEN	Locally Listed Buildings	AMBER
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Greenfield site within Saffron Walden. Site is wholly within a Protected Open Space. Site is wholly or partly within a Priority Habitat. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Site contains a Locally Listed Building. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

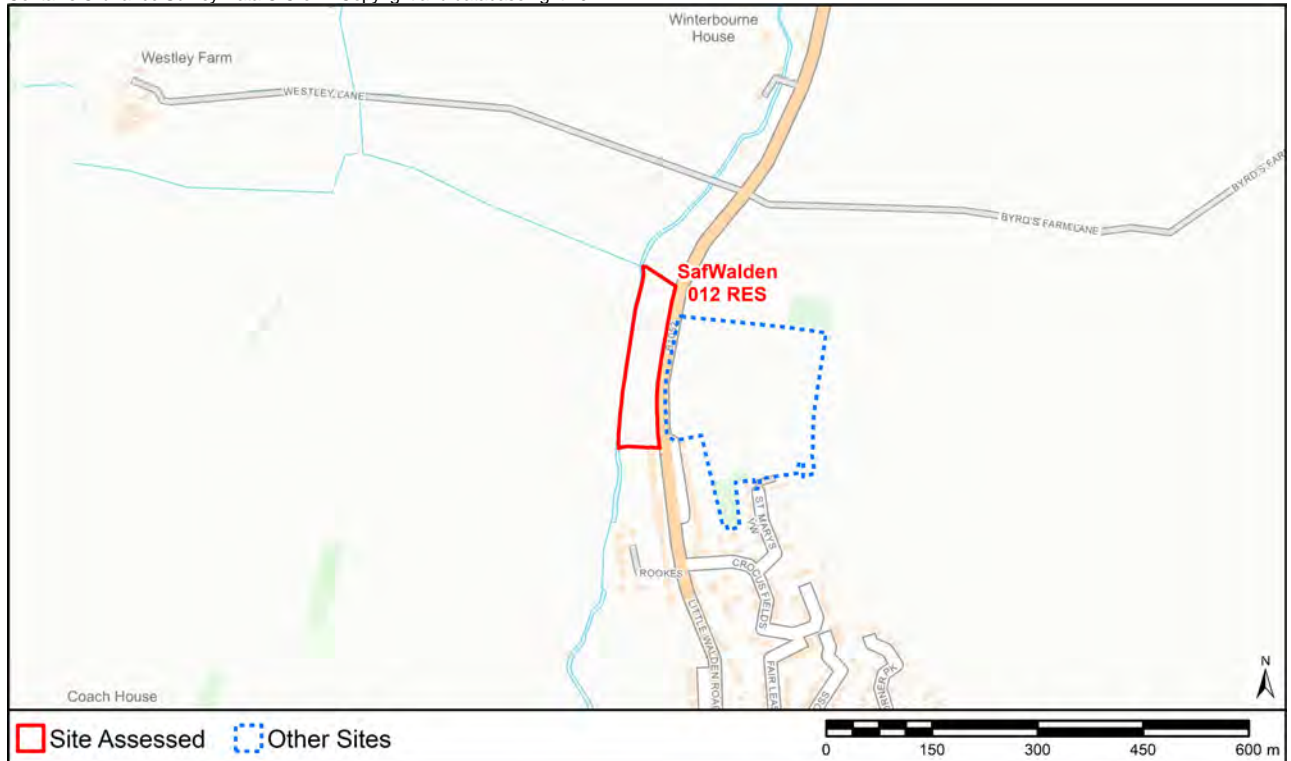
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 012 RES – Land west of Little Walden Road, Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.22	Developable Area (ha)	1.1
Housing assumed capacity	45	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	45	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 013 RES – Land east of Petts Lane, Little Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential, Retail
Site Area (ha)	1	Developable Area (ha)	0.91
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 016 MIX – UBLR/17/001 56 High Street, Saffron Walden CB10 1EF

Parish	Saffron Walden	Source	Brownfield Land Register
Existing Use	Retail	Proposed Use	Residential, Retail, Offices
Site Area (ha)	0.09	Developable Area (ha)	0.09
Housing assumed capacity	4	Employment floorspace (sqm)	265.545

Site History	None
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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within Saffron Walden. Site can be accessed from the main road network, but existing access to the site is narrow and would require further investigation. Site is wholly within the Saffron Walden Conservation Area. Potential archaeological value.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	4	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

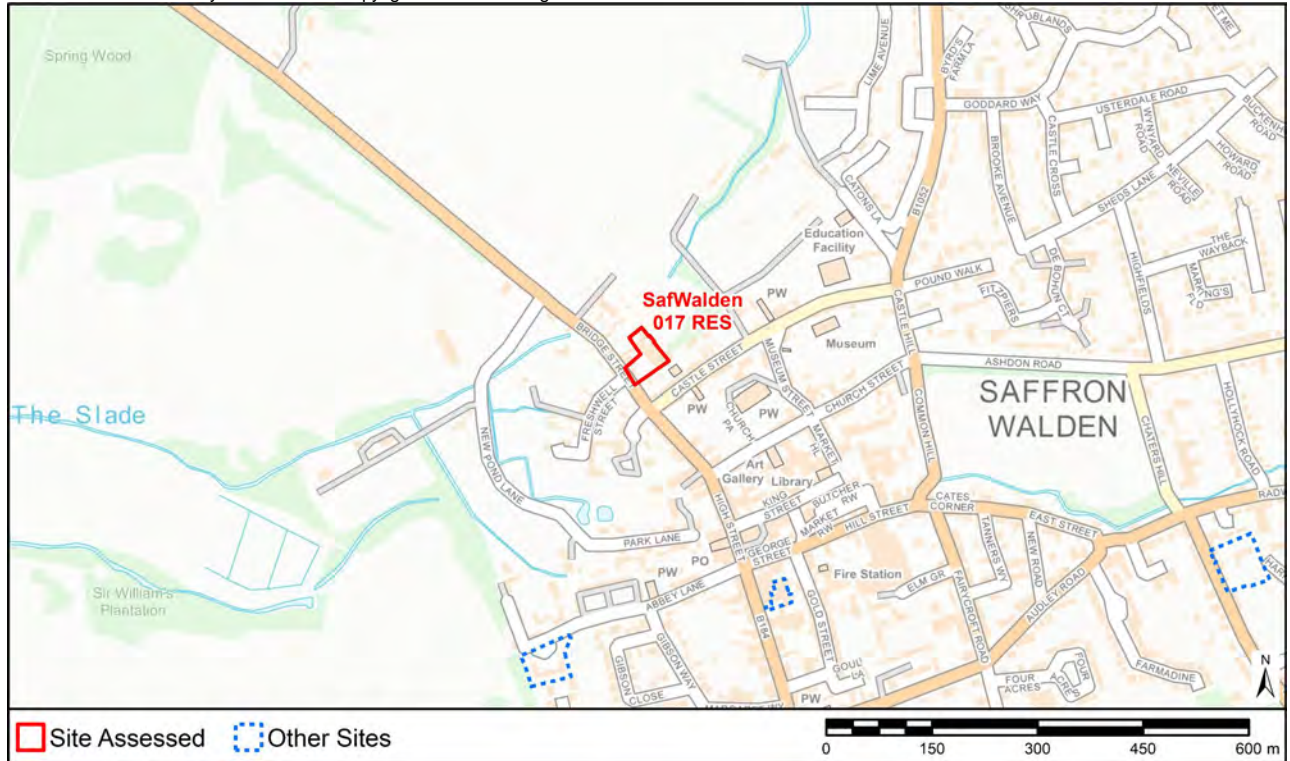
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	266	N/A	N/A	N/A

SafWalden 017 RES – UBLR/17/002 Viceroy Coaches, Rear of 10-12 Bridge Street, Saffron Walden, CB10 1BU

Parish	Saffron Walden	Source	Brownfield Land Register
Existing Use	Coach depot	Proposed Use	Residential
Site Area (ha)	0.244	Developable Area (ha)	0.11
Housing assumed capacity	5	Employment floorspace (sqm)	N/A

Site History None

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
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HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within Saffron Walden. Site is partly within Flood Risk Zone 2. Potential archaeological value. Site contains a Grade II listed building. Site is wholly within the Saffron Walden Conservation Area. Site can be accessed from the main road network.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	5	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

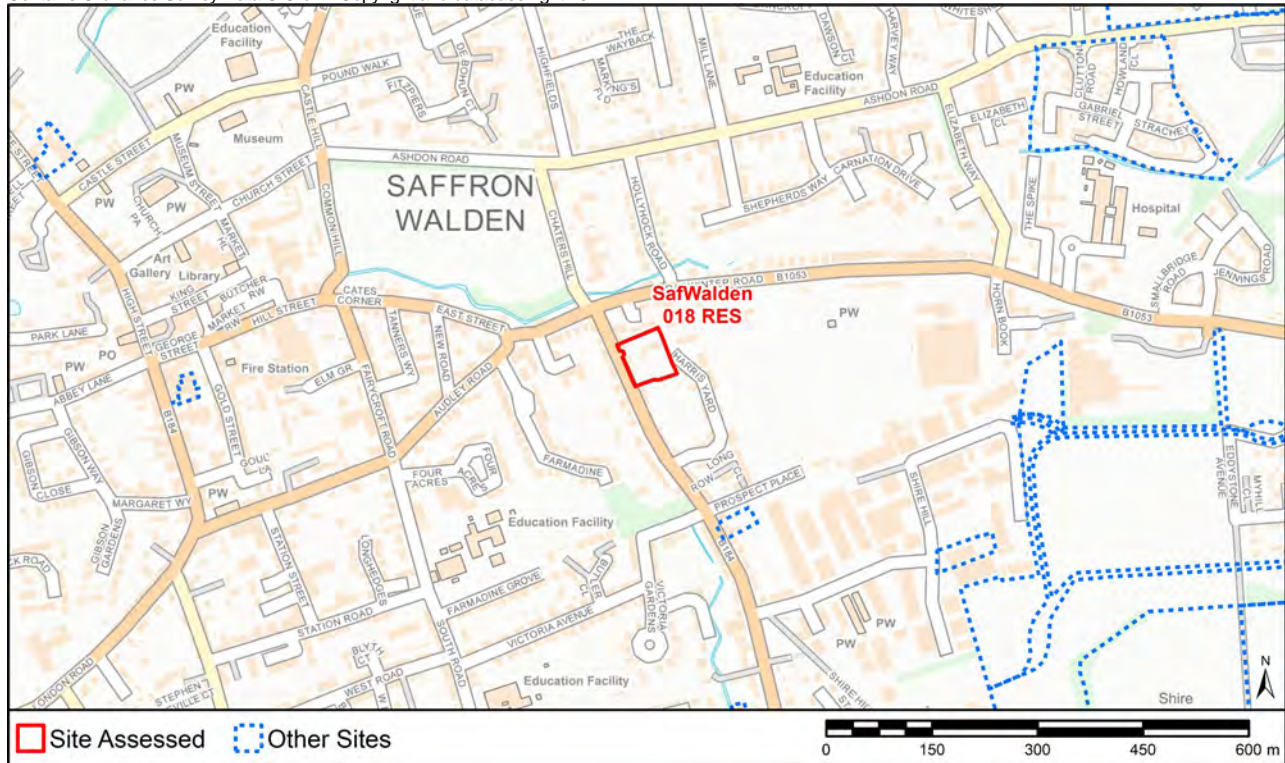
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 018 RES – UBLR/17/005 Jossaume, Thaxted Road, Saffron Walden CB11 3AA

Parish	Saffron Walden	Source	Brownfield Land Register
Existing Use	Plant hire depot	Proposed Use	Residential
Site Area (ha)	0.417	Developable Area (ha)	0.3
Housing assumed capacity	12	Employment floorspace (sqm)	N/A

Site History None

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within Saffron Walden. Site contains a Grade II listed building. Site can be accessed from the main road network.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	12	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

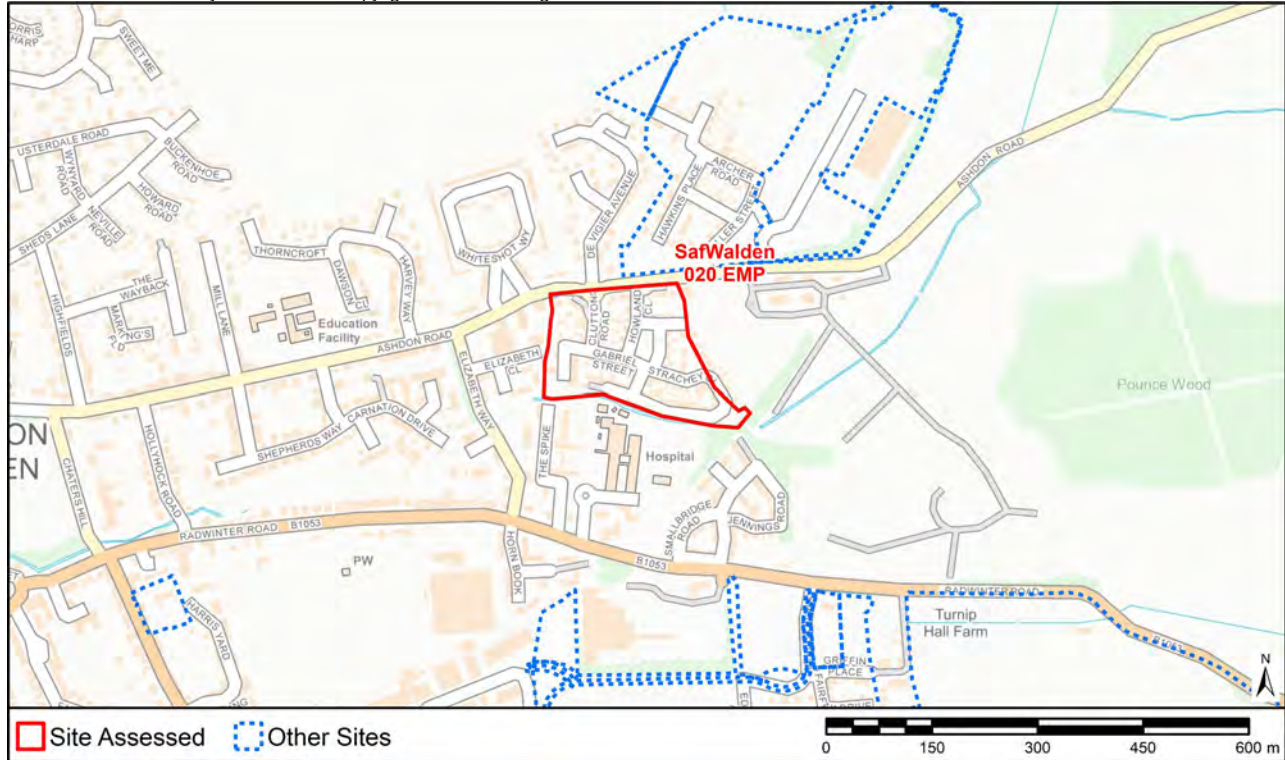
SafWalden 020 EMP – Land at Ashdon road, Saffron Walden

Parish	Saffron Walden	Source	Employment Land Monitoring
Existing Use	Residential	Proposed Use	Employment
Site Area (ha)	3.71	Developable Area (ha)	3.47
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A

Site History

UTT/1572/12/DFO Details following outline application UTT/0400/09/OP for mixed use development comprising the construction of 130 residential units (37 units of affordable housing) and approximately 3800 square metres of Class B1 employment land with associated access points, play areas, open space, landscaping and associated ancillary works - Approved 21.11.12

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NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	GREEN
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Brownfield site within Saffron Walden. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Unachievable
Achievability commentary	The site is a relatively recent residential development and therefore redevelopment is unlikely to be achievable.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

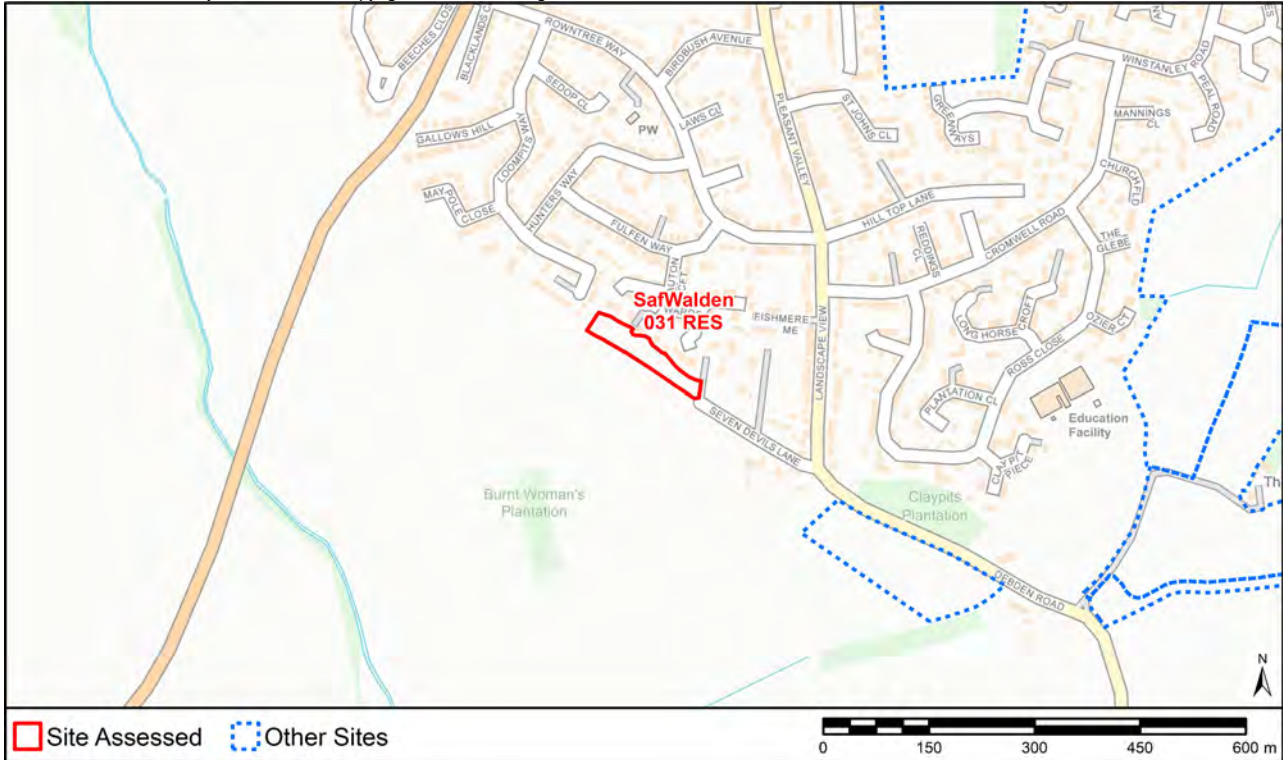
SafWalden 031 RES – Auton Croft, Saffron Walden

Parish	Saffron Walden	Source	Housing Team
Existing Use	Maintained grassland	Proposed Use	Residential
Site Area (ha)	0.52	Developable Area (ha)	0.52
Housing assumed capacity	21	Employment floorspace (sqm)	N/A

Site History

UTT/20/3354/FUL withdrawn - Proposed development of 14 no. dwellings including associated external works and parking

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site contains BMV. Site can be accessed from the main road network. The site's narrow nature and the presence of boundary vegetation may significantly reduces its development capacity.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	21	N/A	N/A	N/A

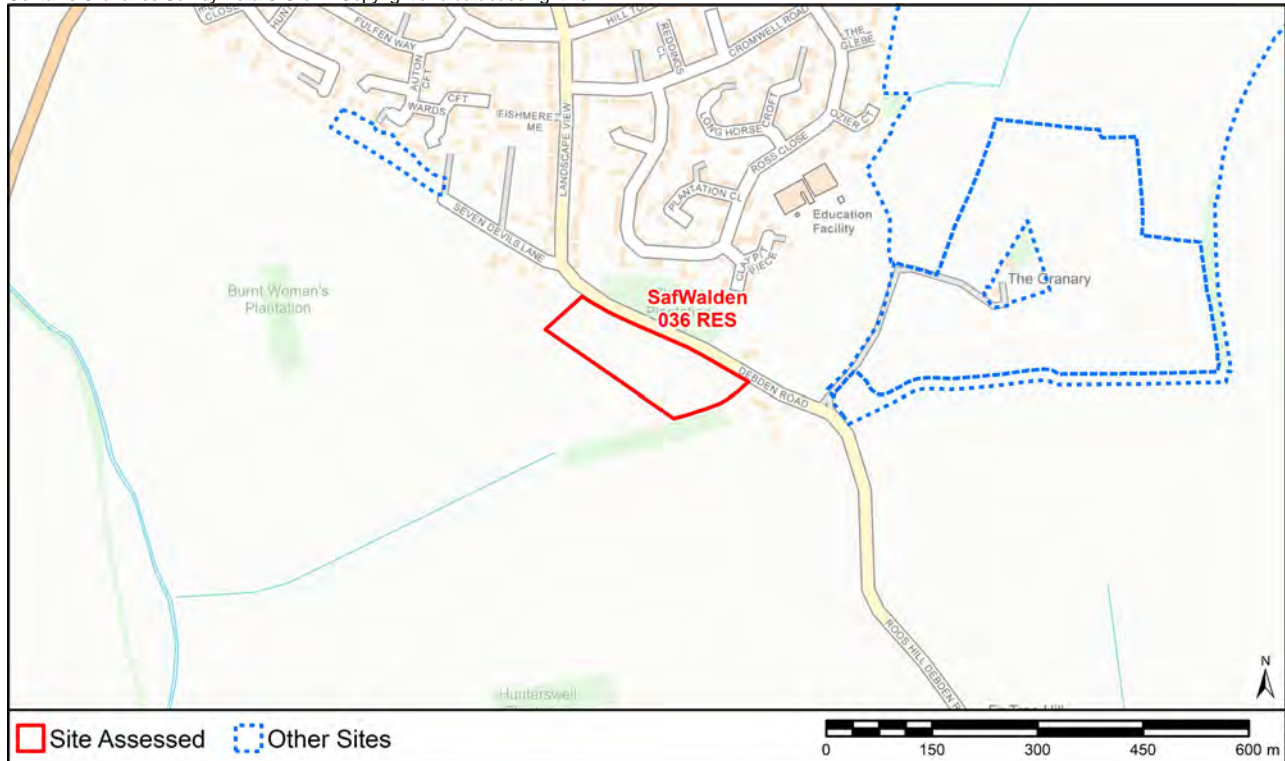
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 036 RES – Land to the North East of Thaxted Road, Granite, Knight Park, Saffron Walden

Parish	Saffron Walden	Source	Active engagement
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.09	Developable Area (ha)	2.09
Housing assumed capacity	71	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site is partly within a Medium to High Groundwater Flooding Area. Site contains a Right of Way. Site contains BMV. Site can be accessed from the main road network. The southwest of Saffron Walden, assessed as Parcel SW3 in the Landscape Sensitivity Study, is considered as having a high landscape sensitivity to development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	71	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 037 MIX – Land to the South of Debden Road

Parish	Saffron Walden	Source	Active engagement
Existing Use	Agricultural	Proposed Use	Residential / Industrial / Logistics
Site Area (ha)	10.91	Developable Area (ha)	10.91
Housing assumed capacity	368	Employment floorspace (sqm)	11,250 (based on 2.5 ha)
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site is partly within a medium/high Surface Water Flood Risk Area. Site contains a Right of Way. Potential BMV. Site can be accessed from the main road network. 2.5ha proposed for employment use.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	118	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	11,250	N/A	N/A	N/A

SewardsEnd 001 RES – Plots 41, 43, 45, 47, 49, 51, Radwinter Road, Sewards End, Saffron Walden

Parish	Sewards End	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.6	Developable Area (ha)	0.6
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

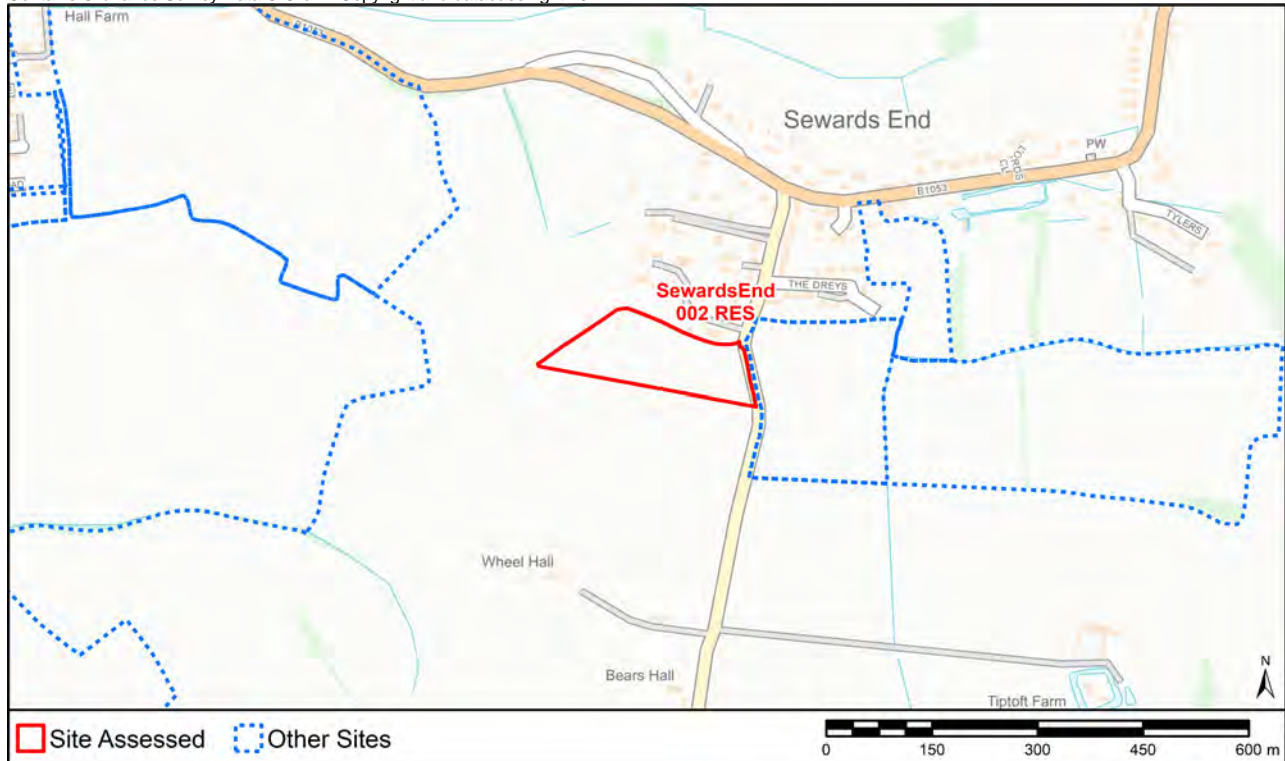
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SewardsEnd 002 RES – Land west of Cole End Lane, Sewards End

Parish	Sewards End	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.27	Developable Area (ha)	2.27
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

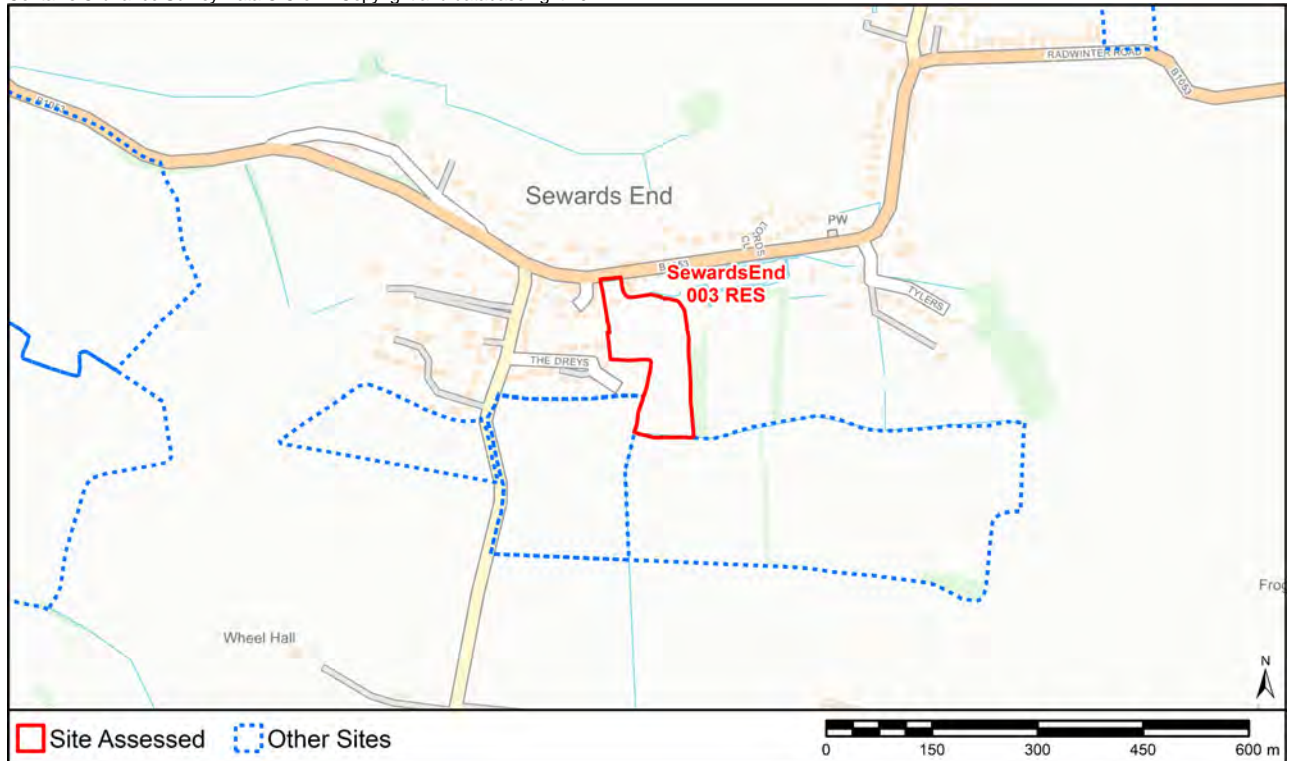
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SewardsEnd 003 RES – Land at 6 Walden Road, Sewards End

Parish	Sewards End	Source	Call for sites
Existing Use	Residential, Agricultural	Proposed Use	Residential
Site Area (ha)	1.81	Developable Area (ha)	1.81
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

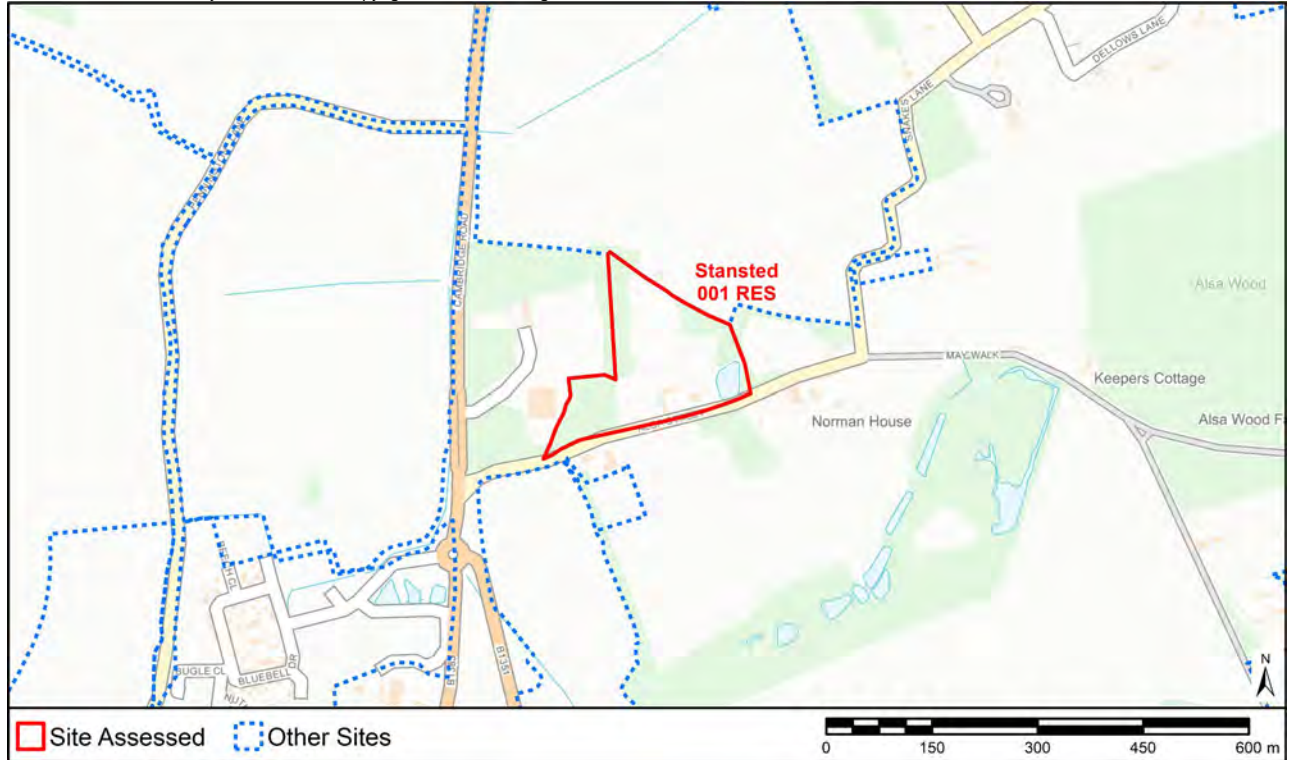
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 001 RES – Alsa Lodge, Alsa Street, Stansted

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Residential, children's nursery, former quarry	Proposed Use	Residential
Site Area (ha)	3.82	Developable Area (ha)	3.69
Housing assumed capacity	97	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site, partly adjacent to the built extent of Stansted Mountfitchet. Site is adjacent or partially within a Groundwater Protection Zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	97	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 003 RES – Land at Pines Hill, Stansted Mountfitchet

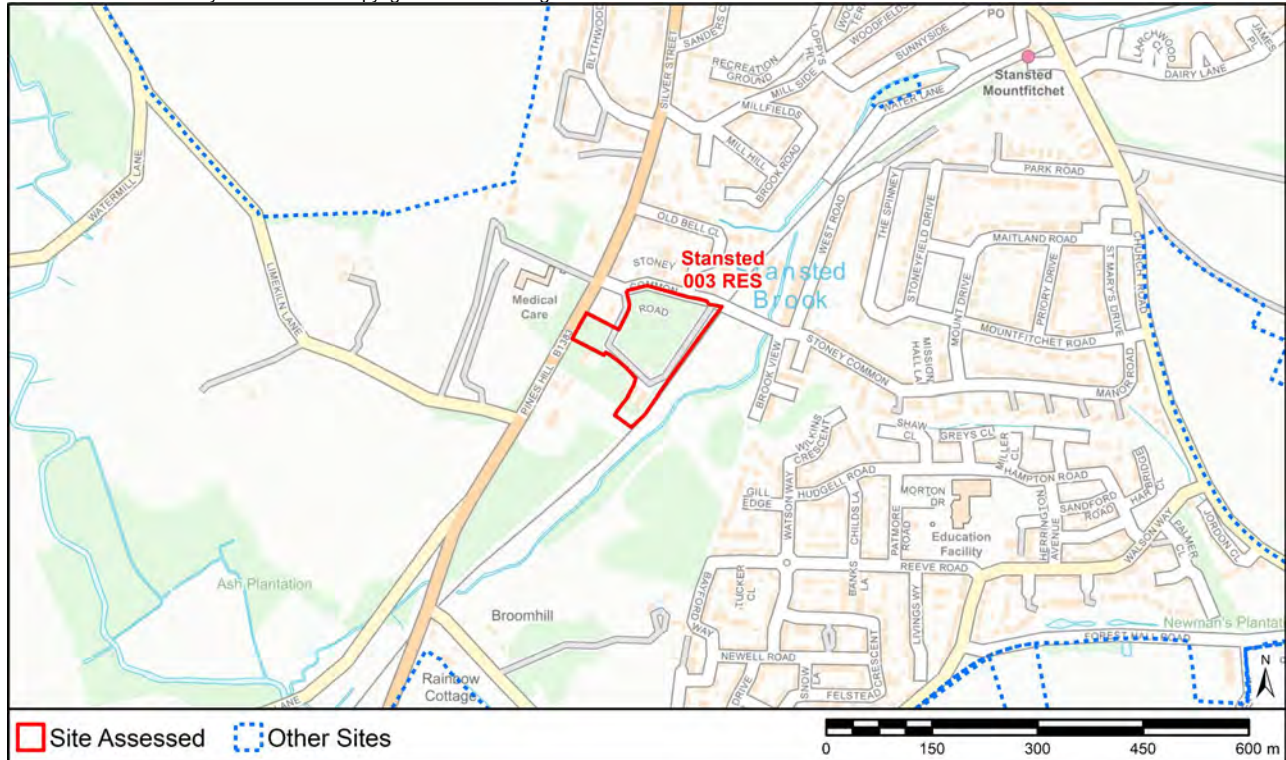
Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Residential, vacant land	Proposed Use	Residential
Site Area (ha)	1.71	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/21/2730/OP refused and dismissed at appeal 21.12.21- Outline planning permission with all matters reserved except access, for up to 31 no. dwellings.

UTT/23/0966/PINS Refused 08 September 2023. Consultation on S62A/2023/0018 - Up to 31 no residential dwellings with all matters reserved for subsequent approval, except for vehicular access from Pines Hill.

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NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	AMBER

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

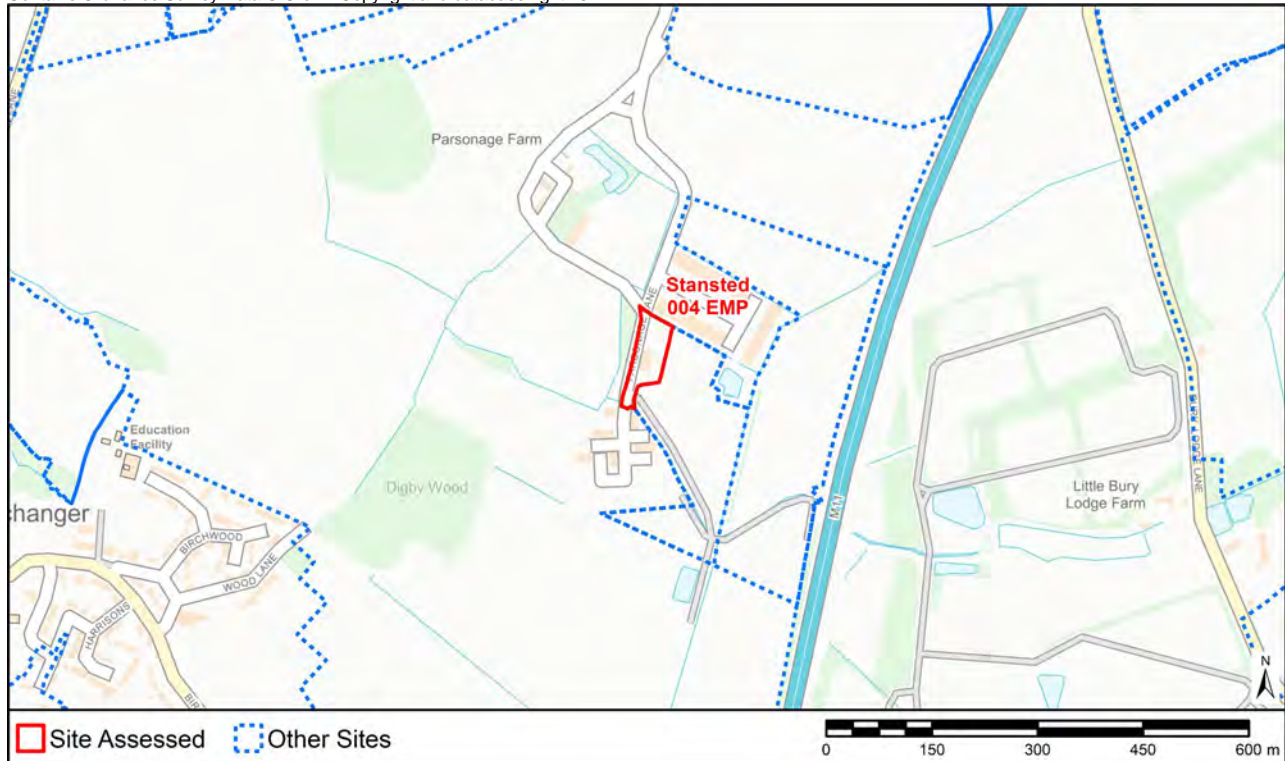
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 004 EMP – Land adjacent to M11 Business Link, Parsonage Lane Stansted (option 1)

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Employment	Proposed Use	Employment Class B and E
Site Area (ha)	0.49	Developable Area (ha)	0
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 005 EMP – Land adjacent to M11 Business Link, Parsonage Lane, Stansted (option 2)

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Employment, Agricultural	Proposed Use	Employment
Site Area (ha)	3.58	Developable Area (ha)	0
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

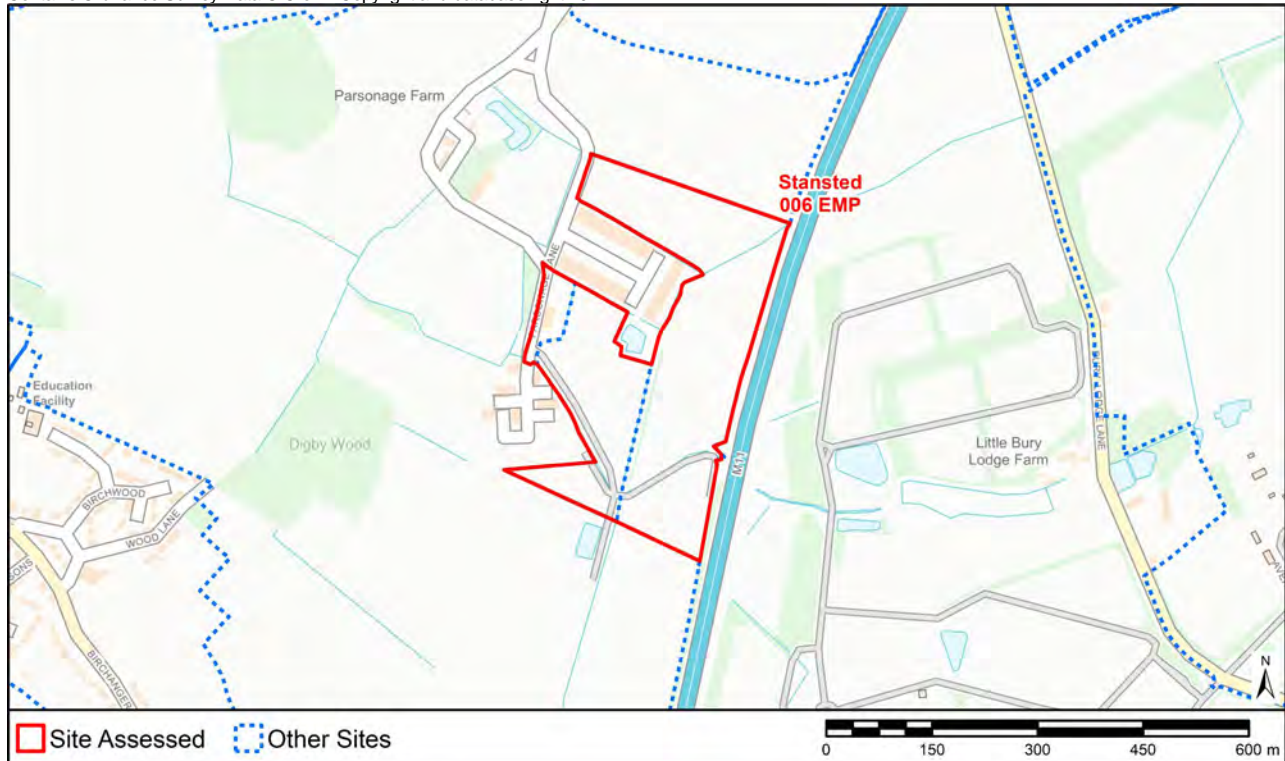
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 006 EMP – Land adjacent to M11 Business Link Parsonage Lane Stansted (option 3)

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Employment, Agricultural	Proposed Use	Employment
Site Area (ha)	11.07	Developable Area (ha)	0
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

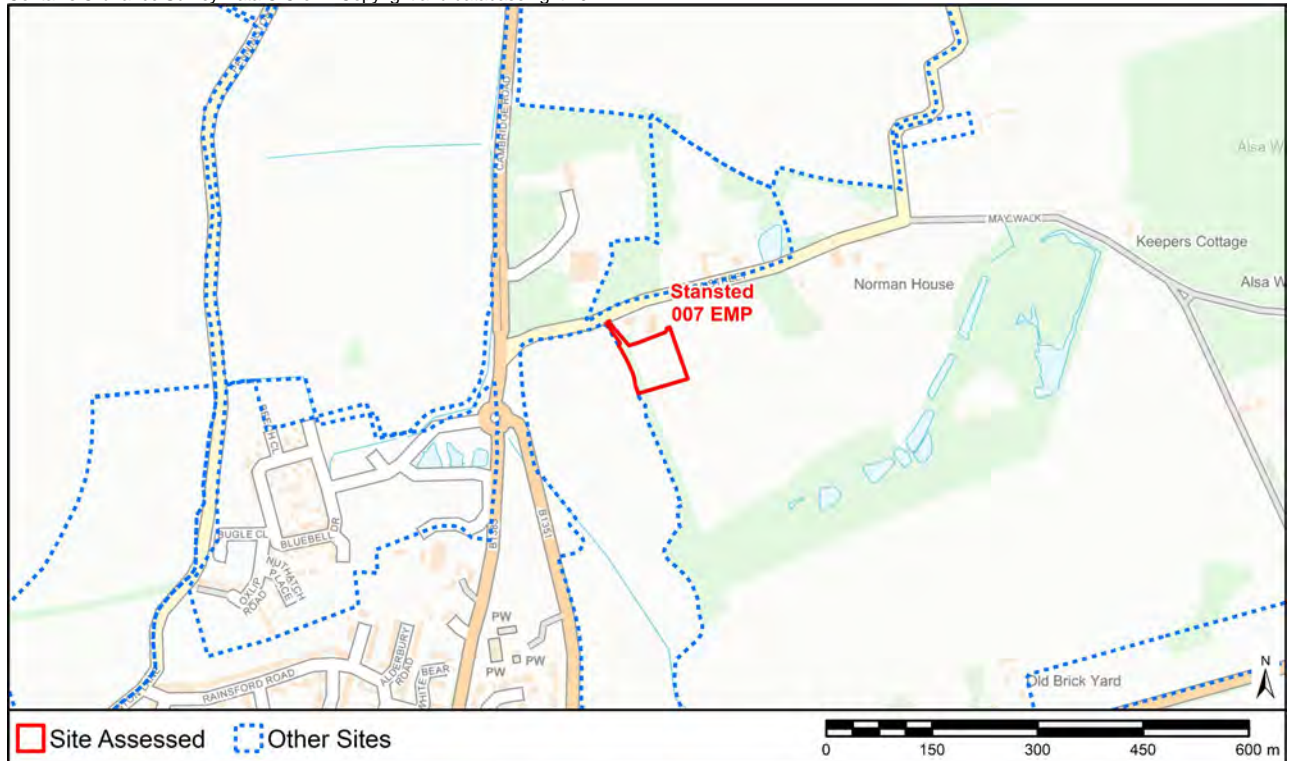
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 007 EMP – Land South of Alsa Business Park, Alsa Street, Stansted

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Commercial offices
Site Area (ha)	0.55	Developable Area (ha)	0.55
Housing assumed capacity	N/A	Employment floorspace (sqm)	2200
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Stansted Mountfitchet. Site is adjacent or partially within a Groundwater Source Protection Zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for offices in Saffron Walden and the wider Stansted area would align with market demand and identified need.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

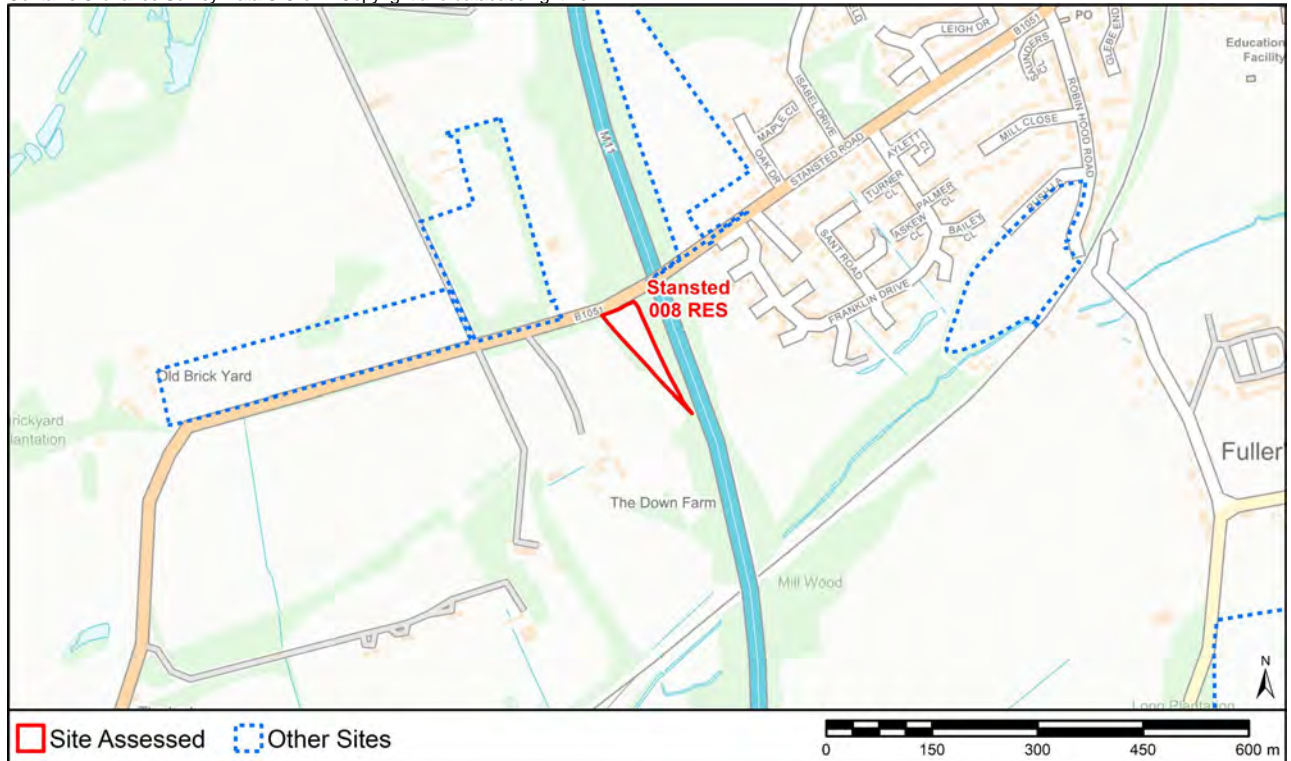
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	2200	N/A	N/A	N/A

Stansted 008 RES – Land off B1051 Elsenham

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Vacant	Proposed Use	Residential
Site Area (ha)	0.43	Developable Area (ha)	0.43
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

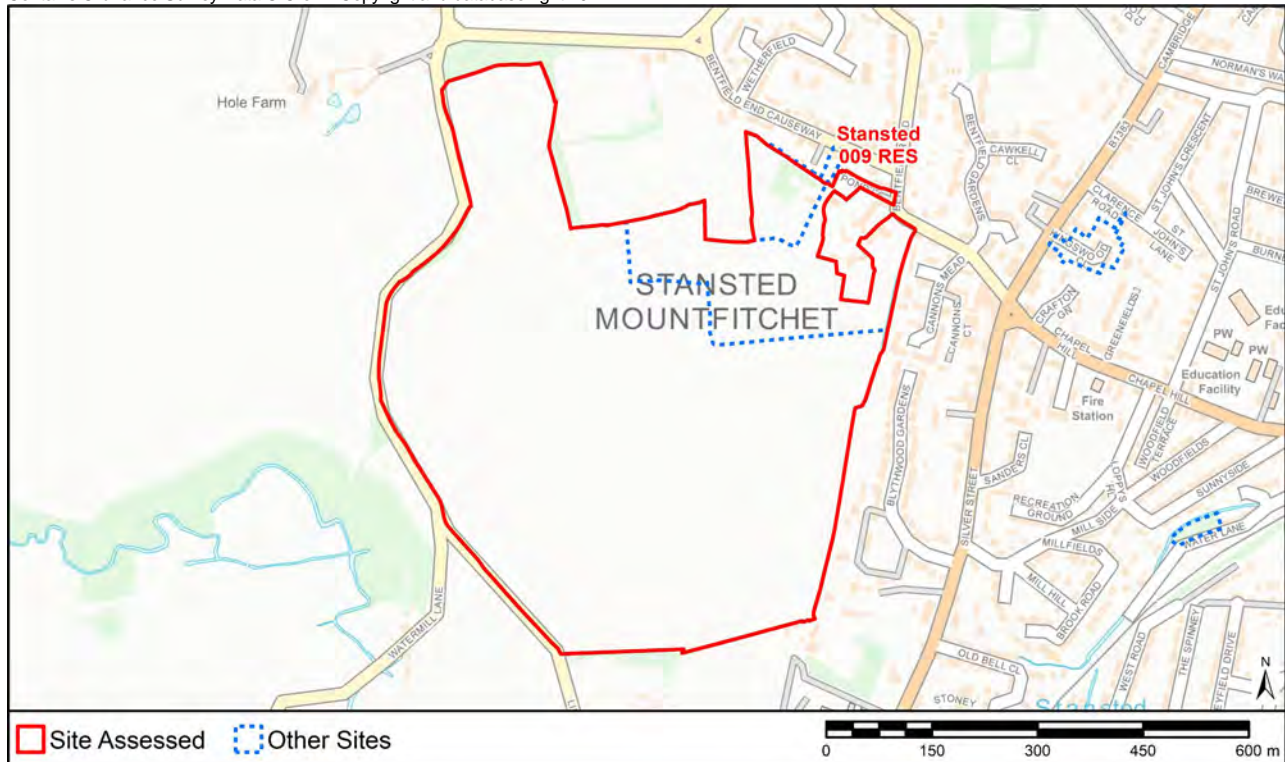
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 009 RES – Land to the west of Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Mainly agricultural, with orchard/garden land, some offices and associated access and car parking.	Proposed Use	Residential led mixed use site, including a local centre, primary school and formal and informal recreation.
Site Area (ha)	39.7	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is wholly within the Green Belt and unsuitable for residential development.
Availability	Potentially Available
Availability commentary	Site is actively promoted for residential development through the Call for Site but is multiple ownership with full site's availability yet to be confirmed.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.

Site Classification C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

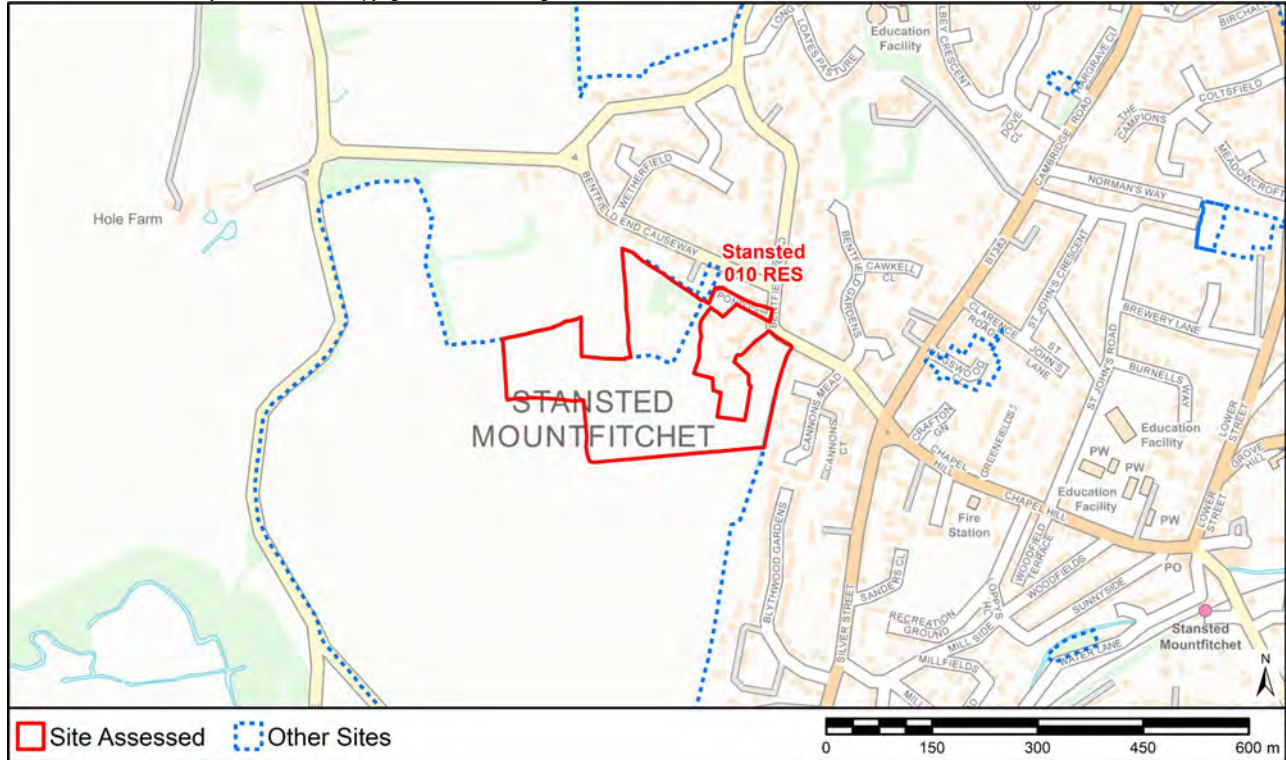
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 010 RES – Land south of Bentfield End Causeway, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agricultural and some residential	Proposed Use	Replacement housing and residential led development
Site Area (ha)	5.96	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
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HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is wholly within the Green Belt and unsuitable for residential development.
Availability	Potentially Available
Availability commentary	Site is actively promoted for residential development through the Call for Site but is multiple ownership with full site's availability yet to be confirmed.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.

Site Classification	C: Not considered developable 15+ years
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HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

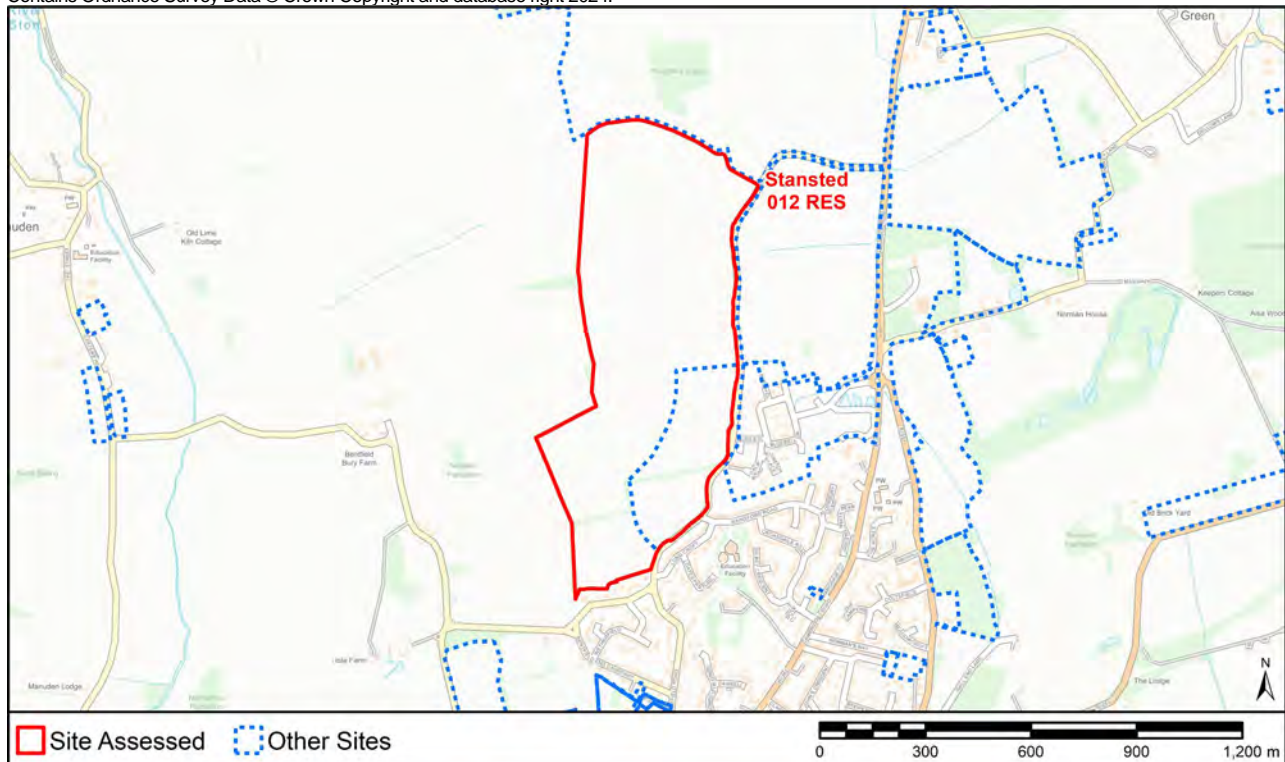
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 012 RES – Land west of Pennington Lane, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential-led development (including public open space, landscaping and sustainable drainage) and areas of retained agriculture.
Site Area (ha)	52.84	Developable Area (ha)	52.84
Housing assumed capacity	1110	Employment floorspace (sqm)	N/A

Site History	<p>UTT/19/2338/SCO - Request for a Screening Opinion for a proposed development of up to 199 dwellings including affordable homes, public open space including equipped area for play, sustainable drainage systems, landscaping and associated infrastructure - Opinion given. UTT/20/2121/OP - Outline planning application with all matters reserved except access for up to 168 dwellings (Class C3) including 40% affordable homes, public open space including local equipped area for play, sustainable drainage systems, landscaping and all associated infrastructure and development - Refused. 21/00031/REF - Appeal - Outline planning application with all matters reserved except access for up to 168 dwellings (Class C3) including 40% affordable homes, public open space including local equipped area for play, sustainable drainage systems, landscaping and all associated infrastructure and development. APPEAL DISMISSED</p>
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN

Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Stansted Mountfitchet. Site contains a Protected Lane. Site is adjacent or partially within a Groundwater Source Protection Zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	450	450	210	N/A

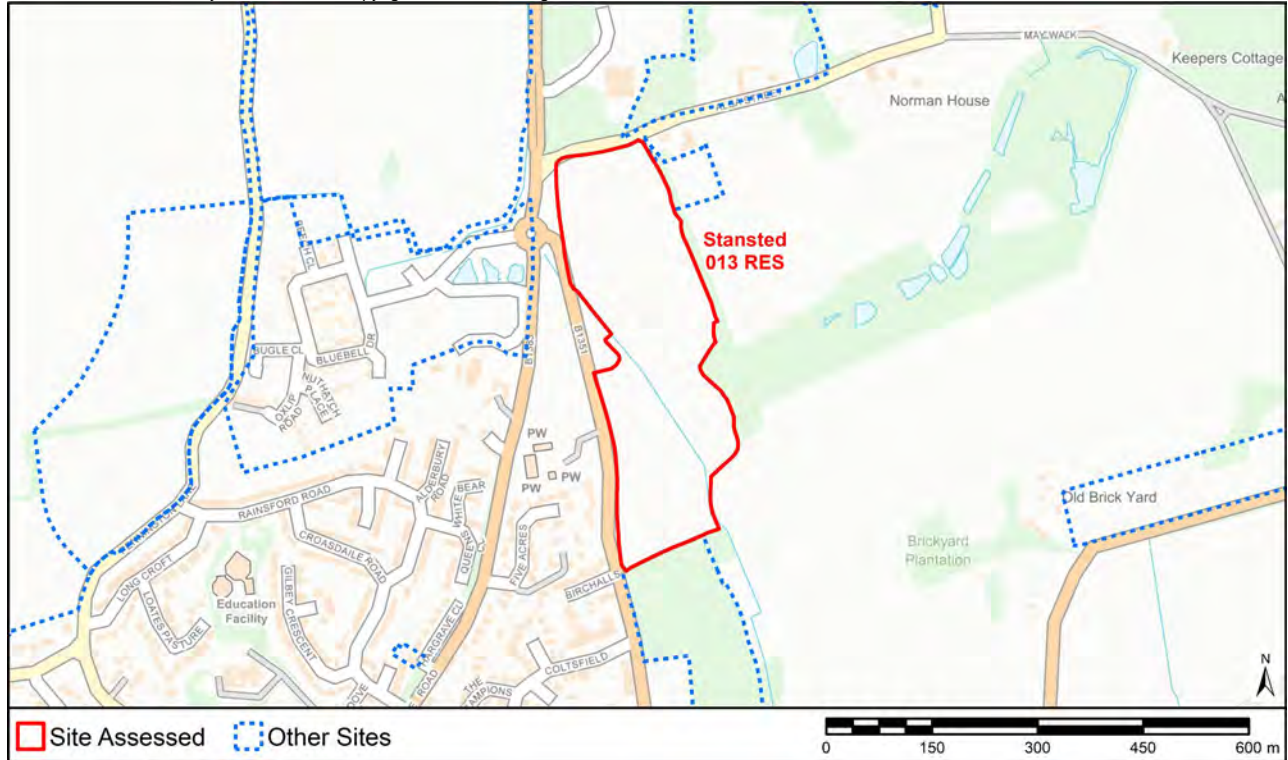
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 013 RES – Land east of High Lane, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential led development and areas of retained agriculture
Site Area (ha)	8.98	Developable Area (ha)	8.08
Housing assumed capacity	212	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Stansted Mountfitchet. Part of the site running across northwest to southeast is in Flood Zone 2 or 3. Site is also partly subject to medium to high risk of surface water flooding. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is wholly or partly within a medium to high landscape sensitivity area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Possible BMVs.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	212	N/A	N/A	N/A

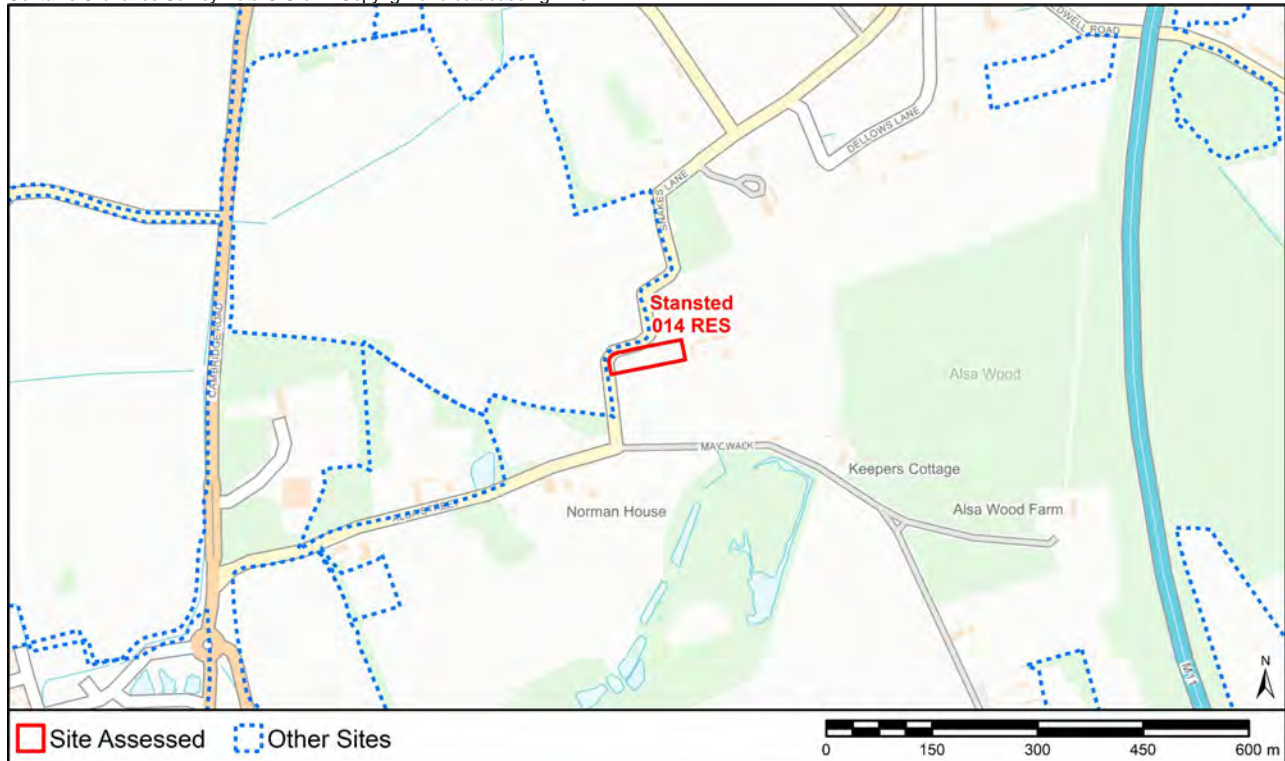
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 014 RES – Land at Snakes Lane, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Open land, uncultivated	Proposed Use	Residential
Site Area (ha)	0.3	Developable Area (ha)	0.3
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 015 RES – Land west of Cambridge Road and north of Walpole Meadows, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential, education, community uses, open spaces.
Site Area (ha)	23.01	Developable Area (ha)	20.94
Housing assumed capacity	440	Employment floorspace (sqm)	N/A

Site History UTT/23/0102/SCO - Request for a Screening Opinion for a residential development (up to 350 dwellings) and parkland, incorporating open space, landscaping, children's play area, land reserved for a community use, formation of a vehicular access and associated infrastructure.

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially Suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Stansted Mountfitchet. Part of the site running across northwest to southeast is in Flood Zone 2 or 3. Site contains a Protected Lane. Site is also partly subject to medium to high risk of surface water flooding. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is wholly or partly within a medium to high landscape sensitivity area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Possible BMVs
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	190	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

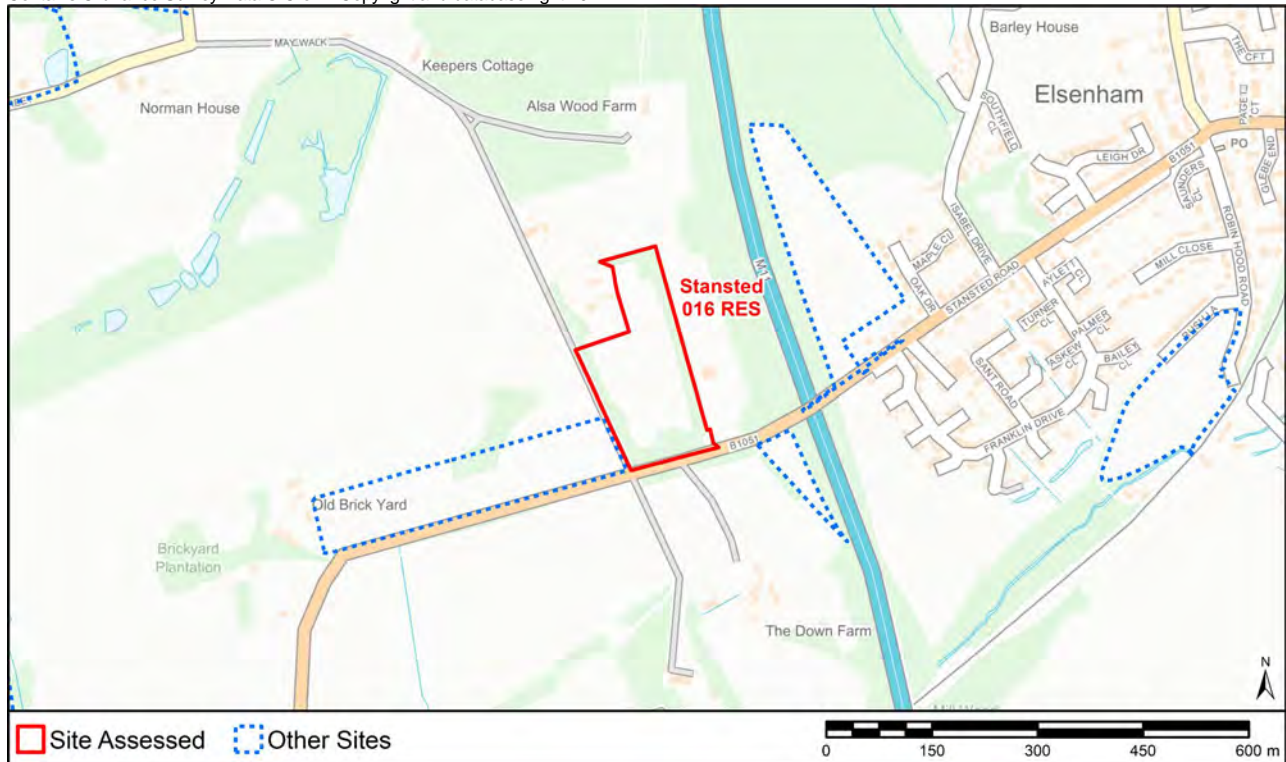
Stansted 016 RES – Eastfield Stables, May Walk, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Vacant - previous uses agricultural, paddock	Proposed Use	Residential
Site Area (ha)	3.3	Developable Area (ha)	3.3
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/20/1643/FUL refused, dismissed at appeal 4.10.21 - Erection of 11 no. dwellings including alterations to existing access, formation of new internal road, landscaping and associated infrastructure
 UTT/23/2193/PINS. Refused. S62A/2023/0023 - Proposed erection of 5 no. residential dwellings and associated infrastructure.

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

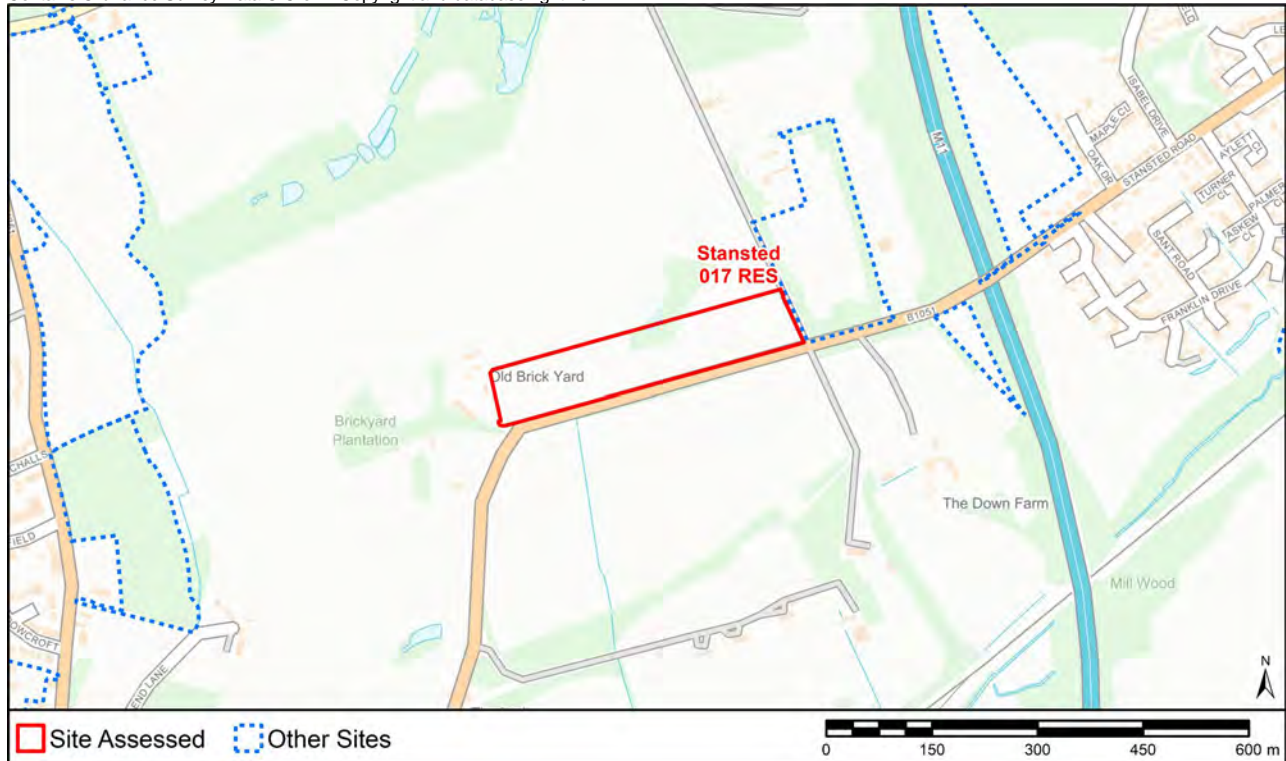
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 017 RES – B1051, Stansted

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	3.55	Developable Area (ha)	3.55
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

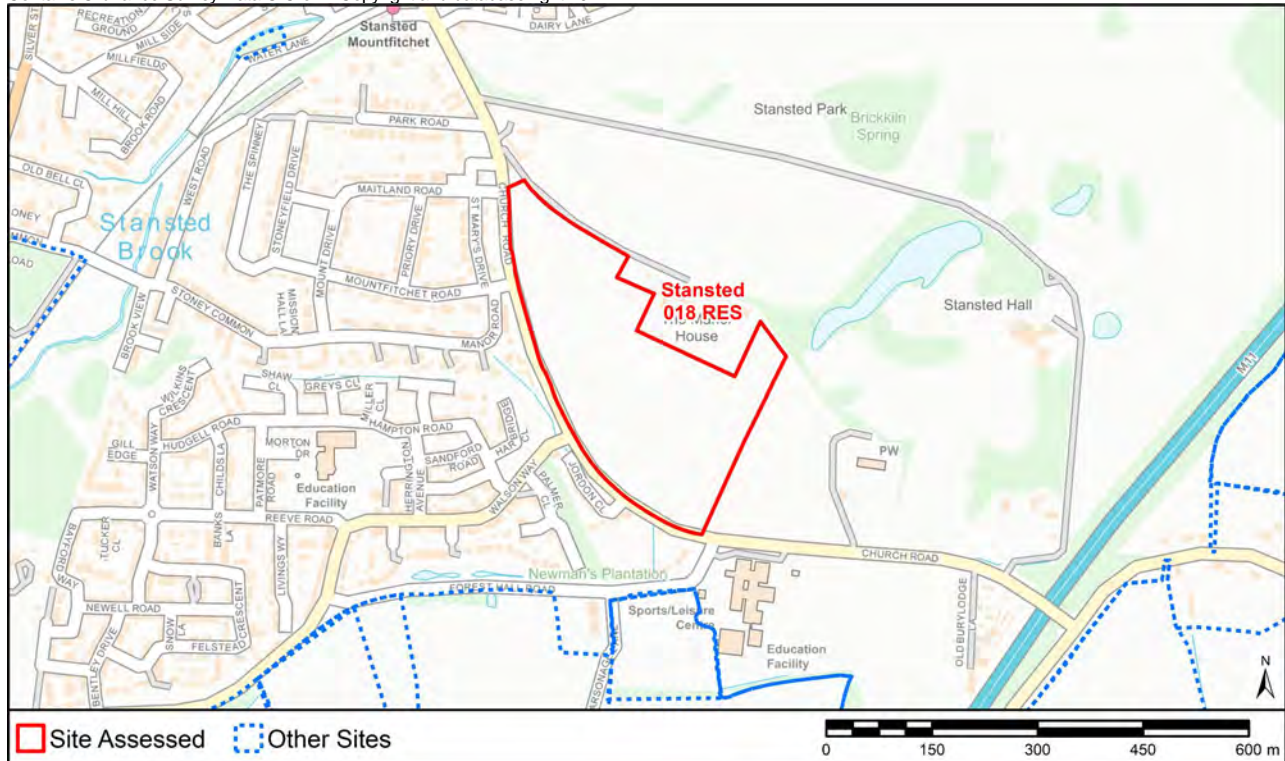
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 018 RES – Land at Elms Farm, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	8.81	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

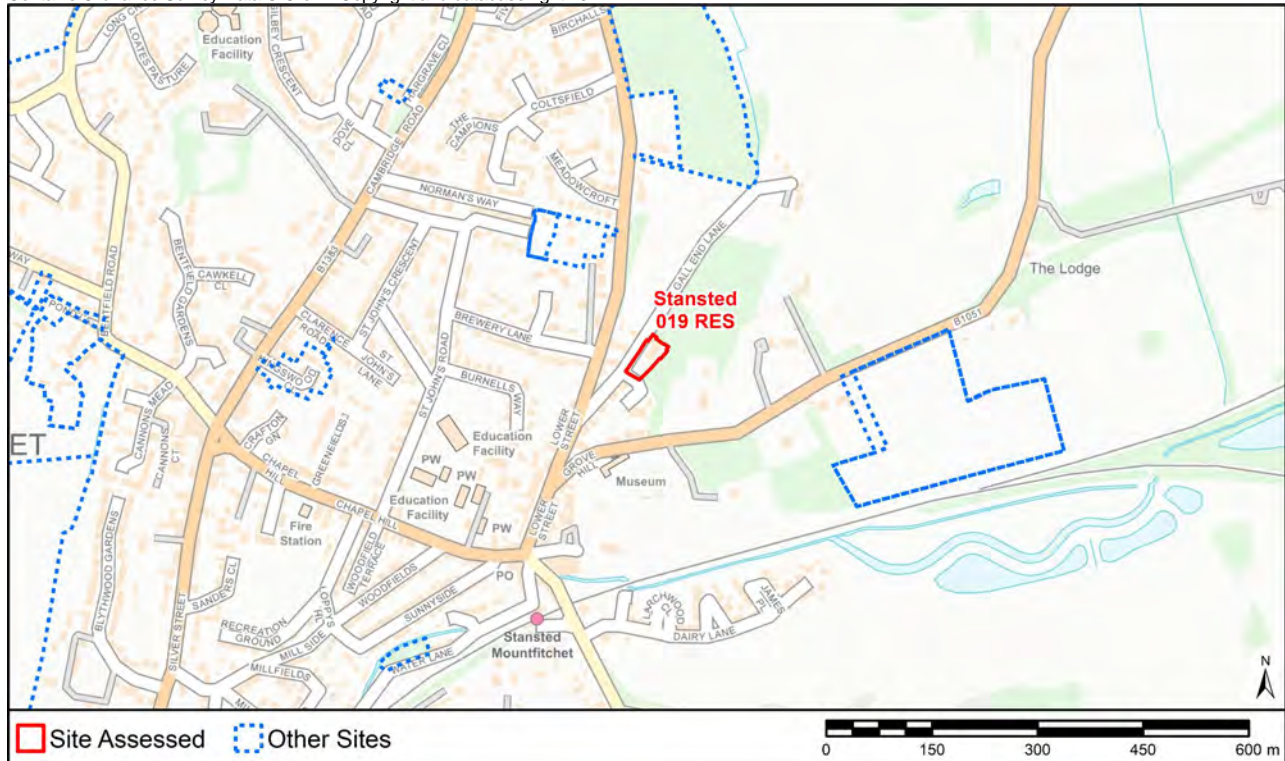
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 019 RES – Stansted Youth Centre, Lower Street Stansted

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Youth centre	Proposed Use	Residential
Site Area (ha)	0.18	Developable Area (ha)	0.15
Housing assumed capacity	5	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	AMBER

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
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HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site, partly adjacent to the built extent of Stansted Mountfitchet. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is adjacent or partially within a Groundwater Protection Zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains a Locally Listed Building. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	5	N/A	N/A

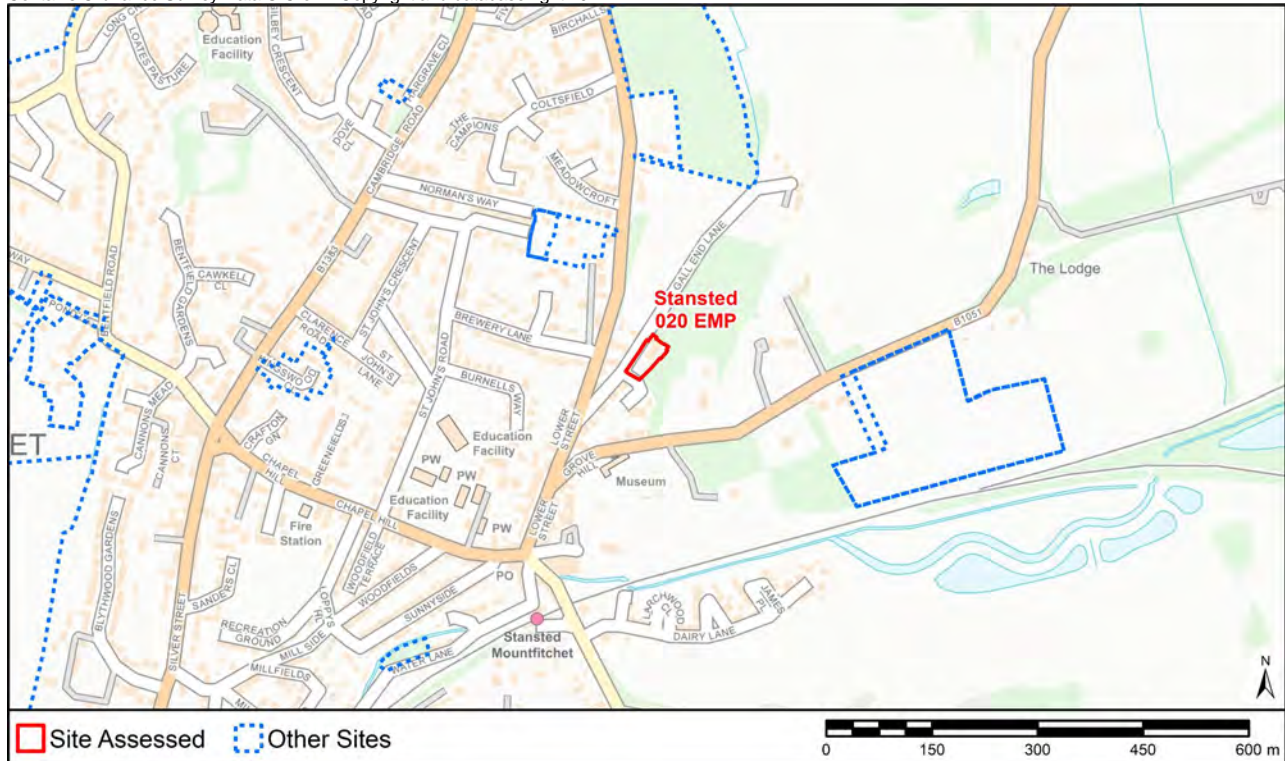
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 020 EMP – Stansted Youth Centre, Lower Street Stansted

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Youth centre	Proposed Use	Residential or commercial
Site Area (ha)	0.18	Developable Area (ha)	0.15
Housing assumed capacity	N/A	Employment floorspace (sqm)	600
Site History		None	

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NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
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HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	AMBER

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site, partly adjacent to the built extent of Stansted Mountfitchet. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is adjacent or partially within a Groundwater Protection Zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains a Locally Listed Building. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

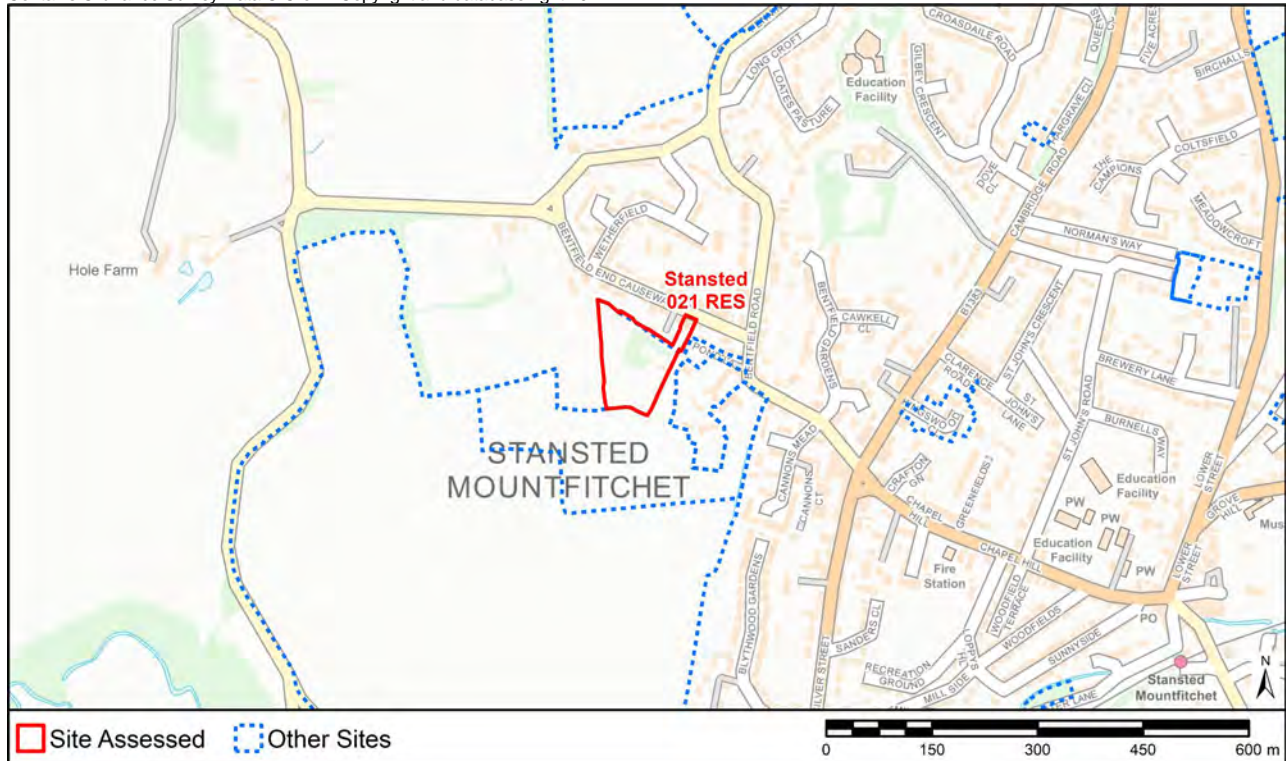
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	600	N/A	N/A

Stansted 021 RES – Land to rear of 19 Bentfield Causeway, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.23	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	AMBER

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
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HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site predominantly consists of greenfield within the Green Belt unsuitable for residential development. The remaining site area consists of an existing dwelling within the built-up area of Stansted Mountfitchet and the Stansted Mountfitchet Conservation Area, unable to deliver 5 or more dwellings above the HELAA threshold.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

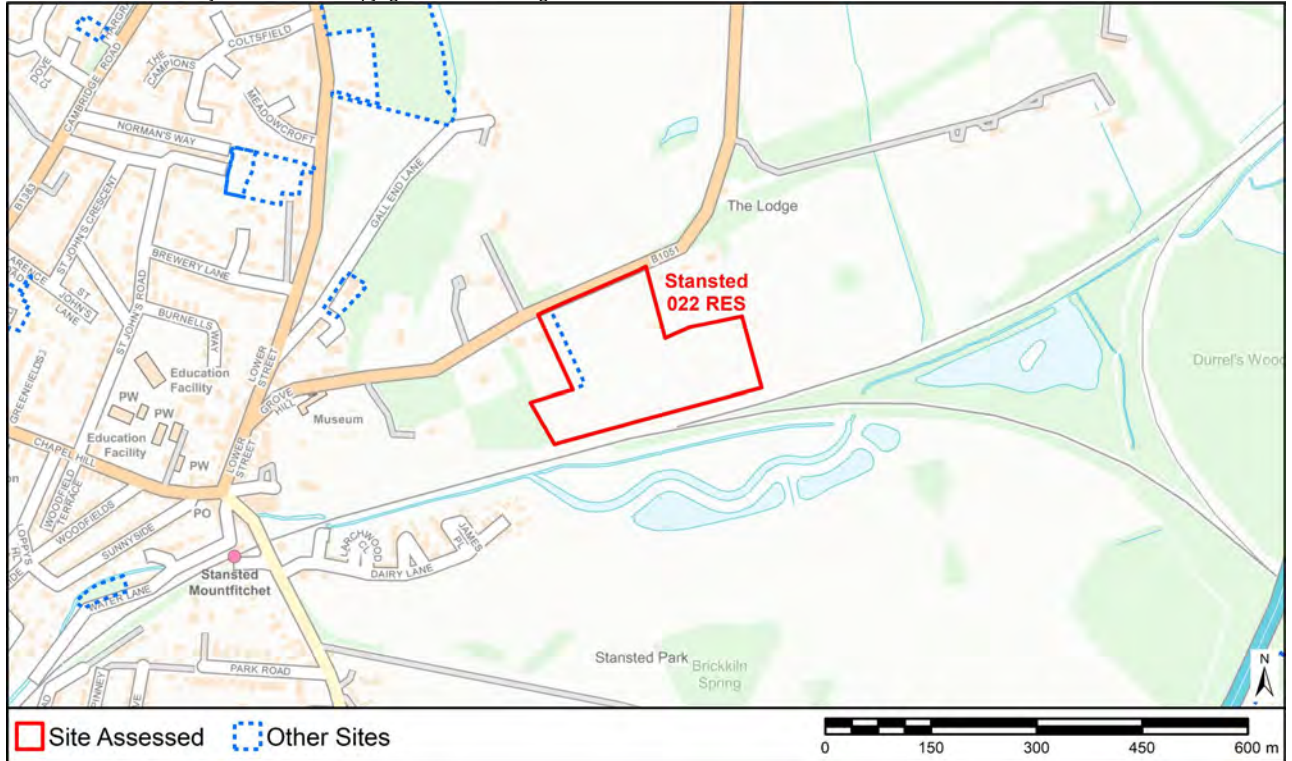
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 022 RES – Land south of Elsenham Road, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Open field	Proposed Use	Residential
Site Area (ha)	4.56	Developable Area (ha)	4.22
Housing assumed capacity	111	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	The site is greenfield within the built-up area of Stansted Mountfitchet. Suitable access could be created from B1053. The southern boundary of the site along Stansted Brook is in Flood Zone 2 and is subject to risk of surface water flooding. The site is adjacent to the railway line and may require appropriate noise mitigation. The site is located in Landscape Sensitivity Parcel SM1 characterised by steeper wooded farmland arising from Stansted Brook, with a strong parkland character to the east of Stansted Mountfitchet. It is assessed to be of moderate-high landscape sensitivity to residential development due to its rural character, undulating topography, valued-semi-natural habitats, time-depth and the wooded rural setting they provide to Stansted Mountfitchet. The site is wholly within a medium to high heritage sensitivity area. The site is within a SSSI Impact Risk Zone with net gain in residential units to be consulted with Natural England. The site is within the Hatfield Forest Zone of Influence. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	111	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

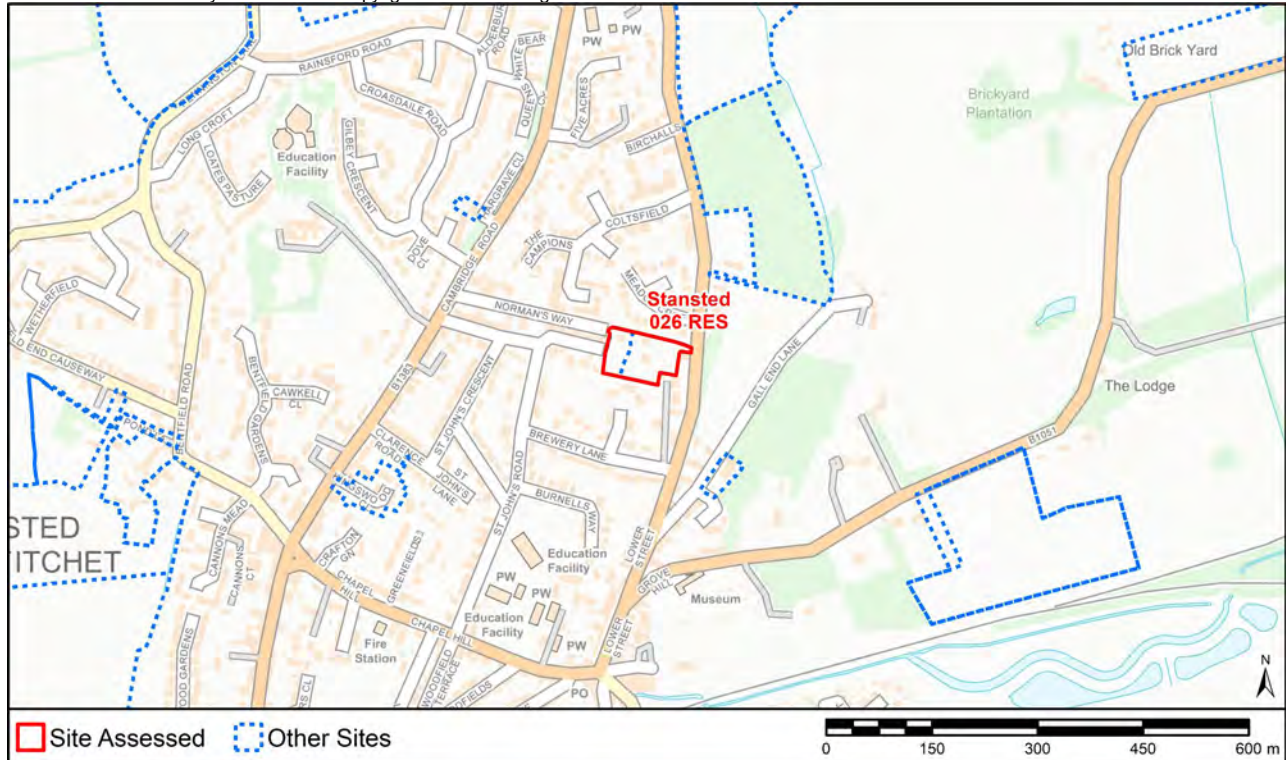
Stansted 026 RES – Almont House, High Lane, Stansted, CM24 8LE

Parish	Stansted Mountfitchet	Source	Refused applications
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.65	Developable Area (ha)	0.61
Housing assumed capacity	19	Employment floorspace (sqm)	N/A

Site History

UTT/19/1585/FUL refused 2.10.20 - Redevelopment of the site comprising demolition of the existing structures including Almont House and Westwinds, and the construction a 75-bedroom care home (Use Class C2) across two and a half storeys (plus part lower ground floor). The application also includes upgrades to the site entrance from High Lane, additional planting to strengthen the existing mature trees on the boundaries of the site, associated car parking and provision of site infrastructure.

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NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	GREEN
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within the built extent of Stansted Mountfitchet. Site is partly within a Medium to High Groundwater Flooding Area. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	19	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

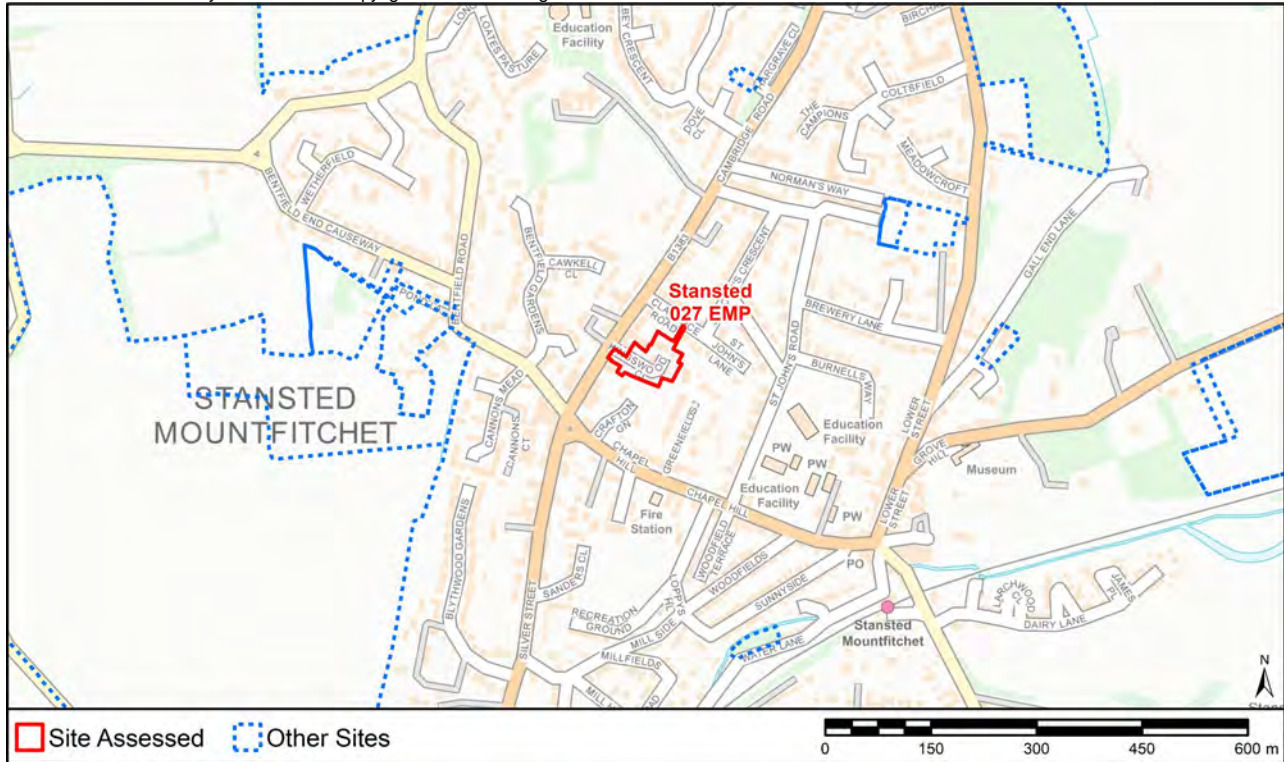
Stansted 027 EMP – 14 Cambridge Road, Stansted, CM24 8BZ

Parish	Stansted Mountfitchet	Source	Employment Land Monitoring
Existing Use	Residential	Proposed Use	Employment. E(g)(i) and Commercial
Site Area (ha)	0.45	Developable Area (ha)	0.45
Housing assumed capacity	N/A	Employment floorspace (sqm)	1350

Site History

UTT/16/2632/FUL Approved 13.2.17 - Mixed use development comprising 10 no. dwellings, ground floor retail unit with independent 1st floor office and 1.5 storey commercial building including associated garages, car parking and landscaping. 10 dwellings built, employment not started (Sept 2020). 97sqm retail (A1) 97 sqm financial & professional services (A2)

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Brownfield site within the built extent of Stansted Mountfitchet. Site is partly within a Medium to High Groundwater Flooding Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site contains TPOs. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	1350	N/A	N/A

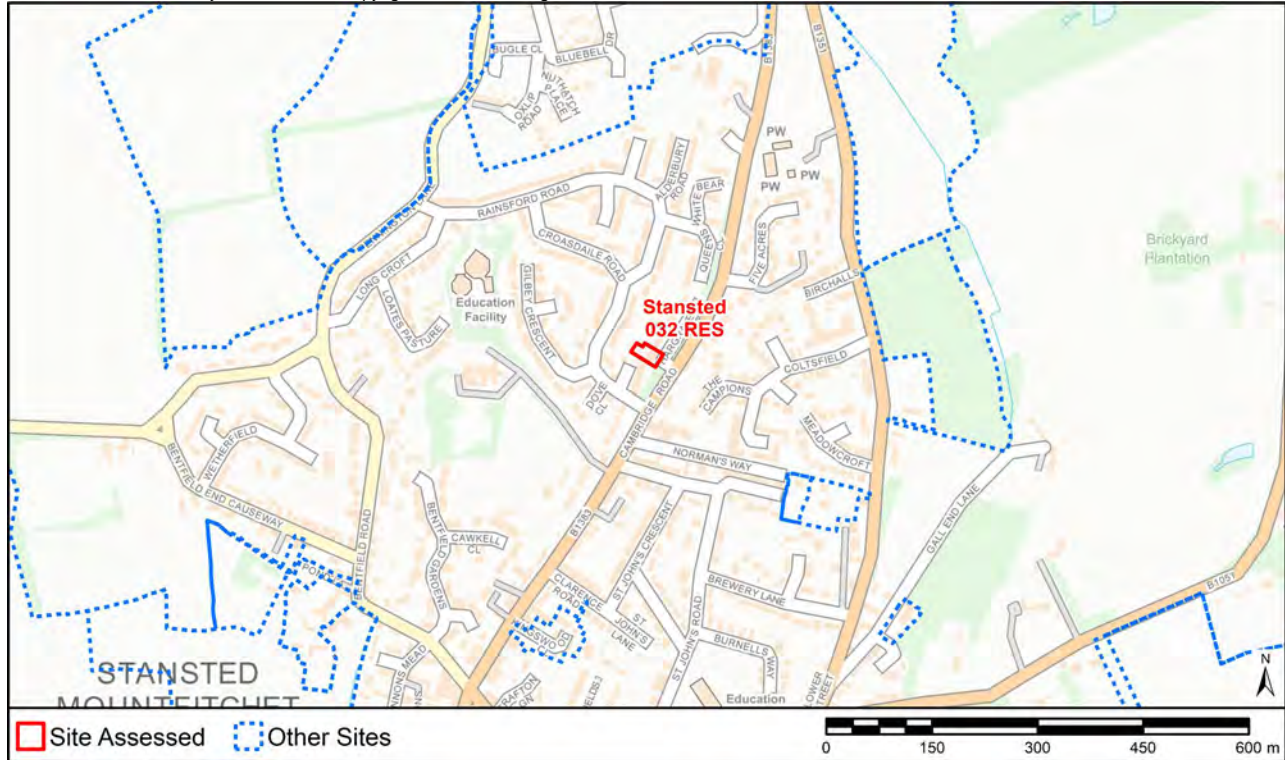
Stansted 032 RES – Police Station Hargrave Close Stansted, CM24 8DL

Parish	Stansted Mountfitchet	Source	Refused applications
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.08	Developable Area (ha)	0.08
Housing assumed capacity	3	Employment floorspace (sqm)	N/A

Site History

UTT/20/1241/FUL refused, dismissed at appeal 28.10.21- Conversion of and extension to the existing police station to create 8 no. self-contained dwellings, with associated parking and amenity areas, including demolition of existing extensions.

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Brownfield site within the built extent of Stansted Mountfitchet. Site is partly within a Medium to High Groundwater Flooding Area. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	3	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

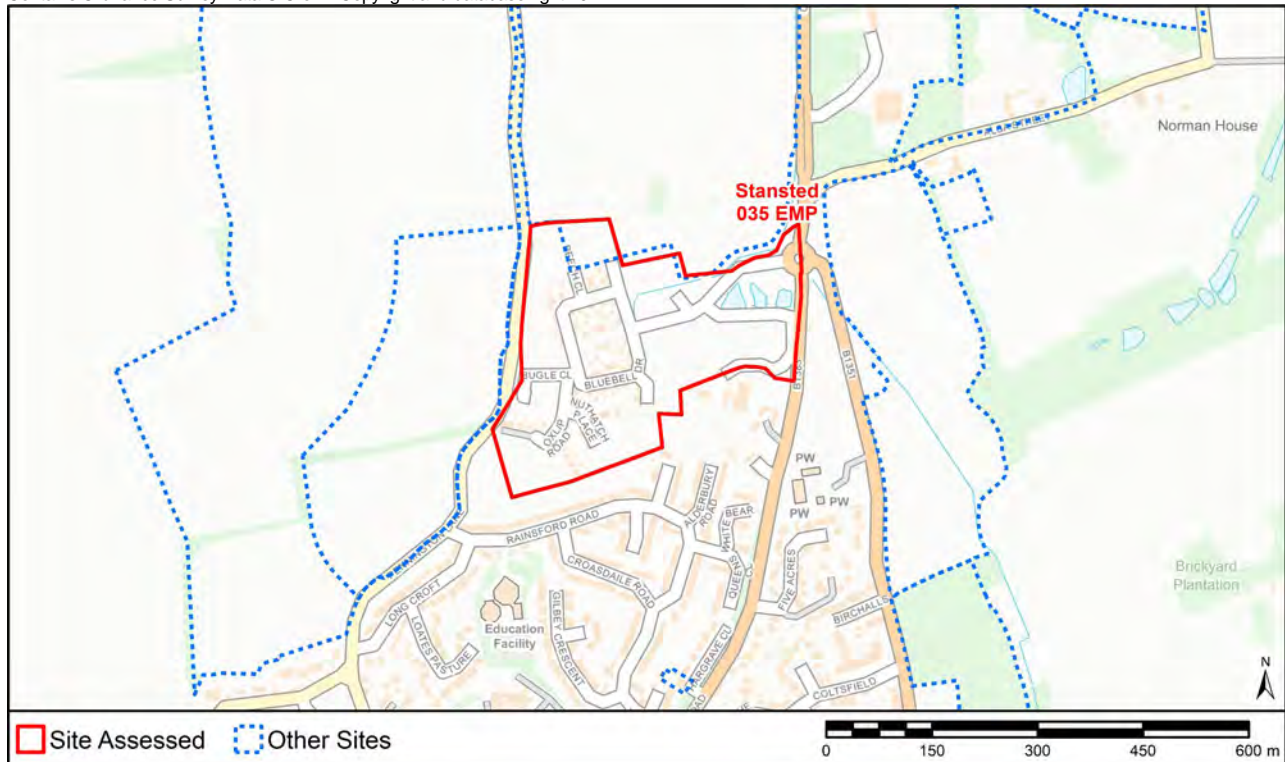
Stansted 035 EMP – Land At Walpole Farm Cambridge Road Stansted, CM24 8TA

Parish	Stansted Mountfitchet	Source	Employment Land Monitoring
Existing Use	Residential	Proposed Use	Employment B1
Site Area (ha)	10.37	Developable Area (ha)	9.19
Housing assumed capacity	N/A	Employment floorspace (sqm)	600

Site History

UTT/13/1618/OP, UTT/19/1394/NMA Non Material Amendment to UTT/13/1618/OP (FULL DETAILS CONTAINED WITHIN UTT/15/2746/DFO)- Reduction in number of approved footpaths from three to two - Approved 14.6.19

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within the built extent of Stansted Mountfitchet. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is partly within a Medium to High Groundwater Flooding Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Unachievable
Achievability commentary	The site is a relatively recent residential development and therefore redevelopment is unlikely to be achievable.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

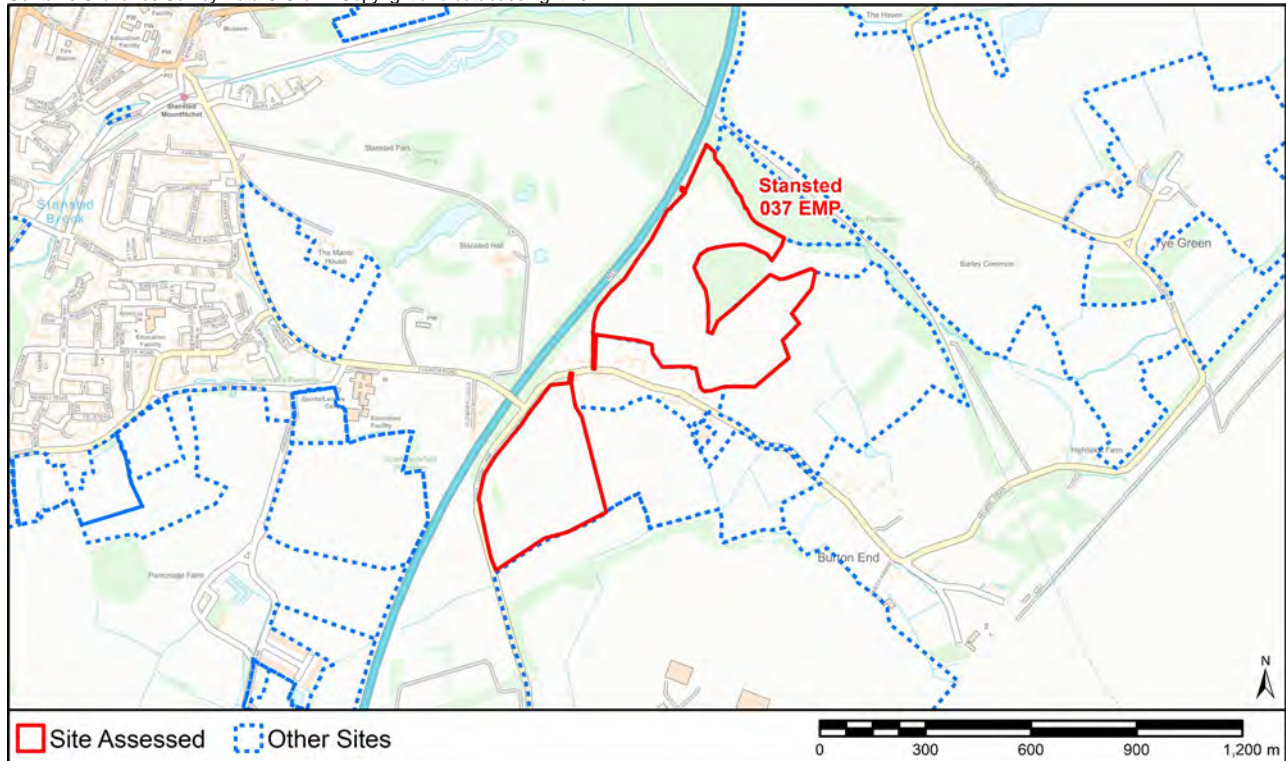
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 037 EMP – Land at Burton End, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Employment
Site Area (ha)	30.9	Developable Area (ha)	0
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification		Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

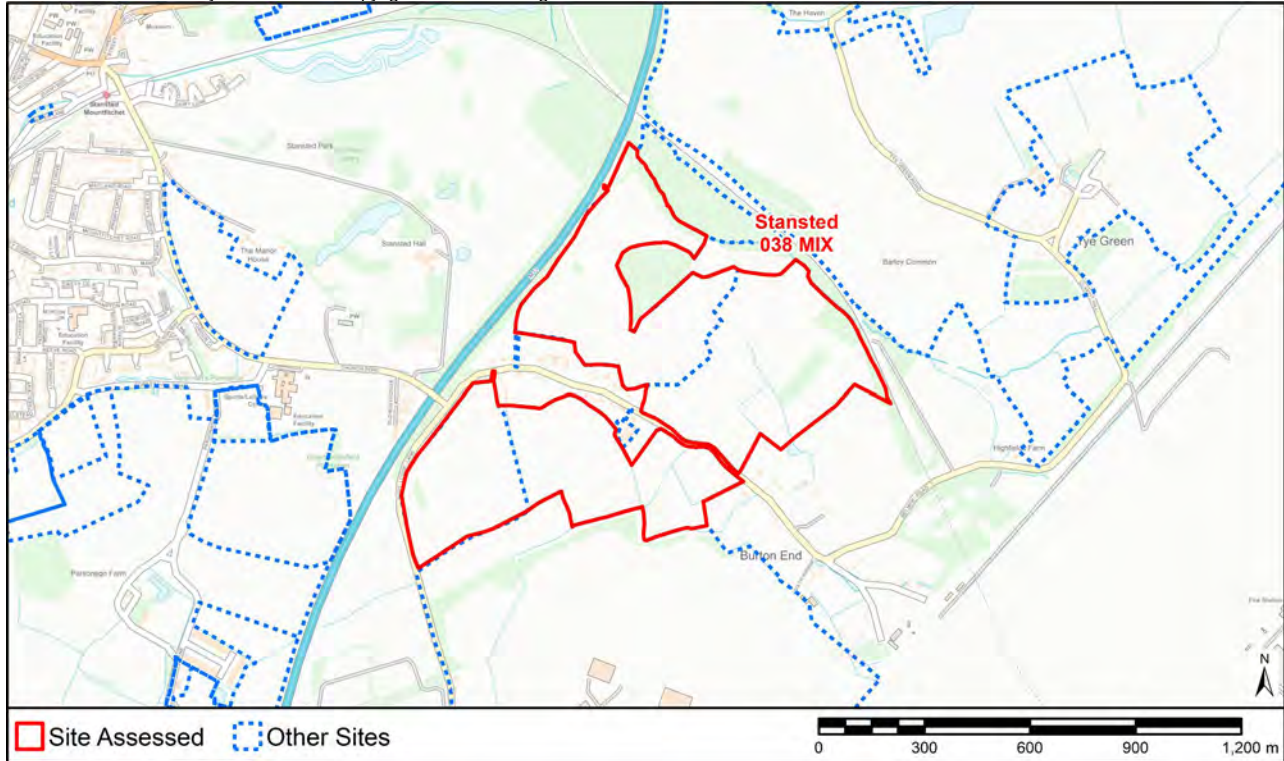
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 038 MIX – Land northwest of Stansted Airport, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Employment, renewable energy
Site Area (ha)	60.7	Developable Area (ha)	0
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	AMBER
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for mixed use (including residential) development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

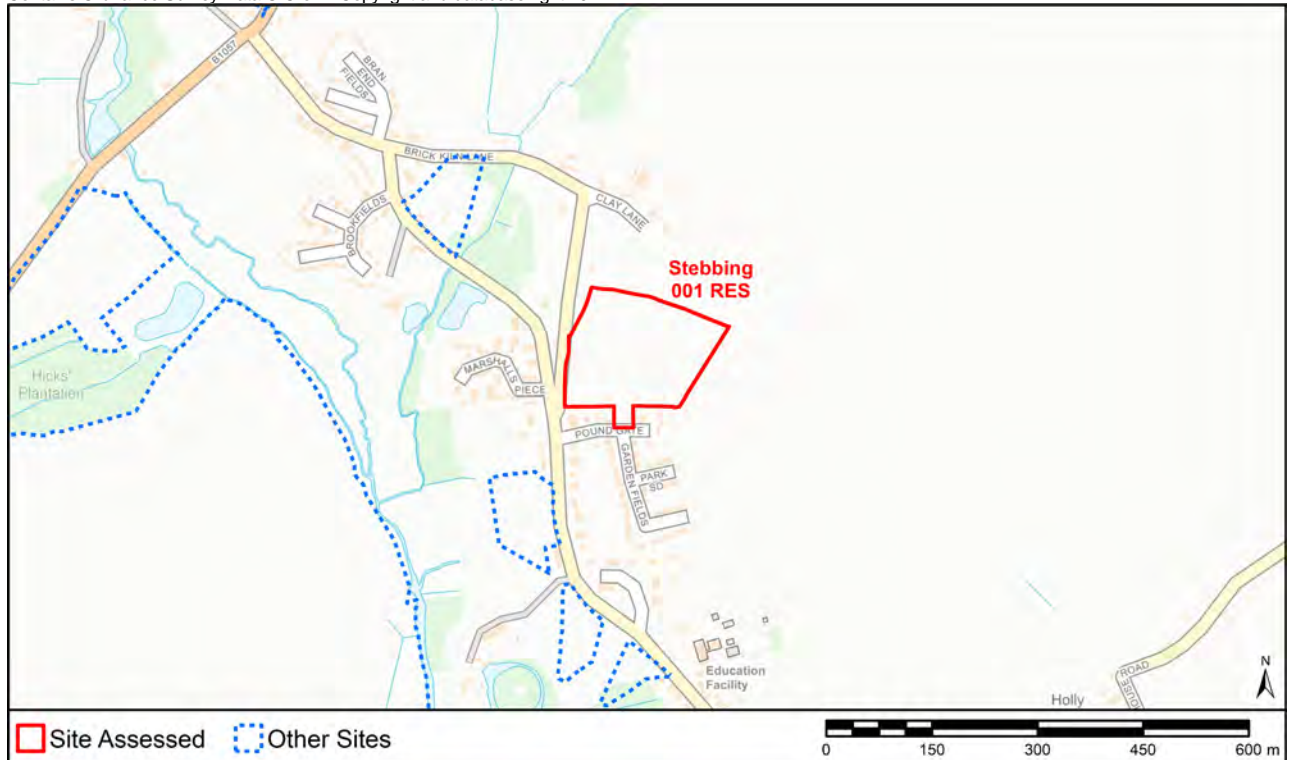
Stebbing 001 RES – Land to the East of Brick Kiln Lane and North of Pound Gate, Stebbing

Parish	Stebbing	Source	Call for sites
Existing Use	Majority agriculture, permission for 2 dwellings on land adjoining Pound Gate	Proposed Use	Residential

Site Area (ha)	2.99	Developable Area (ha)	2.99
Housing assumed capacity	78	Employment floorspace (sqm)	N/A

Site History	<p>UTT/21/2082/FUL Refused 18.3.22 - Proposed erection of 60 no. dwellings with associated parking, amenity space, vehicular access, public footpaths and new trees and hedgerow.</p> <p>UTT/23/2572/FUL (southern part of the site) Approved 01.12.23 - Erection of 2 no. residential dwellings with vehicular accesses and associated parking.</p>
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Stebbing. Part of the site has planning permission for the erection of 2 no. residential dwellings (0.09 Ha) and have been excluded from further assessment in the HELAA. Suitable access could be potentially created via Pound Gate or Brick Kiln Lane, however further investigation would be required to confirm whether this could support full development of the site. The site has a low-moderate landscape sensitivity to development, due to its simple landform, minimal visual prominence within the wider landscape, and lack of natural and cultural heritage features. Development would not represent a step change in existing settlement form. The site falls within the Mineral Consultation Zone for sand and gravel. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	78	N/A	N/A	N/A

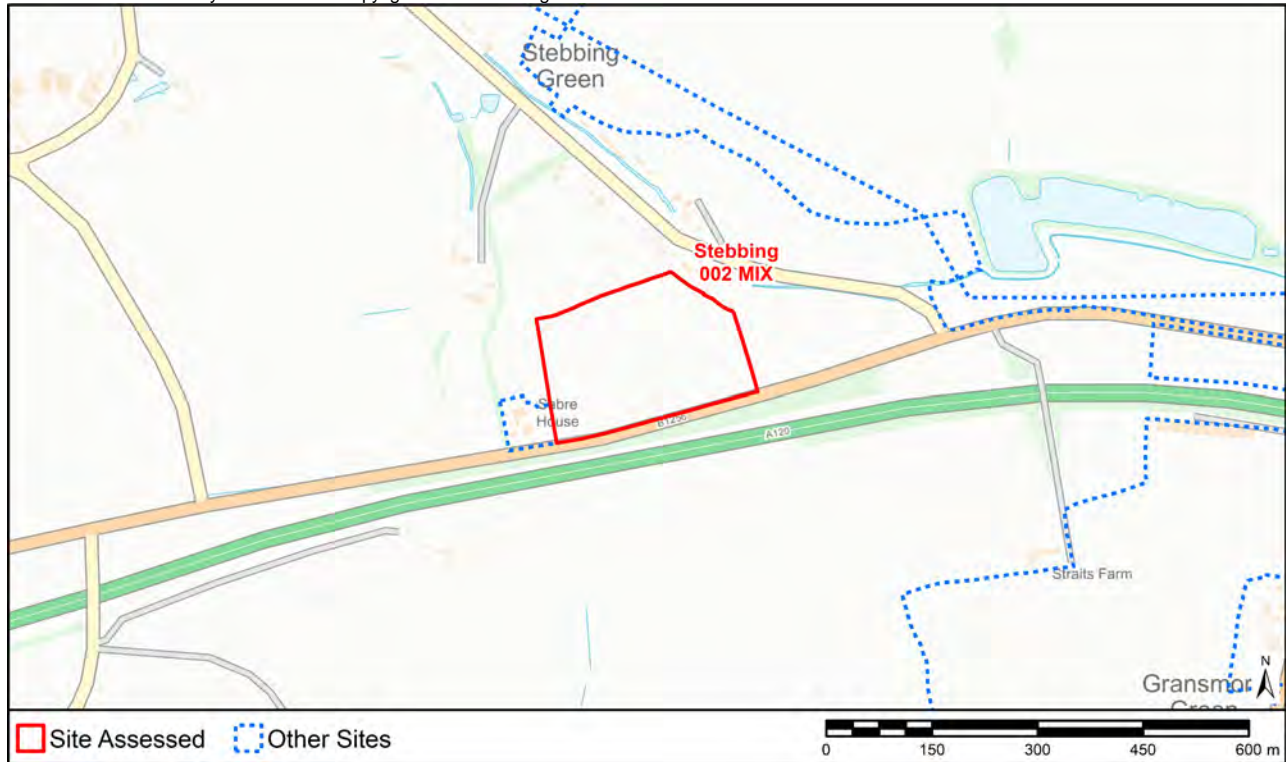
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 002 MIX – Cafe Field, Land north of Dunmow Road, Stebbing

Parish	Stebbing	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Mixed use residential and commercial
Site Area (ha)	5.07	Developable Area (ha)	5.07
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

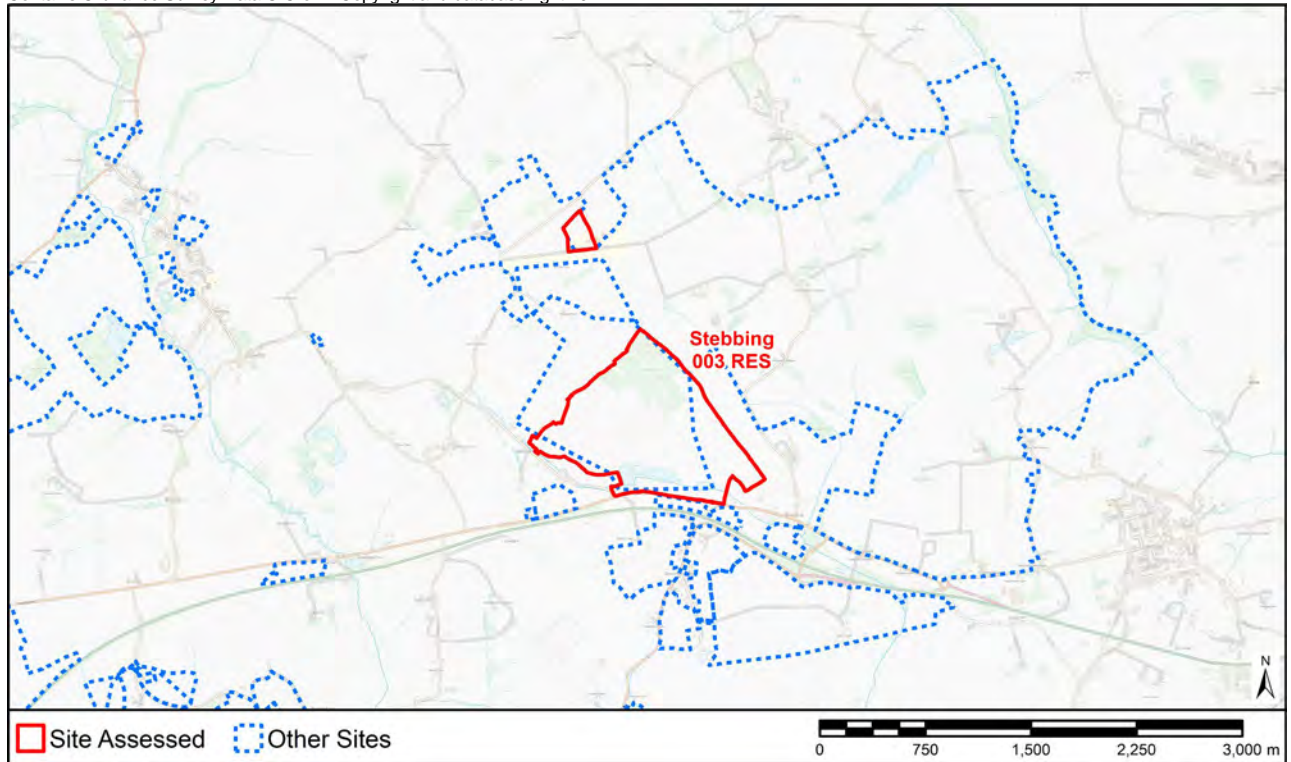
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 003 RES – Land north of A120, Boxted Wood, Stebbing Green

Parish	Stebbing	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential with supporting employment, social and community infrastructure
Site Area (ha)	109.45	Developable Area (ha)	101.81
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

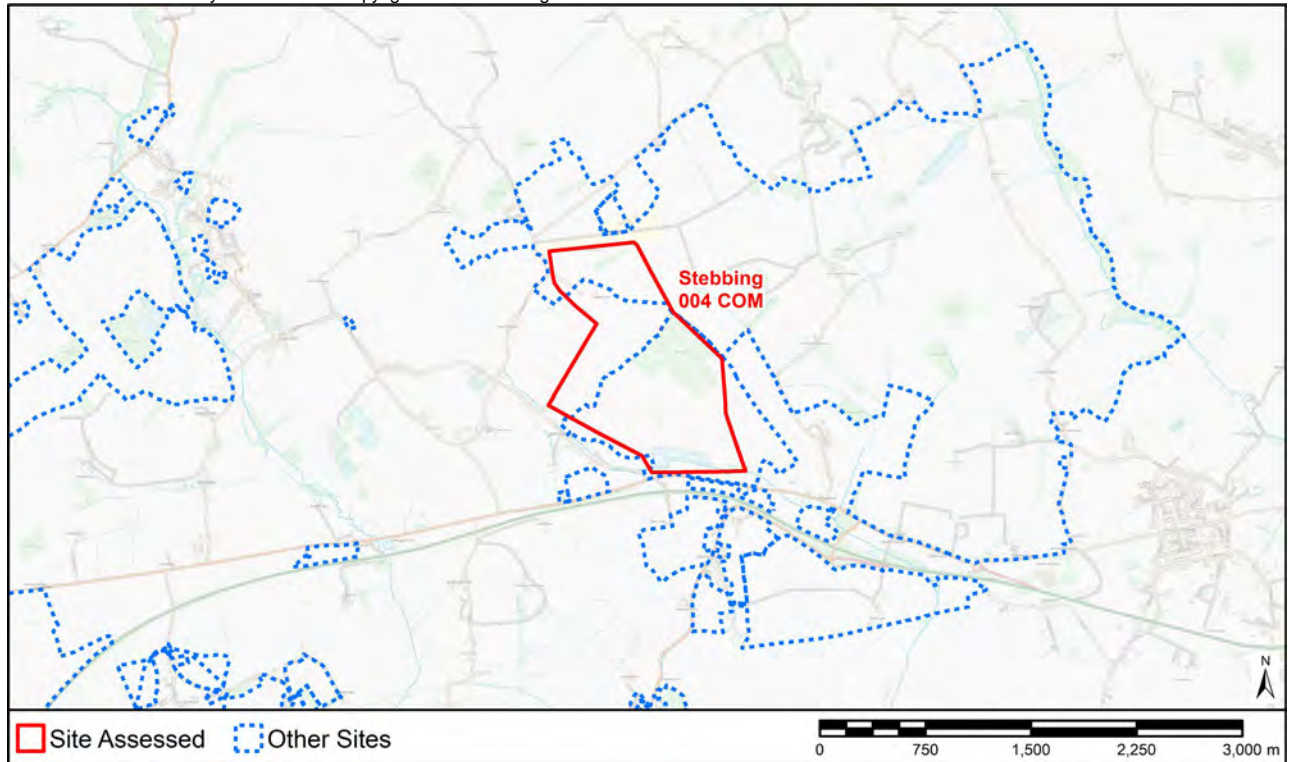
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 004 COM – Land adjacent Stebbing Green, Bosted Wood and Andrewsfield

Parish	Stebbing	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Green designation for biodiversity
Site Area (ha)	138.24	Developable Area (ha)	138.24
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for biodiversity enhancements, adjacent to Broxted Wood which is designated as a Local Wildlife Site, priority habitat and ancient woodland. Site is partly within Flood Zone 2 and 3. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is crossed by Rights of Way. Possible BMV agricultural land. Potential archaeological value. Site contains a number of Grade II listed buildings. Site can be accessed from the main road network.
Availability	Unavailable
Availability commentary	Site is confirmed as unavailable for development.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

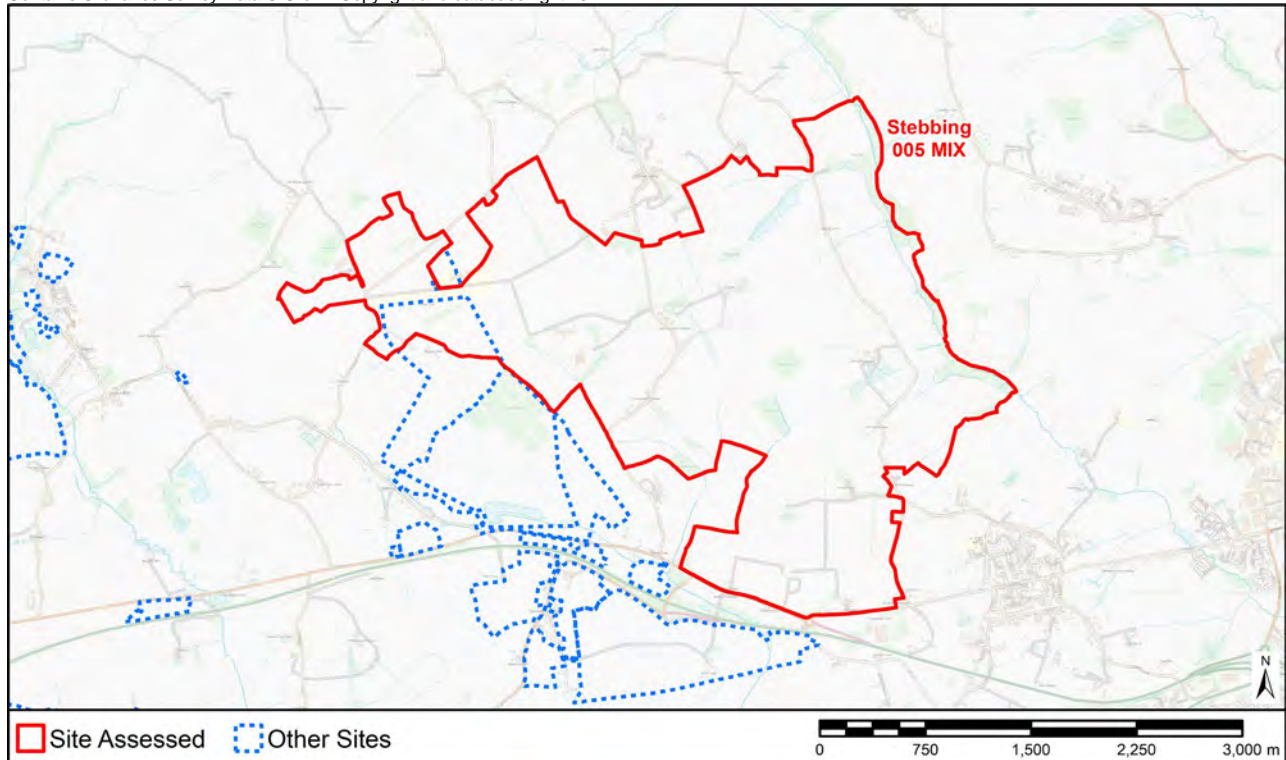
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 005 MIX – Land north of the B1256 adjacent Saling Airfield

Parish	Stebbing	Source	Call for sites
Existing Use	Primarily agriculture / Andrewsfield Airfield / some residential and employment.	Proposed Use	New garden community comprising residential led mixed development including employment, education, community, health, local retail, leisure, sport and recreation uses.
Site Area (ha)	805.59	Developable Area (ha)	781.26
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	UTT/17/3671/ACV Andrews Airfield on part of the site - To nominate property as Asset of Community value - Not Listed 16.2.18		

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER

Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	AMBER
HIGHWAYS AND ACCESS			
Highways	AMBER		

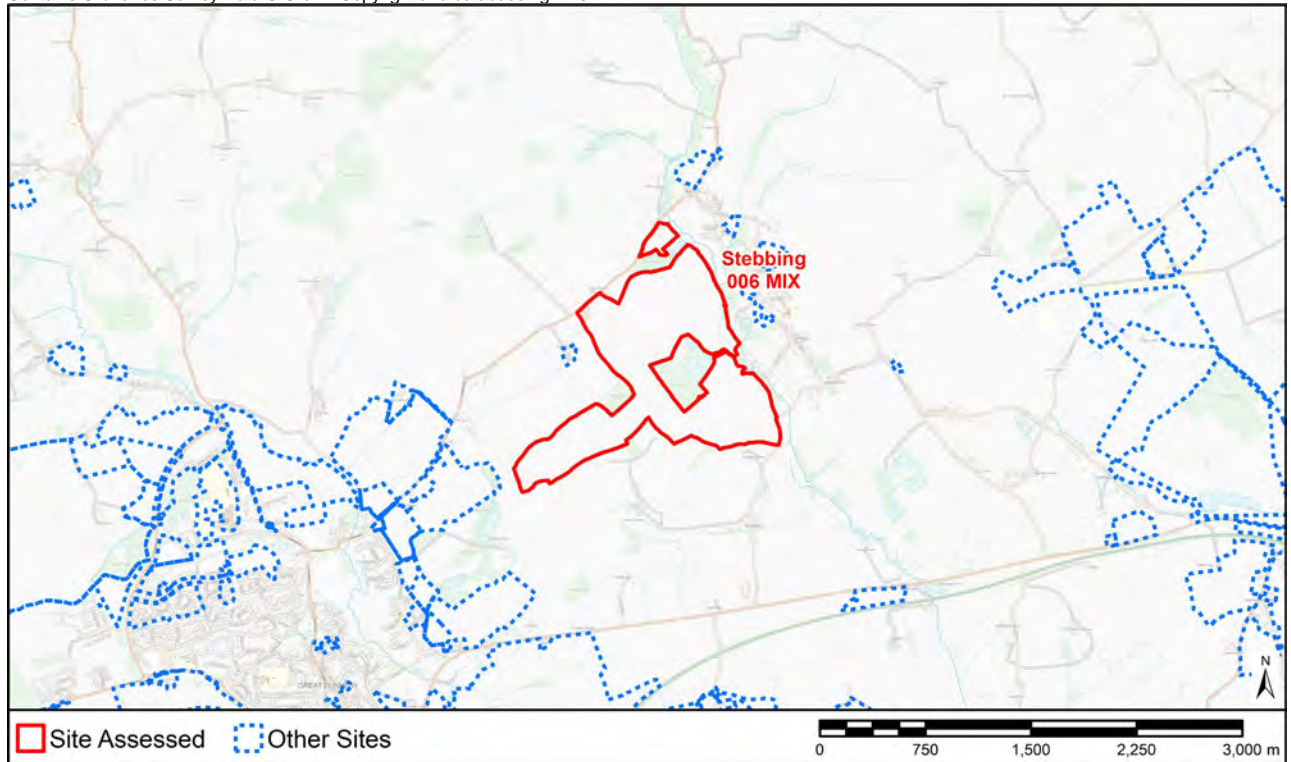
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 006 MIX – Land west of Stebbing

Parish	Stebbing	Source	Call for sites
Existing Use	Rough pasture	Proposed Use	Residential, parkland, meadowland, public amenity areas
Site Area (ha)	130.58	Developable Area (ha)	128.39
Housing assumed capacity	2696	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Stebbing. The northern boundary of the site is partly within Flood Zone 2 or 3. Site is also partly subject to medium to high risk of surface water flooding. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is wholly or partly within a medium to high landscape sensitivity area. Site is partially within an important woodland. Site has potential archaeological value. Site is predominantly Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	1016

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

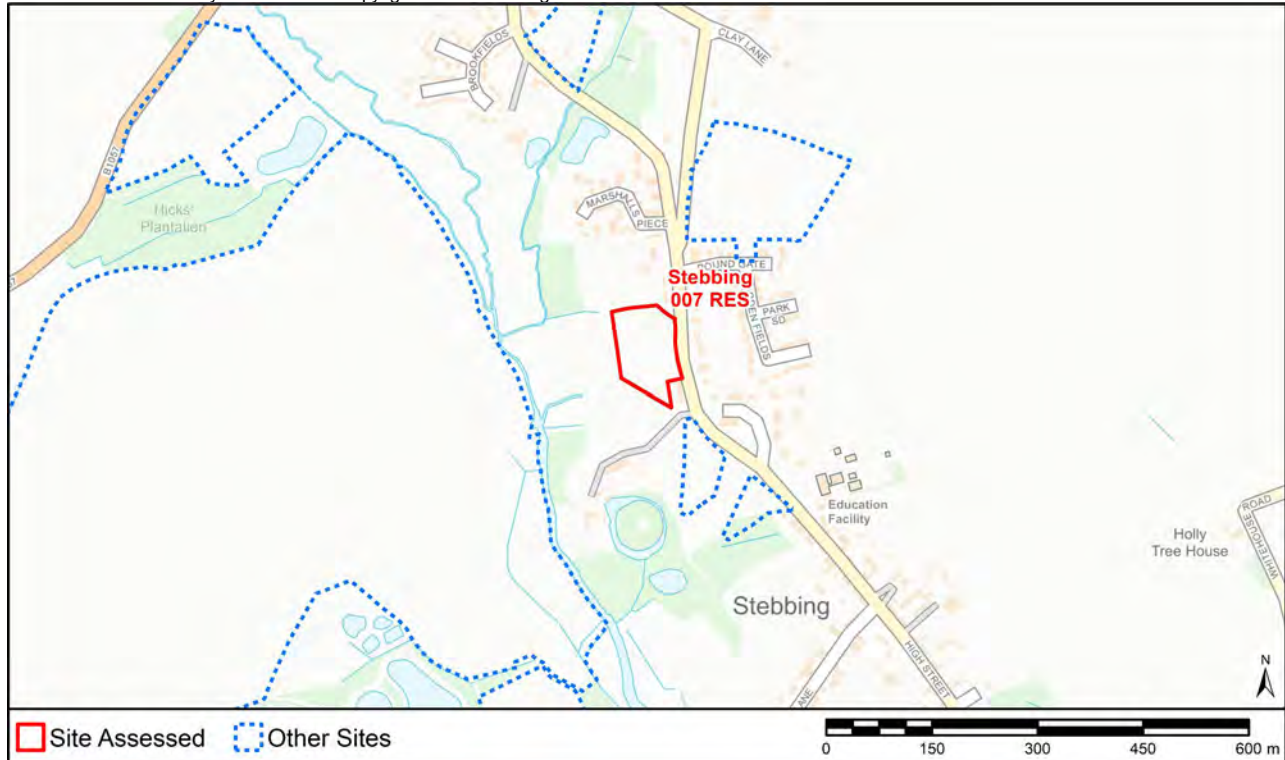
Stebbing 007 RES – Land at Stebbing (Parcel 1A)

Parish	Stebbing	Source	Call for sites
Existing Use	Rough pasture	Proposed Use	Residential
Site Area (ha)	0.98	Developable Area (ha)	0.98
Housing assumed capacity	31	Employment floorspace (sqm)	N/A

Site History

UTT/23/2496/FUL - Awaiting Decision (Validated 06 October 2023): Erection of 28 residential dwellings (comprising 14 affordable and 11 private market homes together with 3 self-build plots) and local affordable employment unit/flexible community space; provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility)

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially Suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Stebbing. Suitable access could be potentially created from the Downs. The site has moderate-high landscape sensitivity to development. The site makes a strong contribution to the rural character of Stebbing, and development would have a poor relationship with the historic character of the settlement. The site has intermittent views from The Downs and nearby historic features increase sensitivity. A small part of the site is subject to risk of surface water flooding. The site has potential archaeological value, and is in close proximity to the Stebbing Conservation Area and the scheduled monument of the Mount. The site falls within a mineral consultation zone. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	31	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

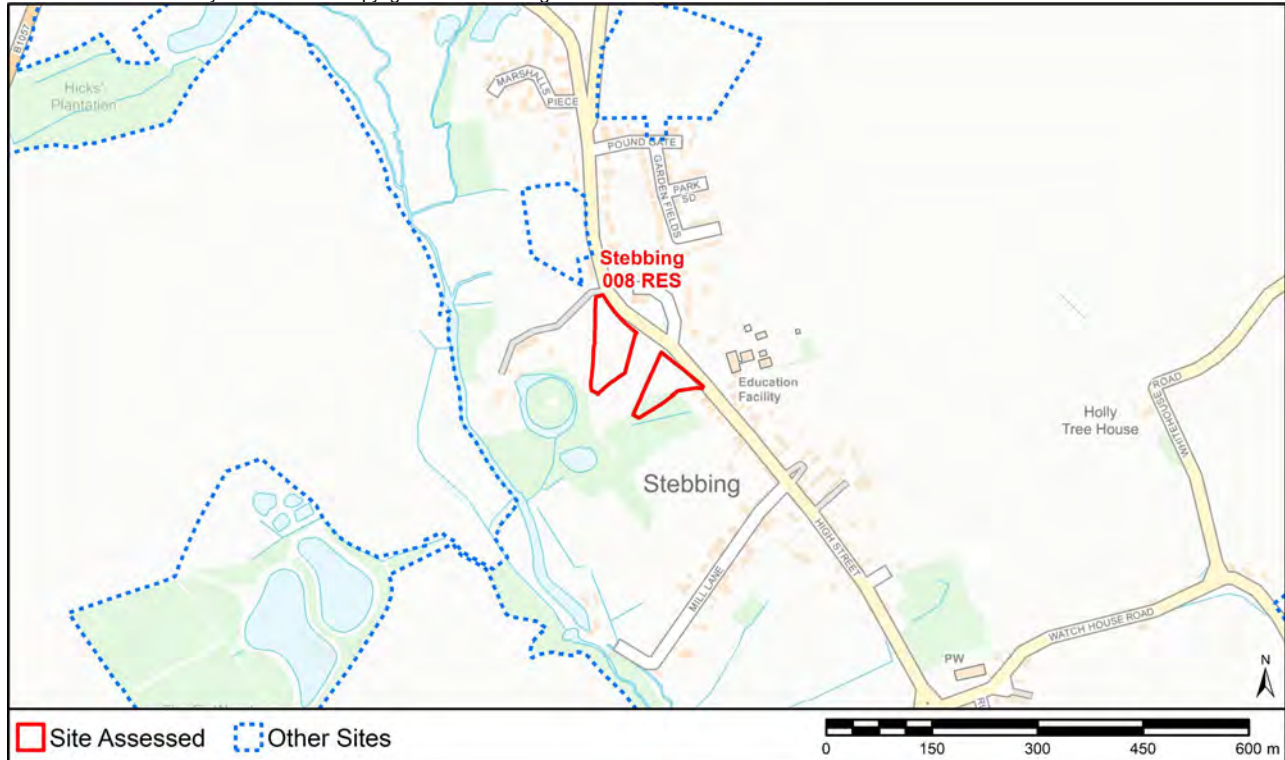
Stebbing 008 RES – Land at Stebbing (Parcel 1B)

Parish	Stebbing	Source	Call for sites
Existing Use	Rough pasture	Proposed Use	Residential
Site Area (ha)	0.9	Developable Area (ha)	0.9
Housing assumed capacity	28	Employment floorspace (sqm)	N/A

Site History

UTT/23/2496/FUL - Awaiting Decision (Validated 06 October 2023): Erection of 28 residential dwellings (comprising 14 affordable and 11 private market homes together with 3 self-build plots) and local affordable employment unit/flexible community space; provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility)

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Stebbing. Suitable access could be potentially created from the Downs. The site has moderate-high landscape sensitivity to development. The site makes a strong contribution to the rural character of Stebbing, and development would have a poor relationship with the historic character of the settlement. The site has intermittent views from The Downs and nearby historic features increase sensitivity. The site is adjacent the Stebbing Conservation Area and the scheduled monument of the Mount. It is also adjacent to identified priority habitats. The site falls within a mineral consultation zone. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	28	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 009 RES – Land to the north of Rosemary Lane, Bran End, Stebbing

Parish	Stebbing	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	3.66	Developable Area (ha)	3.66
Housing assumed capacity	96	Employment floorspace (sqm)	N/A

Site History

UTT/20/1102/OP appeal dismissed 27.8.2021 - Outline Planning Application for up to 60 (maximum) residential dwellings including access with all other matters reserved

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
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Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Stebbing. Suitable access could be potentially created from Bran End. The site is adjacent to Bran End Wood, a designated Local Wildlife Site and identified priority habitat. The site is in close proximity to a number of designated heritage assets. It is assessed as having a moderate-high landscape sensitivity to development. Its visual openness, and priority habitat along the Stebbing Brook increase sensitivity. Development on the site would extend development north of the village and impact the rural backdrop the site provides to the existing settlement. The site falls within a Mineral Consultation Zone. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	96	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 010 RES – Hornsea Lodge, Bran End, Stebbing

Parish	Stebbing	Source	Call for sites
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.3	Developable Area (ha)	0.3
Housing assumed capacity	10	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	The site is previously developed land within the built-up area of Stebbing, consisting of an existing dwelling. Suitable access could be created from Bran End to support intensification on site. The site is assessed as having low landscape sensitivity to development. Existing development on the site, its limited impact on existing settlement form, visual enclosure, and lack of ecological or heritage features reduce sensitivity. Potential archaeological value. The site falls within a Mineral Consultation Zone.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	10	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 012 RES – Land at Elm Croft, The Downs, Bran End, Stebbing

Parish	Stebbing	Source	Neighbourhood Plan allocation
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.98	Developable Area (ha)	0.98
Housing assumed capacity	31	Employment floorspace (sqm)	N/A

Site History

UTT/23/1286/OP Appeal Lodged. Outline application, with all matters reserved except for access, for 5 no. dwellings

UTT/23/0101/OP Refused 31.03.2023 Outline planning permission with all matters reserved except for access for the removal of existing structures and construction of up to no. 8 dwellings and garages.

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	AMBER	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially Suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Stebbing The site partially intersects with a Special Roadside Verge and a Local Wildlife Site but existing access from the Downs could be potentially improved. The northern part of the site is identified as priority habitats (deciduous woodland) which would need to be maintained. The site is Grade 3 Good to Moderate Quality Agricultural Land . The stie falls within the Mineral Consultation Zone.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	31	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 013 EMP – Electromagnetic Testing Services, Lubberhedges Lane, Stebbing, CM6 3BT

Parish	Stebbing	Source	Employment Land Monitoring
Existing Use	Industrial Units	Proposed Use	Employment
Site Area (ha)	0.68	Developable Area (ha)	0.68
Housing assumed capacity	N/A	Employment floorspace (sqm)	2720

Site History

UTT/17/2998/FUL approved. Erection of new building including mezzanine floor and new 1st floor extension to existing welfare building. UTT/22/3412/NMA - Non Material Amendment to UTT/17/2998/FUL - Provision of new windows and revision to internal layouts - Approved 13.1.23

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially Suitable
Suitability commentary	The site is previously developed land in employment use within the open countryside. There are no identified environmental constraints on or adjacent the site. The site is accessed via narrow country lanes and therefore further investigation would be required to establish whether the intensification of industrial use at this location may lead to unacceptable impacts on the highway network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	2720	N/A	N/A

Takeley 002 MIX – Land north of Dunmow Road, Takeley Street

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential and employment
Site Area (ha)	34.47	Developable Area (ha)	33.96
Housing assumed capacity	713	Employment floorspace (sqm)	135825.588

Site History None

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation No

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use development, partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	350	13	N/A

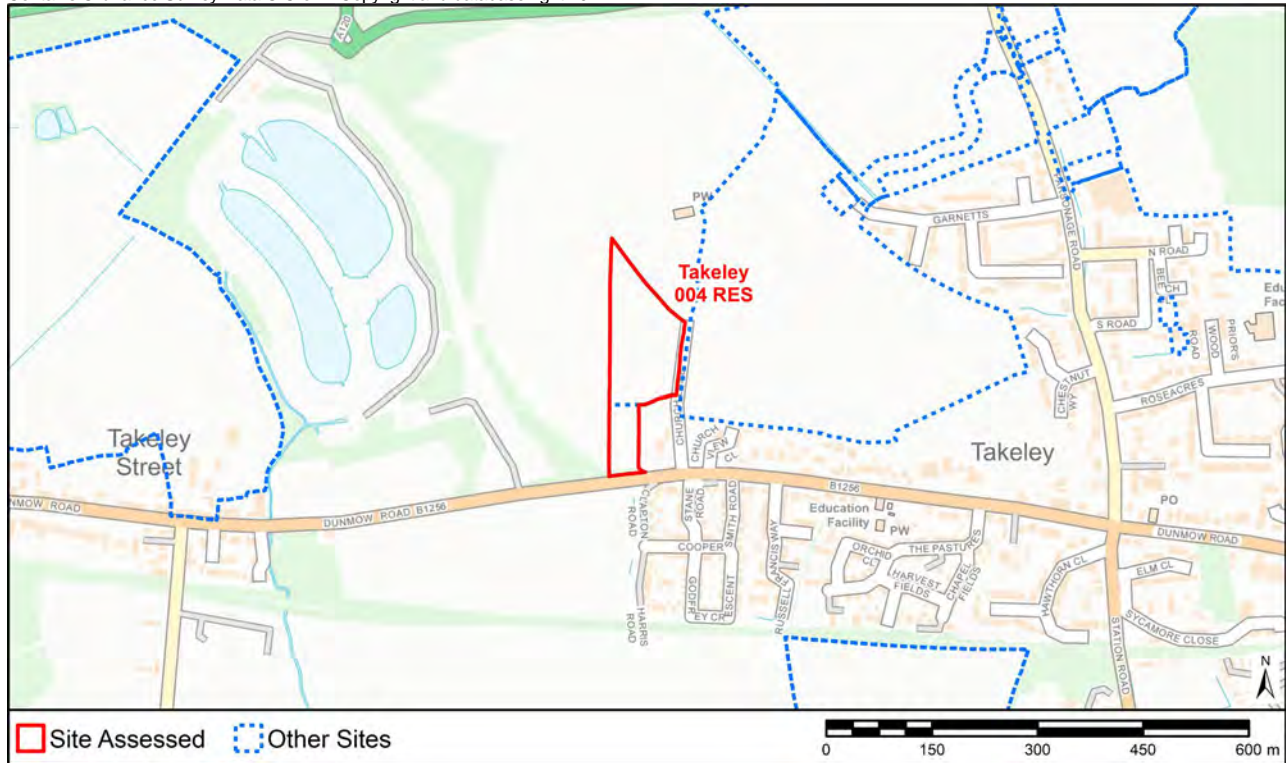
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	135826	N/A	N/A	N/A

Takeley 004 RES – Land adjoining Millers, Takeley (Option 2)

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.12	Developable Area (ha)	2.12
Housing assumed capacity	56	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	56	N/A	N/A	N/A

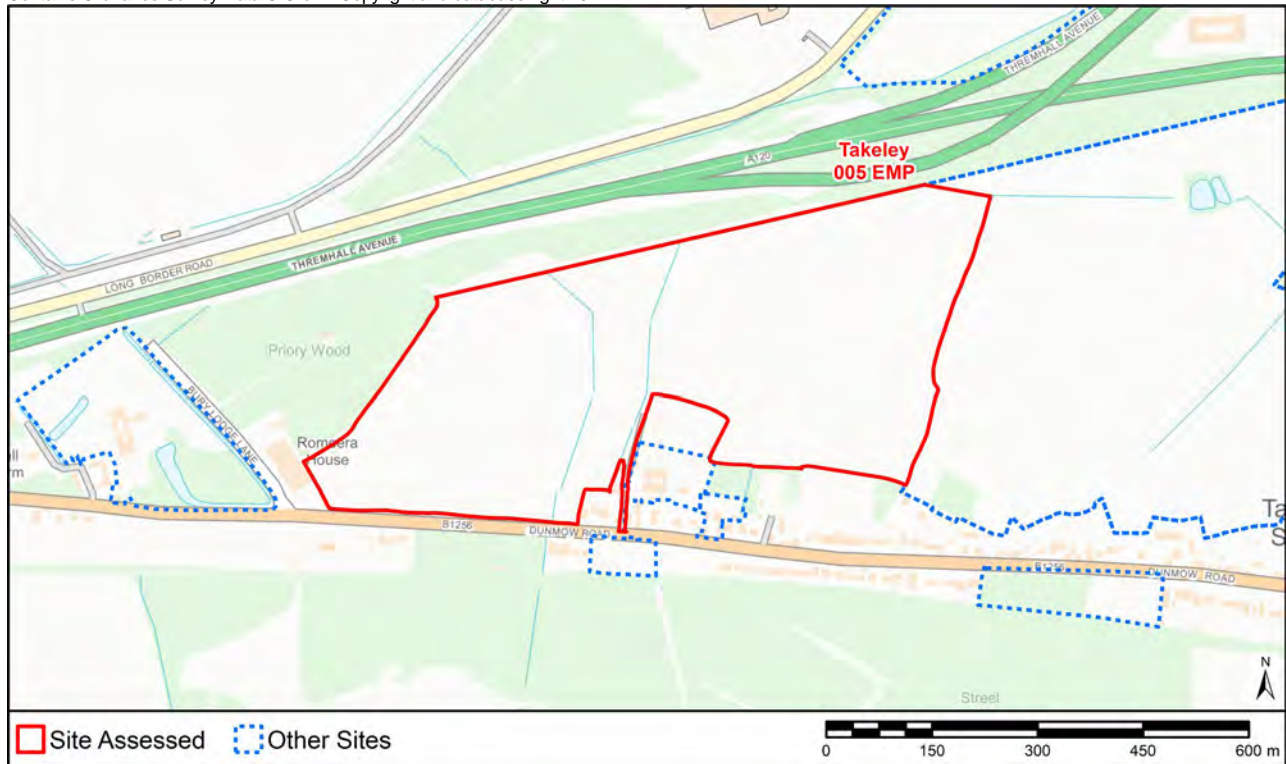
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Takeley 005 EMP – Land north of Taylors Farm, Takeley Street

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment, commercial and logistics park (light industrial (E(g)(iii)) and storage and distribution (B8))
Site Area (ha)	27.34	Developable Area (ha)	27.31
Housing assumed capacity	N/A	Employment floorspace (sqm)	109360
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	GREEN	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site contains important woodland. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within Aircraft Noise Contours. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site is partially within an Ancient Woodland. Site contains a Right of Way. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

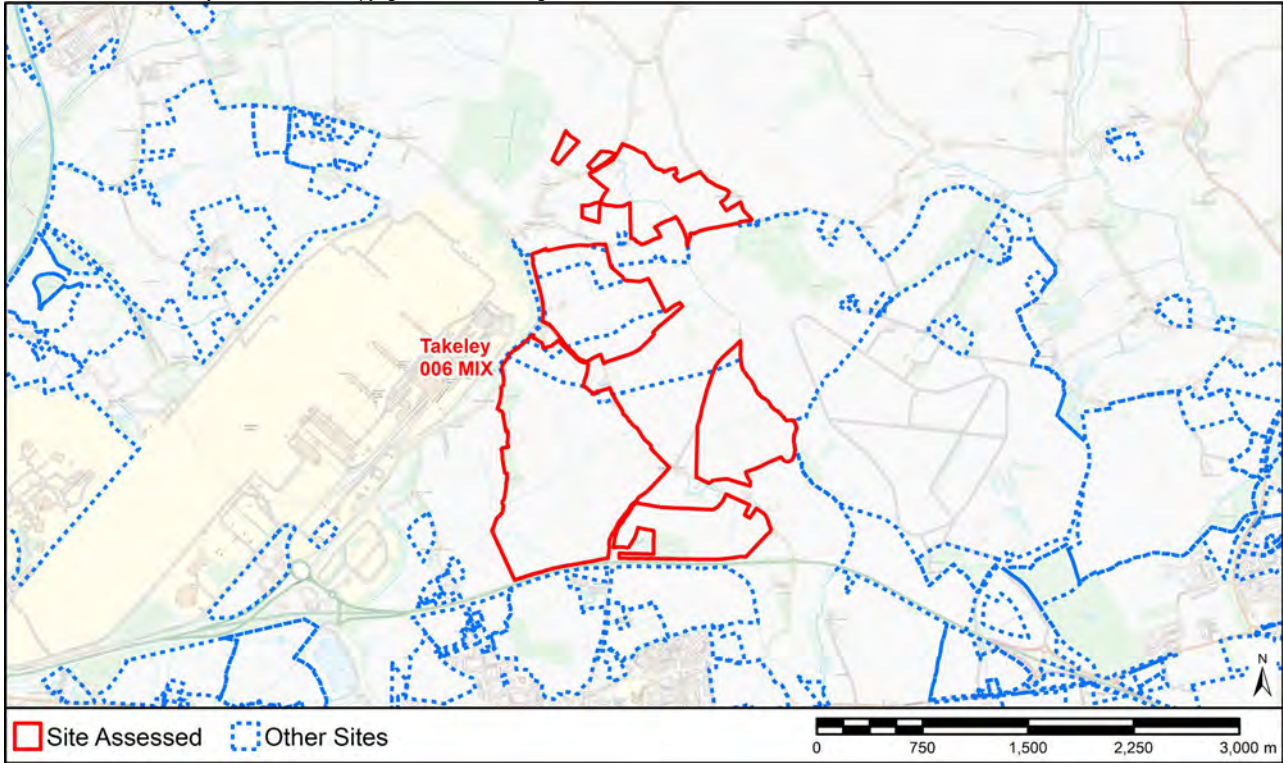
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	109360	N/A	N/A	N/A

Takeley 006 MIX – Land at Bammers Green

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Housing, employment and transport infrastructure
Site Area (ha)	307.06	Developable Area (ha)	301.32
Housing assumed capacity	6328	Employment floorspace (sqm)	1205271.912
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use development, partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site contains important woodland. Site contains a Protected Lane. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Potential BMV. Site is partly within a Scheduled Monument. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	4648

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

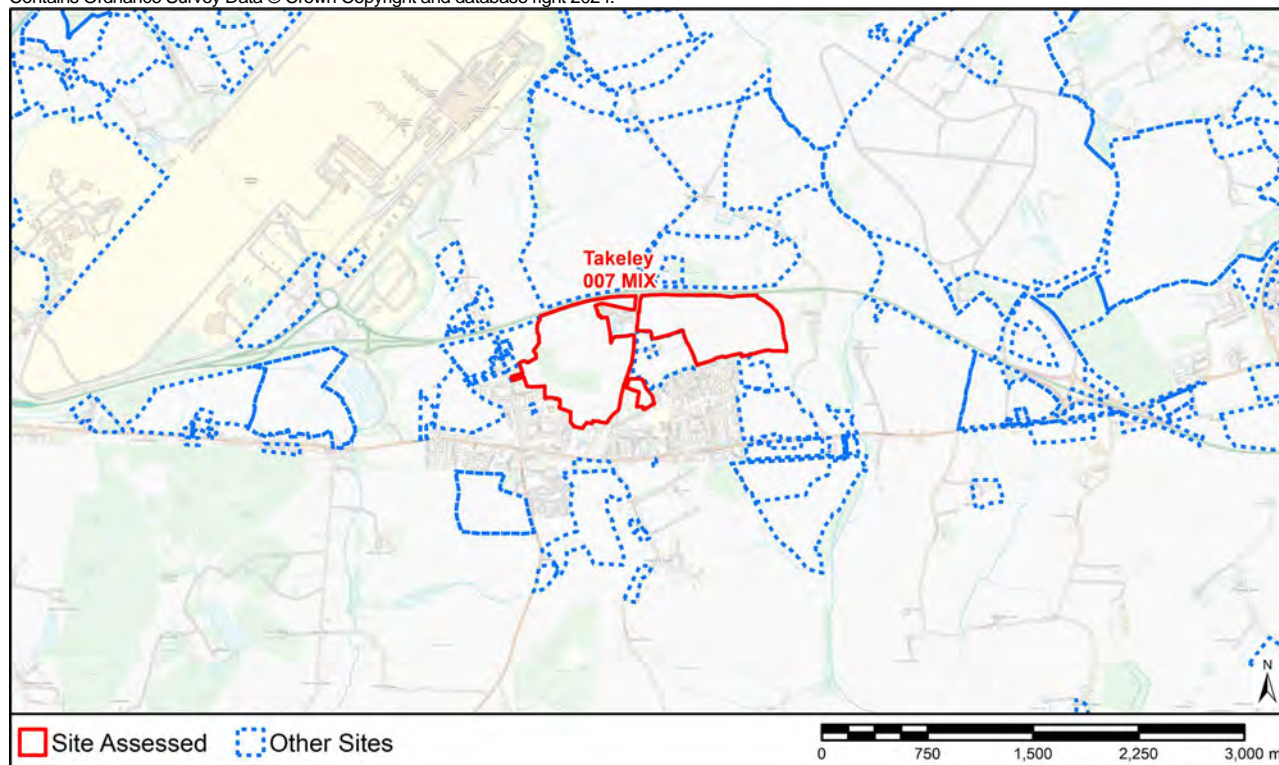
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	250000	250000	250000	455272

Takeley 007 MIX – Warish Hall Farm, Takeley

Parish	Takeley	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Mixed use development - Homes, education, employment and community
Site Area (ha)	87.4	Developable Area (ha)	87.22
Housing assumed capacity	1832	Employment floorspace (sqm)	N/A

Site History	<p>UTT/22/2744/FUL approved 28 Jun 2023. Erection of 4 no. industrial/flexible employment (Use Class E) buildings with associated landscape and parking</p> <p>UTT/21/1987/FUL refused 20.12.21. Mixed use development including: revised access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: light industrial/flexible employment units (c.3568sqm) including health care medical facility/flexible employment building (Use Class E); 126 dwellings on Bulls Field, south of Prior's Wood; 24 dwellings west of and with access from Smiths Green Lane; 38 dwellings on land north of Jacks Lane, east of Smiths Green Lane including associated landscaping, woodland extension, public open space, pedestrian and cycle routes.</p>
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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use development, partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site contains important woodland. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Wildlife Site. Site is wholly or partly within a Priority Habitat. Site is partially within an Ancient Woodland. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Potential BMV. Site is partly within a Scheduled Monument. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	550	550	220	512

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	6080	N/A	N/A	N/A

Takeley 012 EMP – Land adjoining Stansted Courtyard, Parsonage Road, Takeley

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment / commercial
Site Area (ha)	1.25	Developable Area (ha)	1.25
Housing assumed capacity	N/A	Employment floorspace (sqm)	5000
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

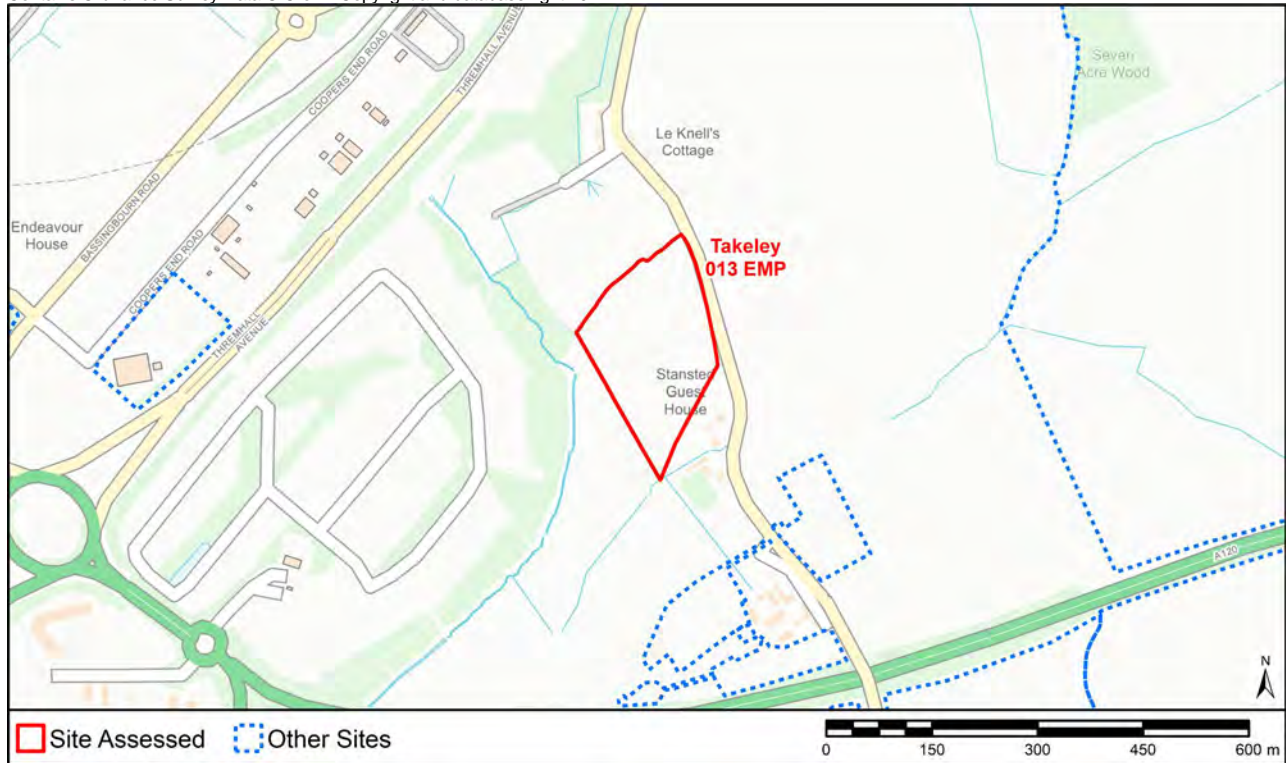
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	5000	N/A	N/A	N/A

Takeley 013 EMP – Land around Stansted Courtyard, Takeley

Parish	Takeley	Source	Call for sites
Existing Use	Employment	Proposed Use	Employment (Flexible)
Site Area (ha)	3.8	Developable Area (ha)	3.8
Housing assumed capacity	N/A	Employment floorspace (sqm)	15200
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for employment development which is partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	15200	N/A	N/A

Takeley 014 EMP – Land east of Parsonage Road, Takeley

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment (Flexible)
Site Area (ha)	1.3	Developable Area (ha)	1.3
Housing assumed capacity	N/A	Employment floorspace (sqm)	5200

Site History

UTT/19/2525/FUL. Proposed new agricultural building to be used as a grain store.

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

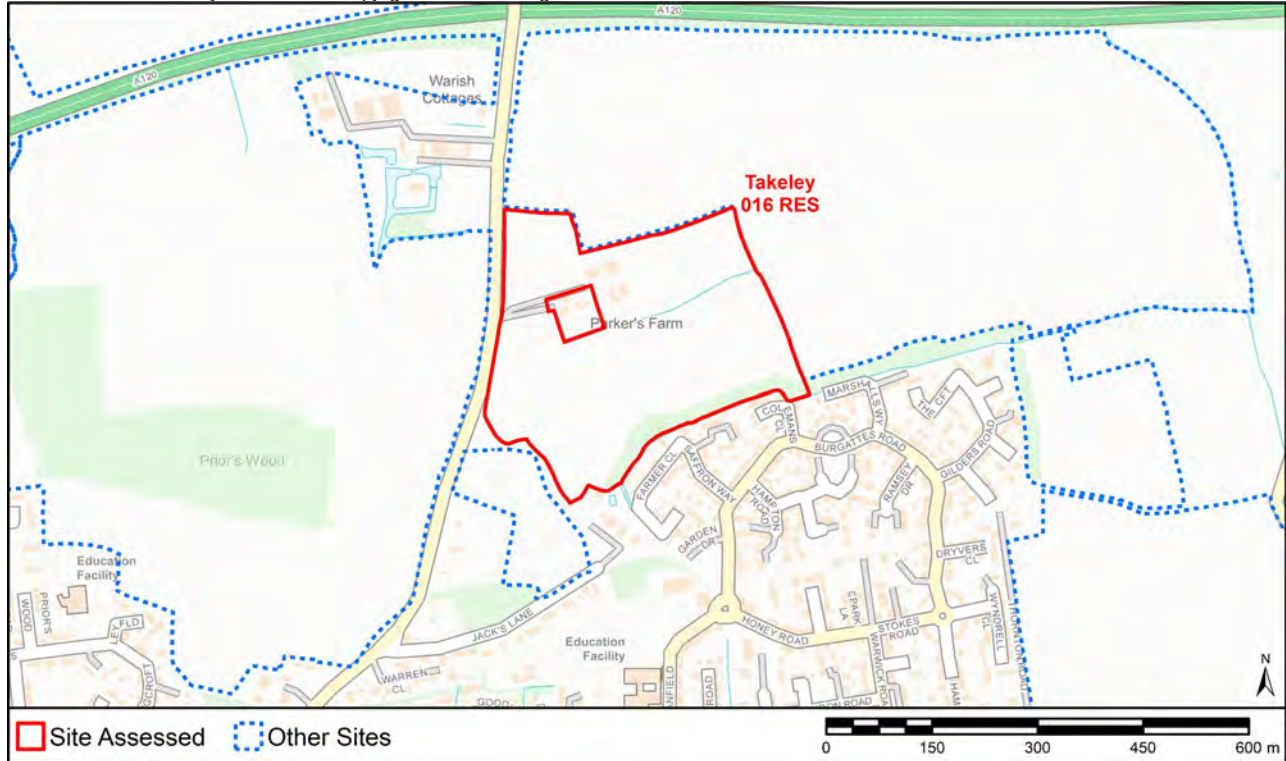
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	5200	N/A	N/A	N/A

Takeley 016 RES – Land at Parkers Farm Takeley

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	11.79	Developable Area (ha)	11.79
Housing assumed capacity	309	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	59	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Takeley 017 RES – United House, The Street, Takeley

Parish	Takeley	Source	Call for sites
Existing Use	Employment (offices)	Proposed Use	Residential
Site Area (ha)	0.28	Developable Area (ha)	0.22
Housing assumed capacity	8	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN (Partly Within)
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for residential use partly within the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	8	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

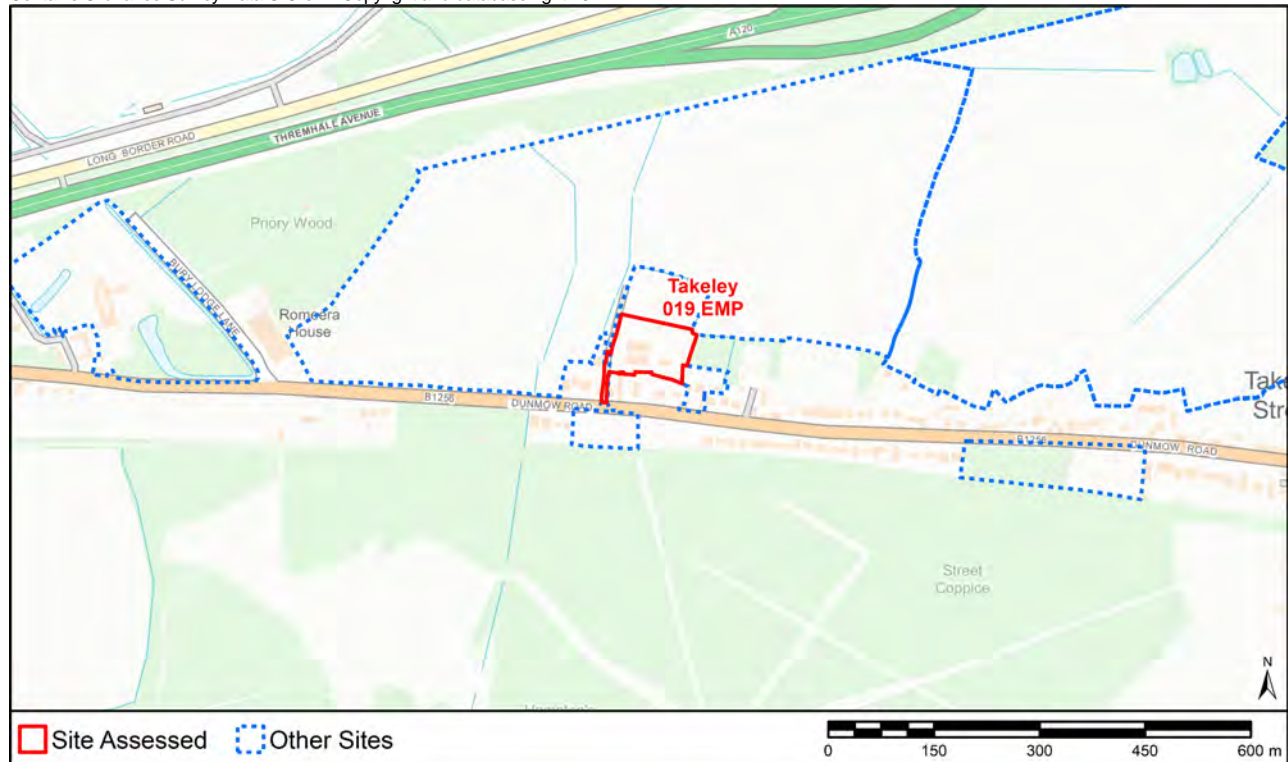
Takeley 019 EMP – Taylors Farm, The Street, Takeley, CM22 6LY

Parish	Takeley	Source	Employment Land Monitoring
Existing Use	Warehouse	Proposed Use	Employment (E(g)(iii) and B8)
Site Area (ha)	0.88	Developable Area (ha)	0.86
Housing assumed capacity	N/A	Employment floorspace (sqm)	3437.984

Site History

UTT/15/2612/FUL. UTT/21/3319/FUL Approved 11.2.2022 - Change of use of existing industrial shed (identified as shed 2) from class E(g)(iii) to B8. [B1 use granted under previous consent UTT/15/2612/FUL]

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for employment development which is partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site contains a Right of Way. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

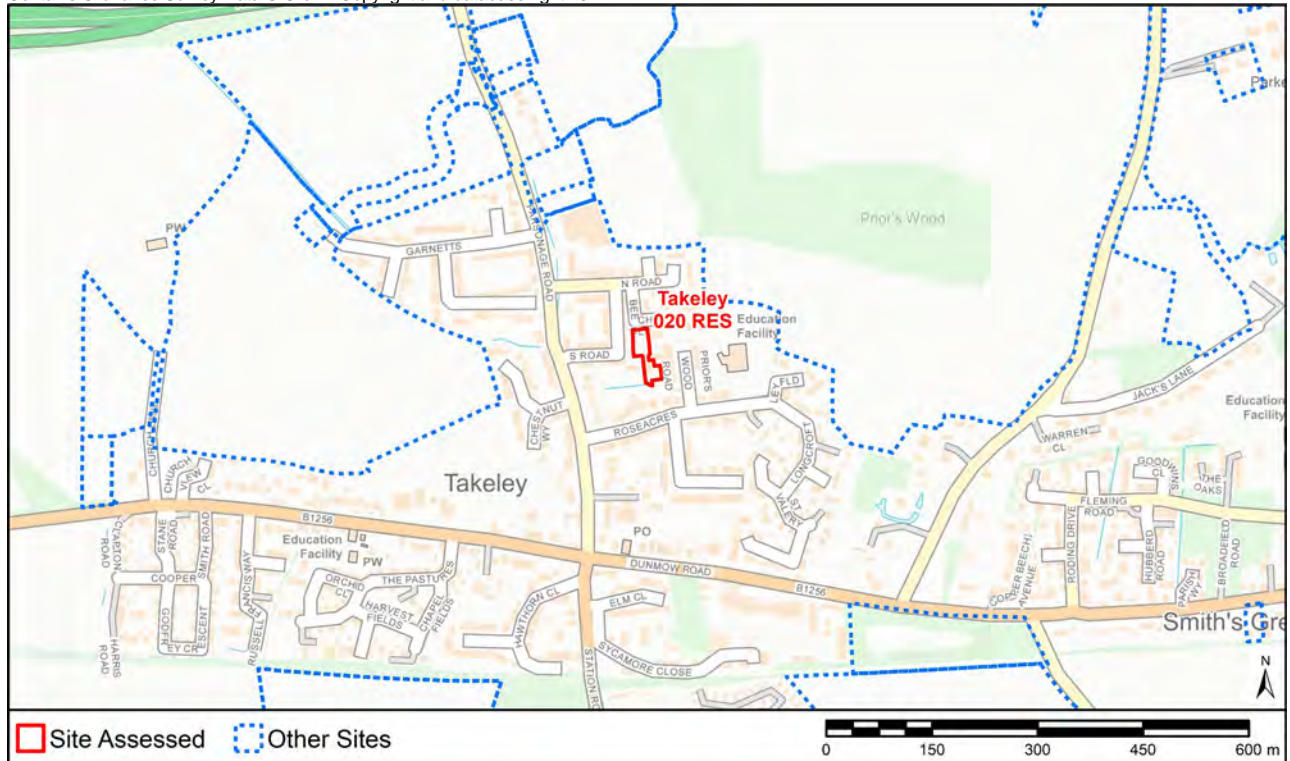
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	3438	N/A	N/A

Takeley 020 RES – Beech Close, Takeley

Parish	Takeley	Source	Housing Team
Existing Use	Day centre, Garage site	Proposed Use	Residential
Site Area (ha)	0.154	Developable Area (ha)	0.15
Housing assumed capacity	5	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for residential use within the built extent of Takeley, a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	5	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

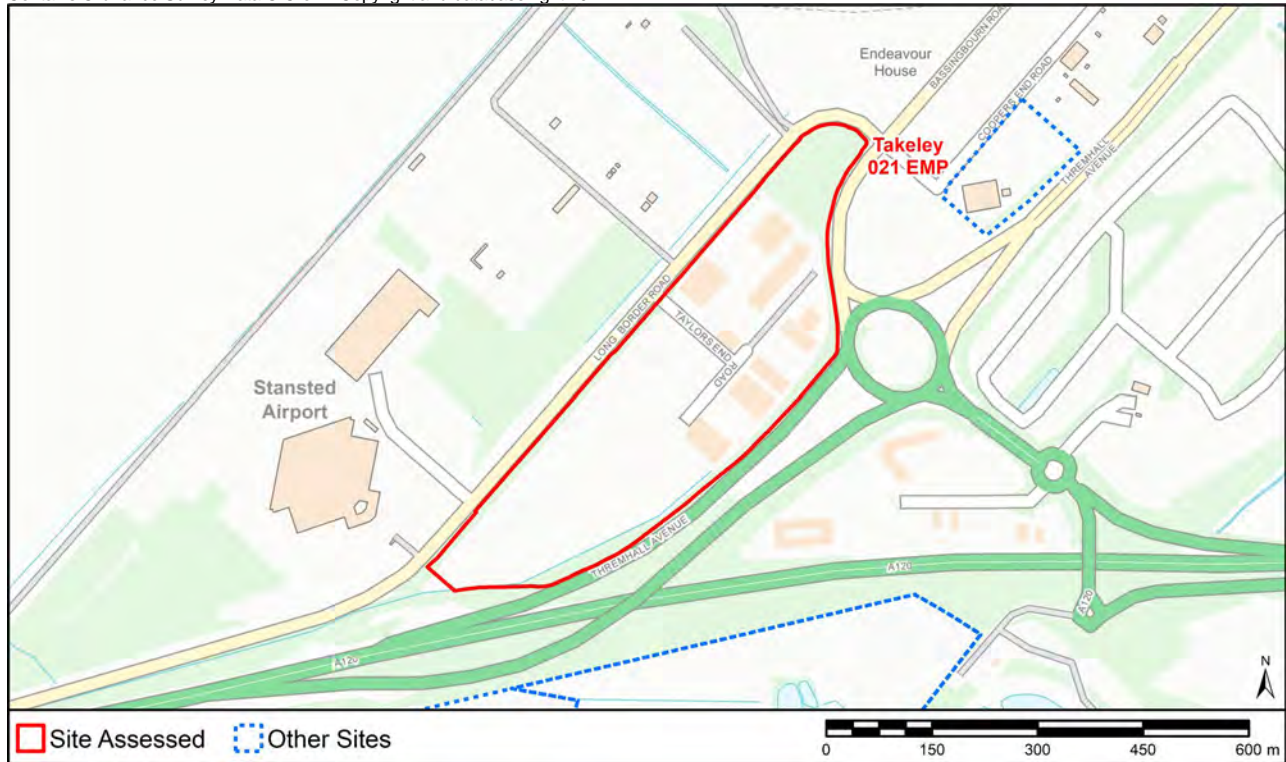
Takeley 021 EMP – Site 600, Taylors End, Stansted Airport, Takeley

Parish	Takeley	Source	Employment Land Monitoring
Existing Use	Warehousing/ Scrubland	Proposed Use	Employment
Site Area (ha)	5.15	Developable Area (ha)	5.15
Housing assumed capacity	N/A	Employment floorspace (sqm)	20600

Site History

UTT/0849/05/SA - Detailed approval of development for business, storage & distribution uses including the provision of associated access, parking, infrastructure & landscaping - Approved 16.8.05

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NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	GREEN
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
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Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Site comprising greenfield and previously developed land within Takeley, promoted for employment development. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Priority Habitat. Site is partially within an Ancient Woodland. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	20600	N/A	N/A

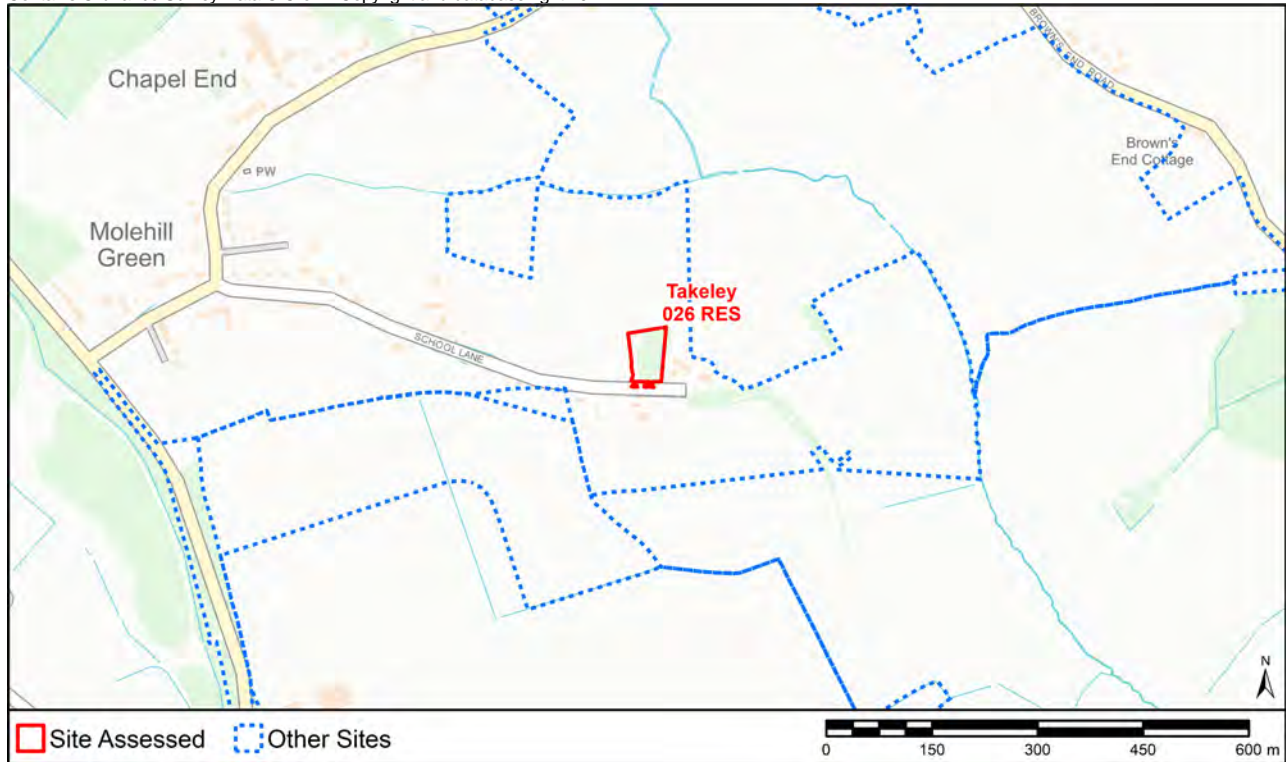
Takeley 026 RES – Land Adj. Swan Farm, School Lane, Takeley, CM22 6PJ

Parish	Takeley	Source	Refused applications
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	3.304	Developable Area (ha)	3.24
Housing assumed capacity	85	Employment floorspace (sqm)	N/A

Site History

UTT/20/0831/FUL refused 18.8.20. Erection of 8 x 3 bedroom semi-detached dwellings with associated garaging, parking and access

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
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Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	85	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

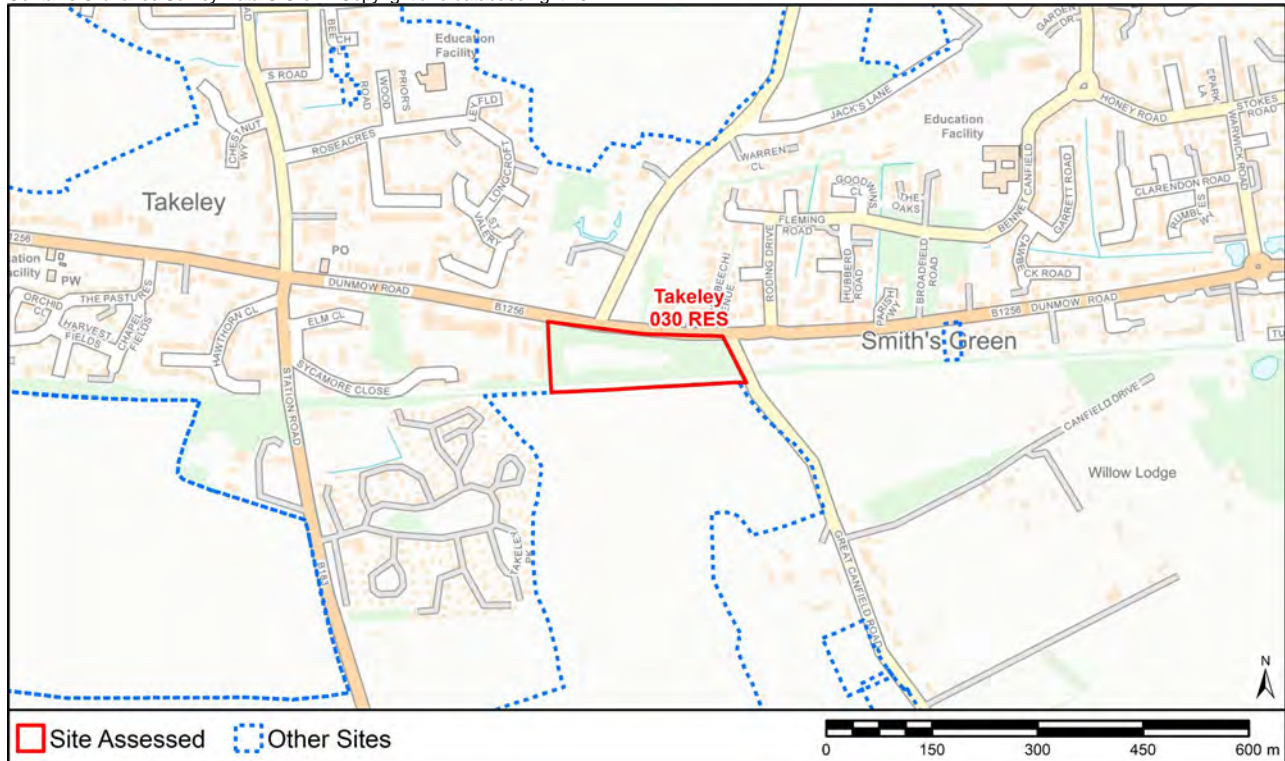
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Takeley 030 RES – Land south of Dunmow Road, Takeley

Parish	Takeley	Source	Regulation 18
Existing Use	Scrubland	Proposed Use	Residential
Site Area (ha)	2.09671923446655	Developable Area (ha)	1.42
Housing assumed capacity	45	Employment floorspace (sqm)	N/A

Site History	None
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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential use partly within the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site is wholly or partly within a Priority Habitat. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	45	N/A	N/A	N/A

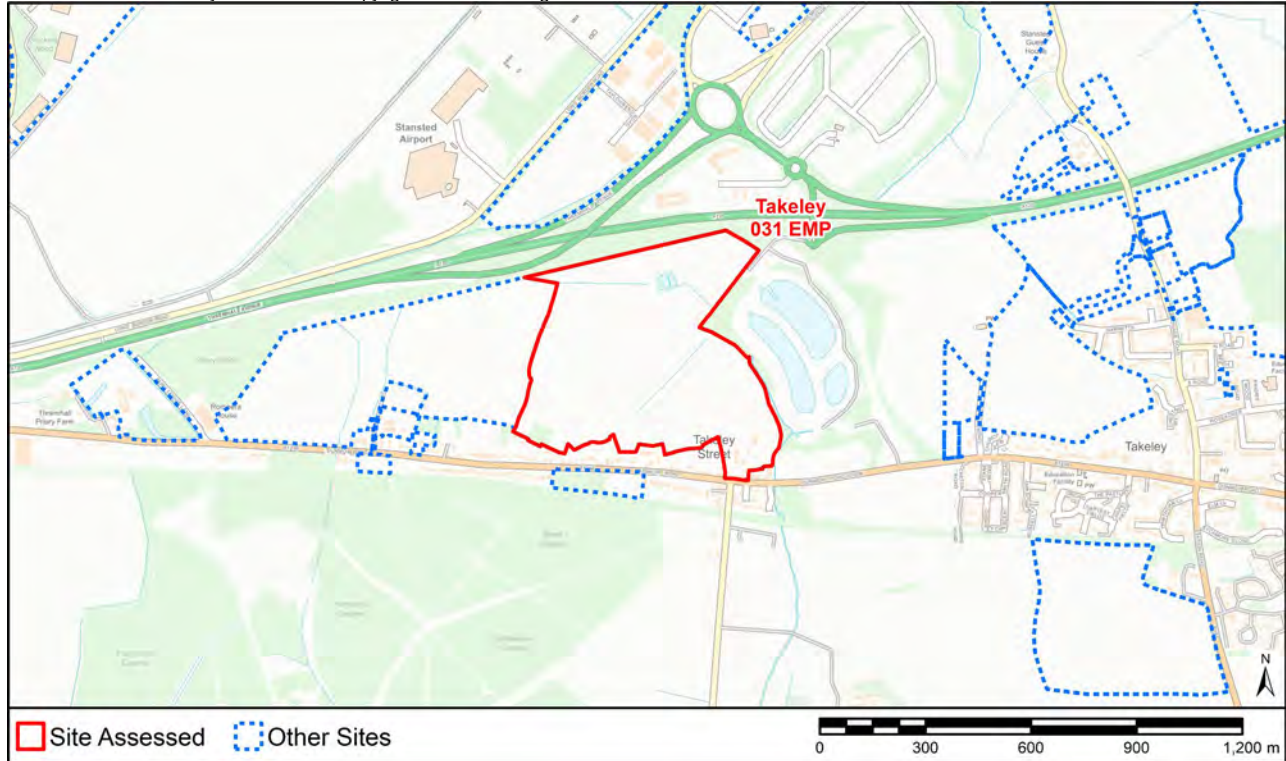
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Takeley 031 EMP – Land north of Dunmow Road, Takeley Street

Parish	Takeley	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	
Site Area (ha)	34.47	Developable Area (ha)	33.96
Housing assumed capacity	N/A	Employment floorspace (sqm)	135825.588
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment development wholly outside and not adjacent to a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Contains TPOs. Potential BMV. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site. (No information found on UDC Sharepoint)
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

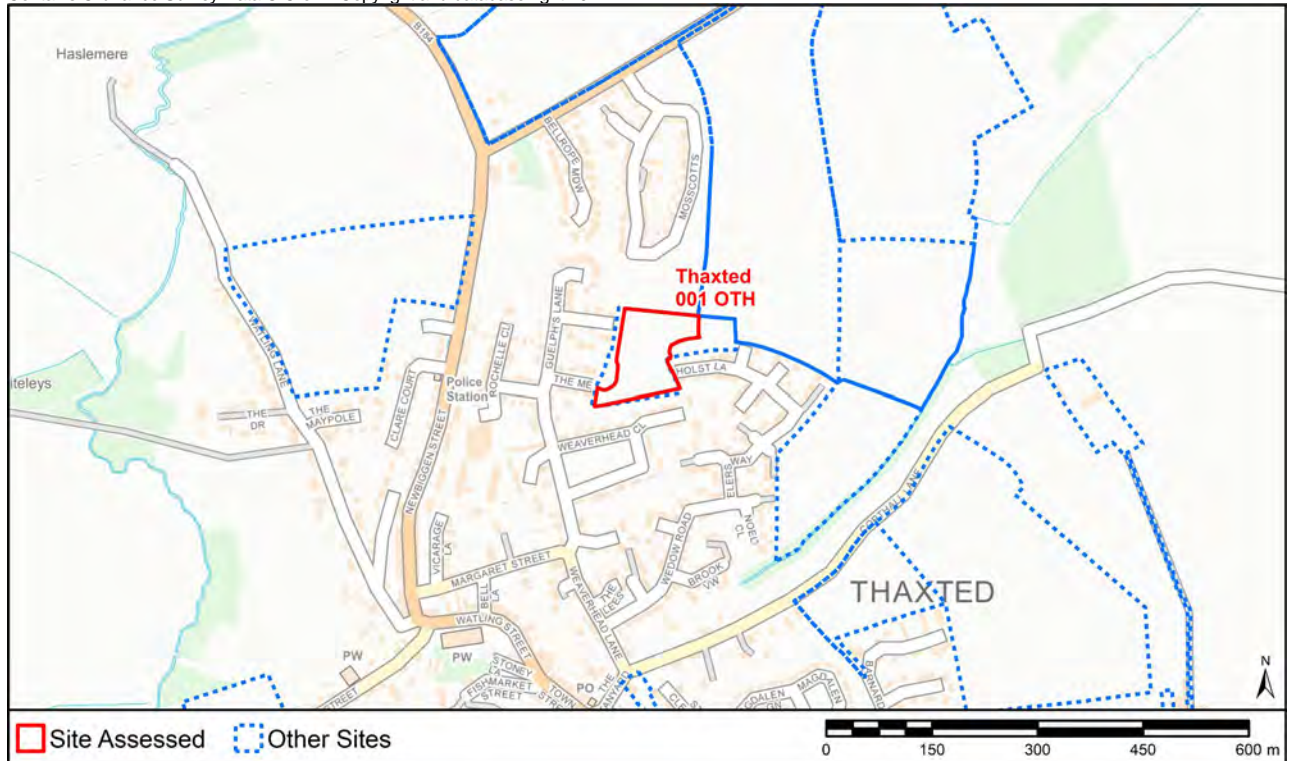
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	135826	N/A	N/A	N/A

Thaxted 001 OTH – Chalky Meadow, adjacent to The Mead, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Scrubland	Proposed Use	Nature reserve
Site Area (ha)	1.12	Developable Area (ha)	1.12
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Suitable
Suitability commentary	Greenfield site being proposed as a nature reserve. Site is adjacent to the built extent of Thaxted, a top three tier settlement. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Unavailable
Availability commentary	Site is confirmed as unavailable for development.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

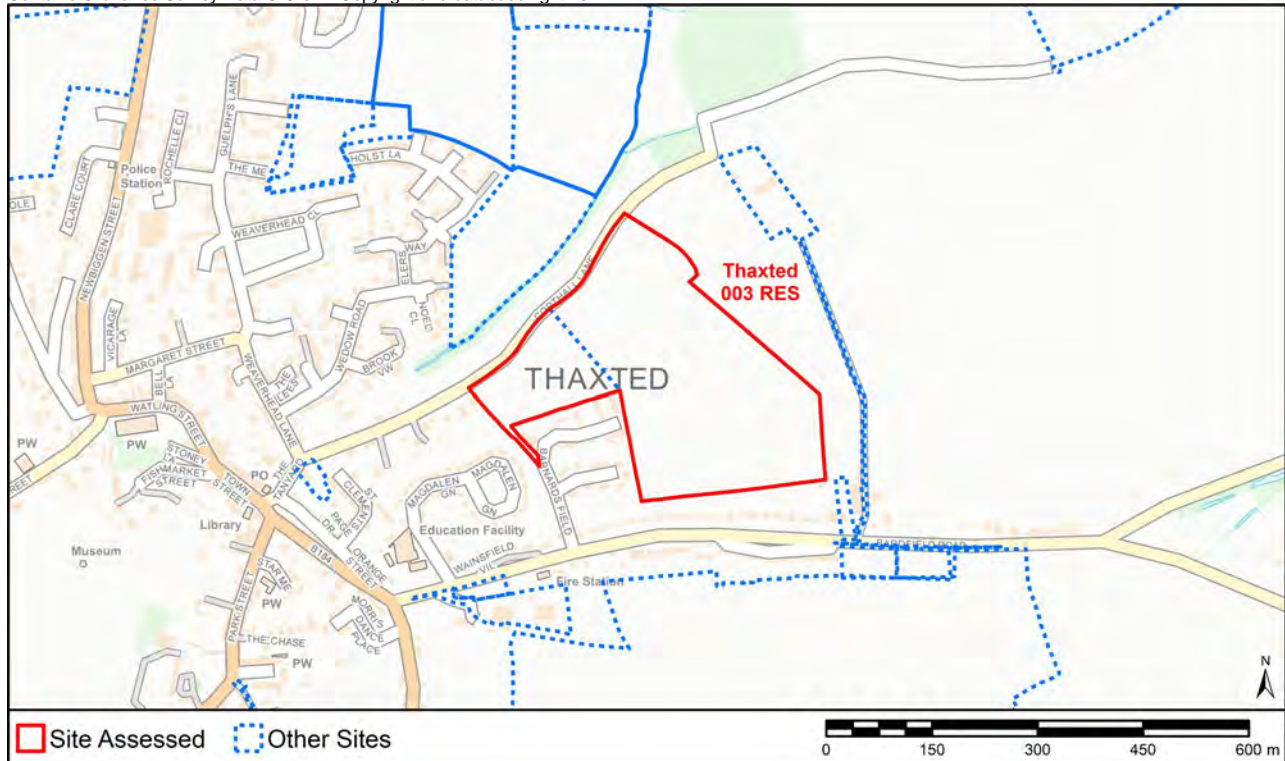
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 003 RES – Land at Barnards Fields, Thaxted (10ha)

Parish	Thaxted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	10.41	Developable Area (ha)	10.41
Housing assumed capacity	273	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	23	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 004 RES – Land north of Mayes Place, Monk Street, Thaxted

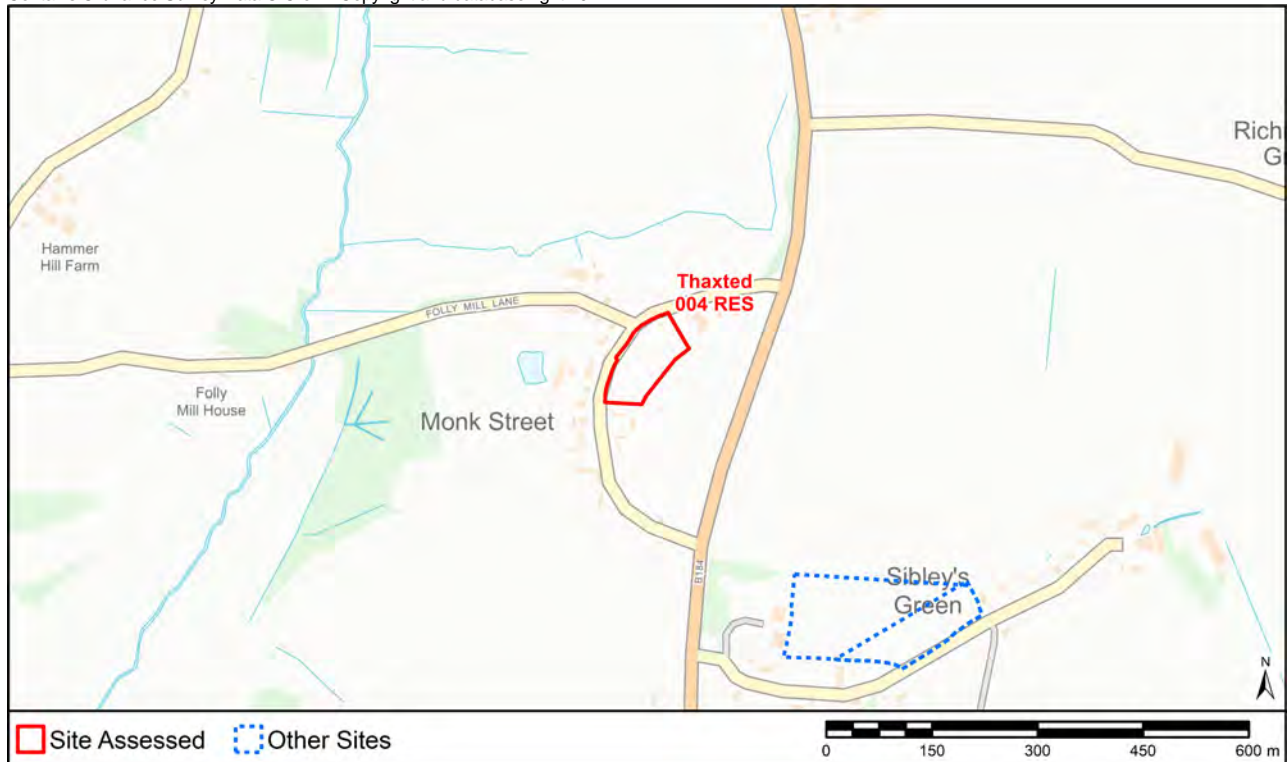
Parish	Thaxted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.85	Developable Area (ha)	0.85
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/21/1200/OP refused 29.10.21 - Outline planning permission for the erection of 7 dwellings with associated parking and landscaping, with all matters reserved except for access.
 UTT/22/0637/OP refused 12.8.22. Outline application with all matters reserved except access for the erection of 5 no. dwellings with associated vehicular access point, car parking, landscaping and associated infrastructure.

UTT/24/0898/OP Validated 17 April 2024 Outline application with all matters reserved for 6 no. dwellings.

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

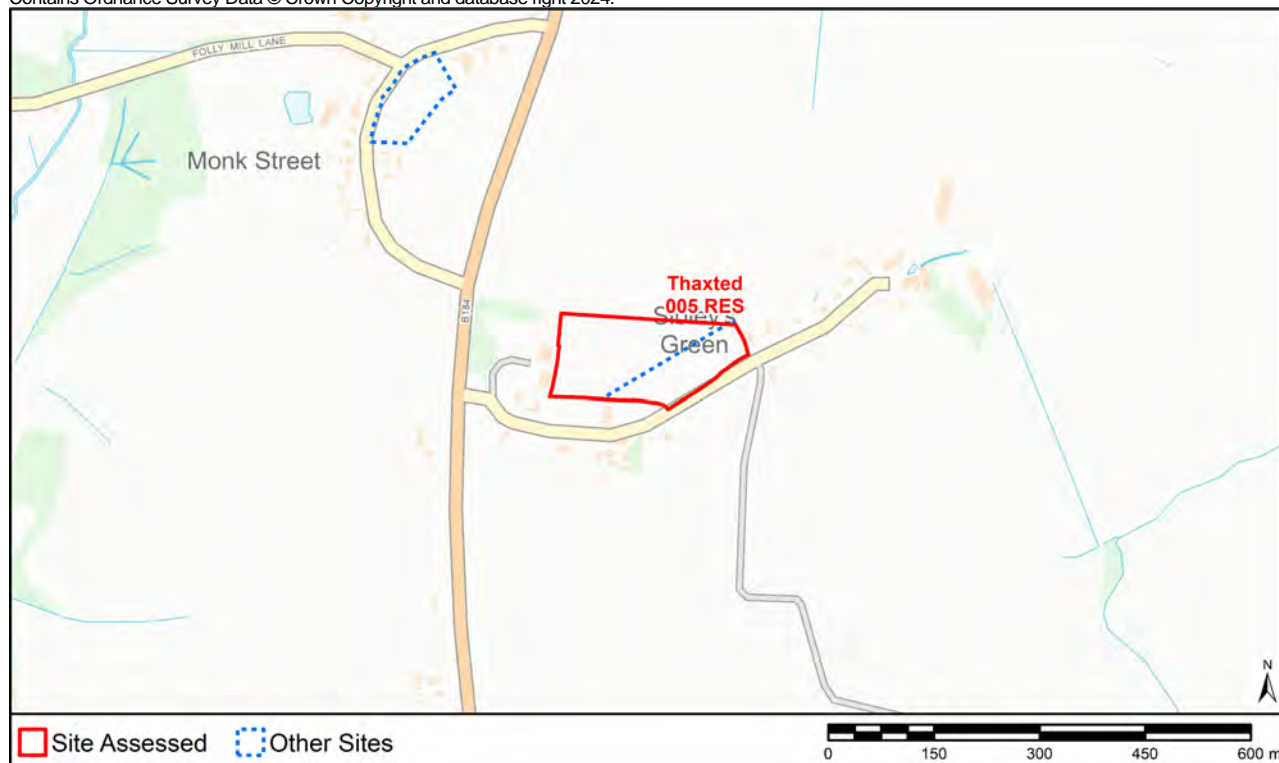
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 005 RES – Land at Sibley’s Lane, Sibley’s Green, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.78	Developable Area (ha)	2.78
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

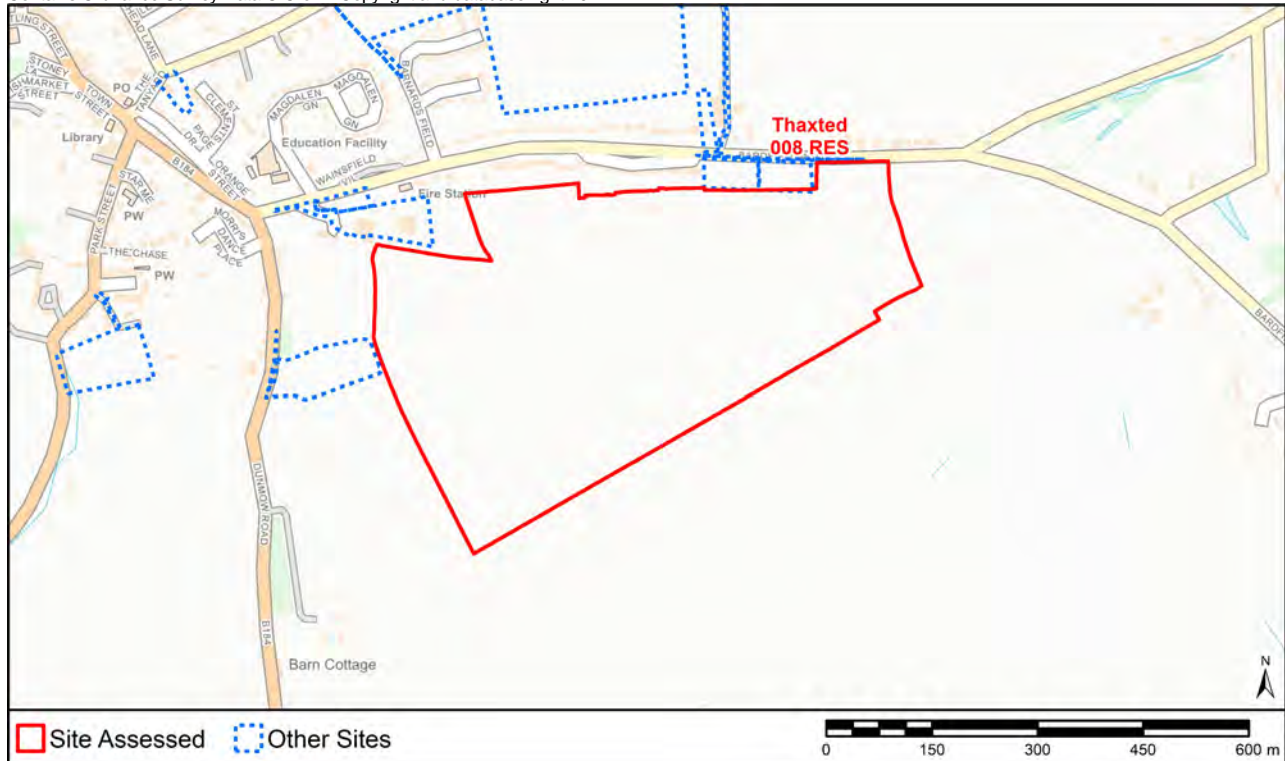
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 008 RES – Land south of Bardfield Road, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	25.17	Developable Area (ha)	25.17
Housing assumed capacity	529	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	179	N/A	N/A

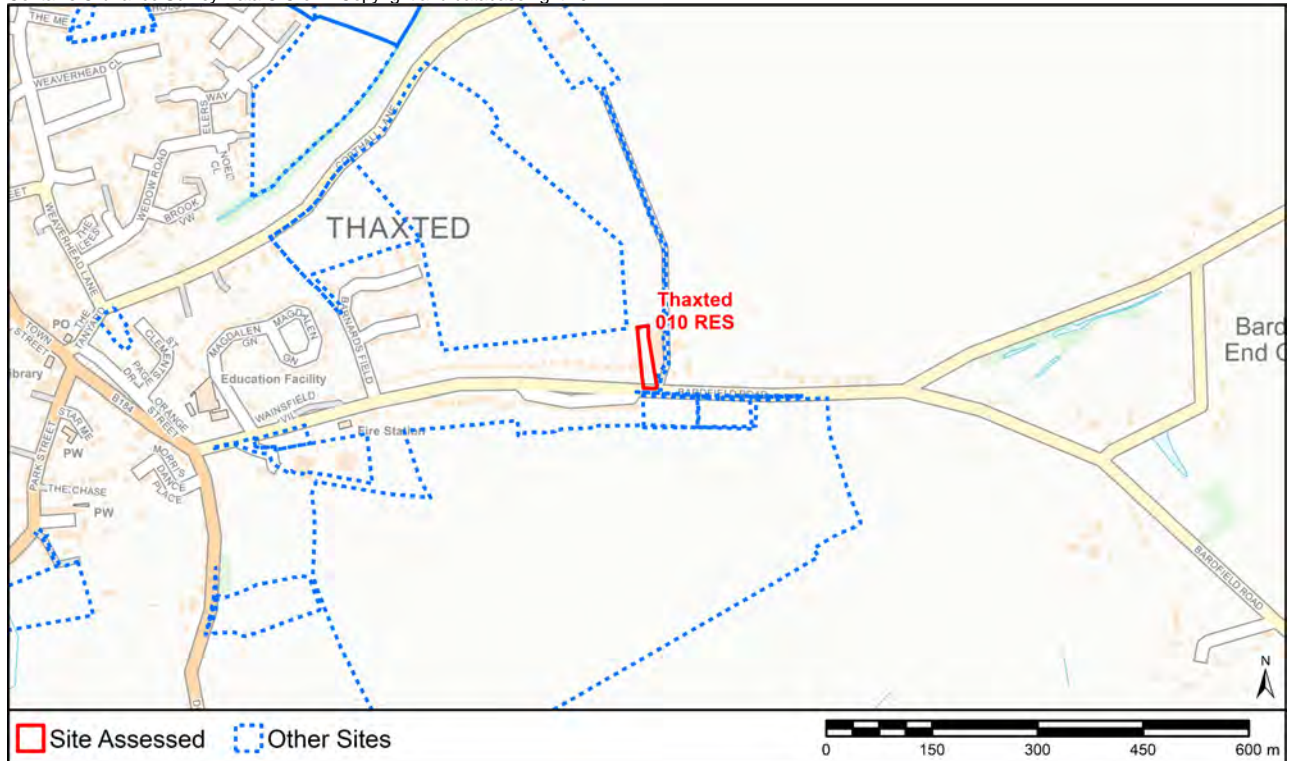
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 010 RES – Hunters, Bardfield Road, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.15	Developable Area (ha)	0.15
Housing assumed capacity	5	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within Thaxted, proposed for residential use. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	5	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

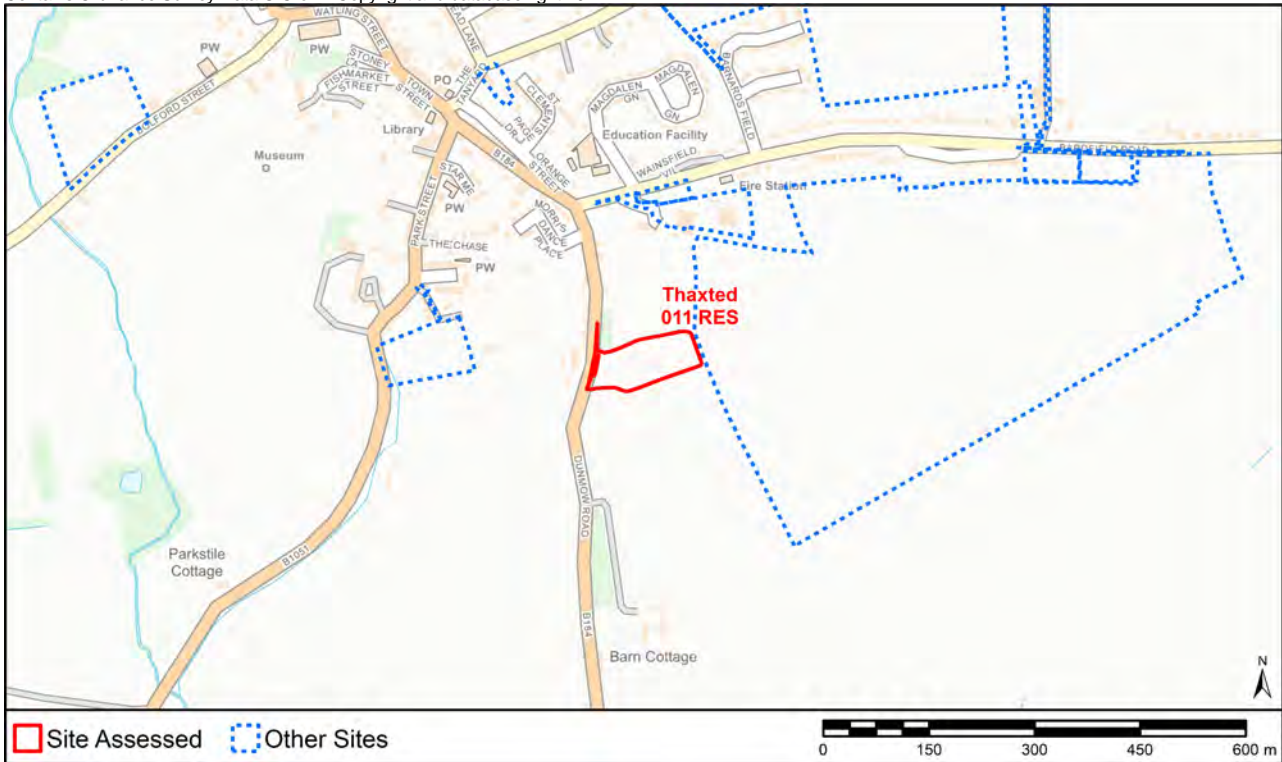
Thaxted 011 RES – East of Dunmow Road, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Pasture	Proposed Use	Residential
Site Area (ha)	0.88	Developable Area (ha)	0.88
Housing assumed capacity	28	Employment floorspace (sqm)	N/A

Site History

UTT/17/3737/FUL, UTT/19/3165/FUL - Appeal dismissed 12.10.21. Proposed single storey residential development and associated infrastructure to erect 9 no. bungalows.

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Potential archaeological value. Site is partially within the Thaxted Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	28	N/A	N/A	N/A

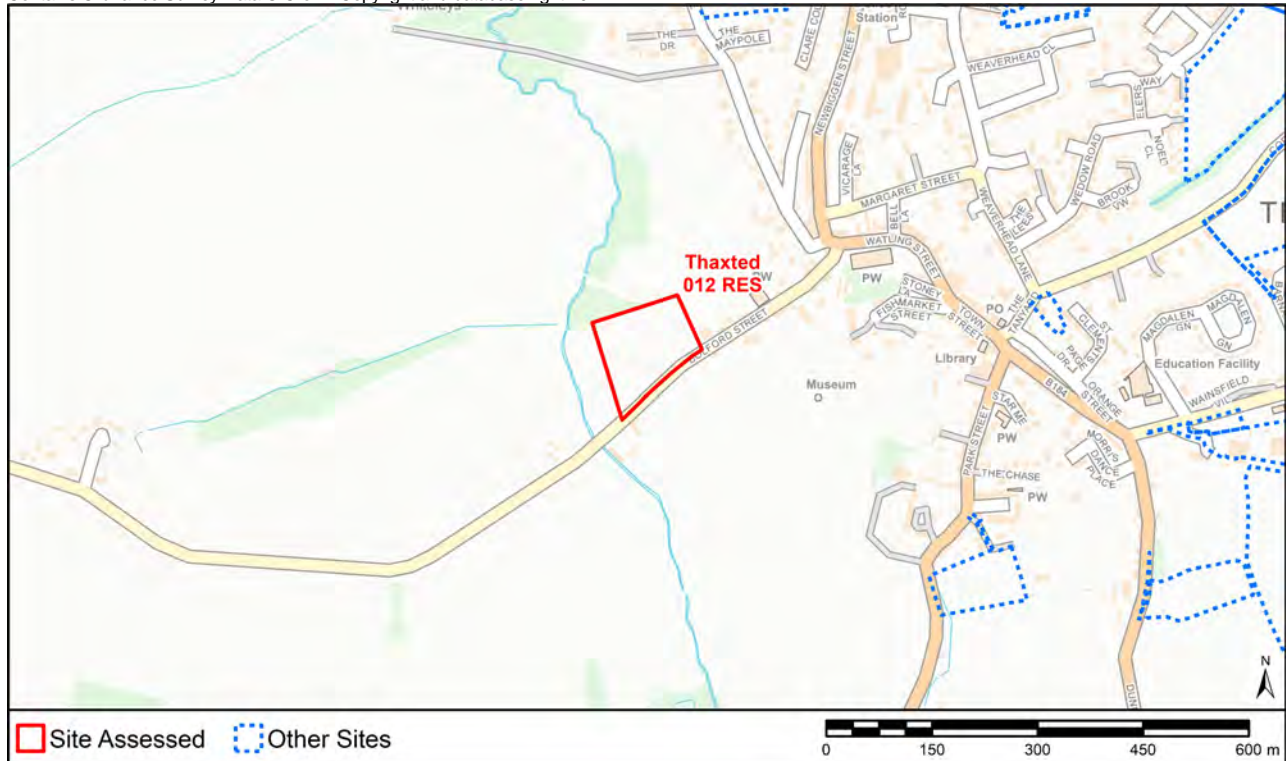
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 012 RES – Land north of Bolford Street, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	1.49	Developable Area (ha)	1.44
Housing assumed capacity	45	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
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HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is partly within Flood Zone 2 and 3. Site is adjacent or partially within Aircraft Noise Contours. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is partially within the Thaxted Conservation Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	45	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

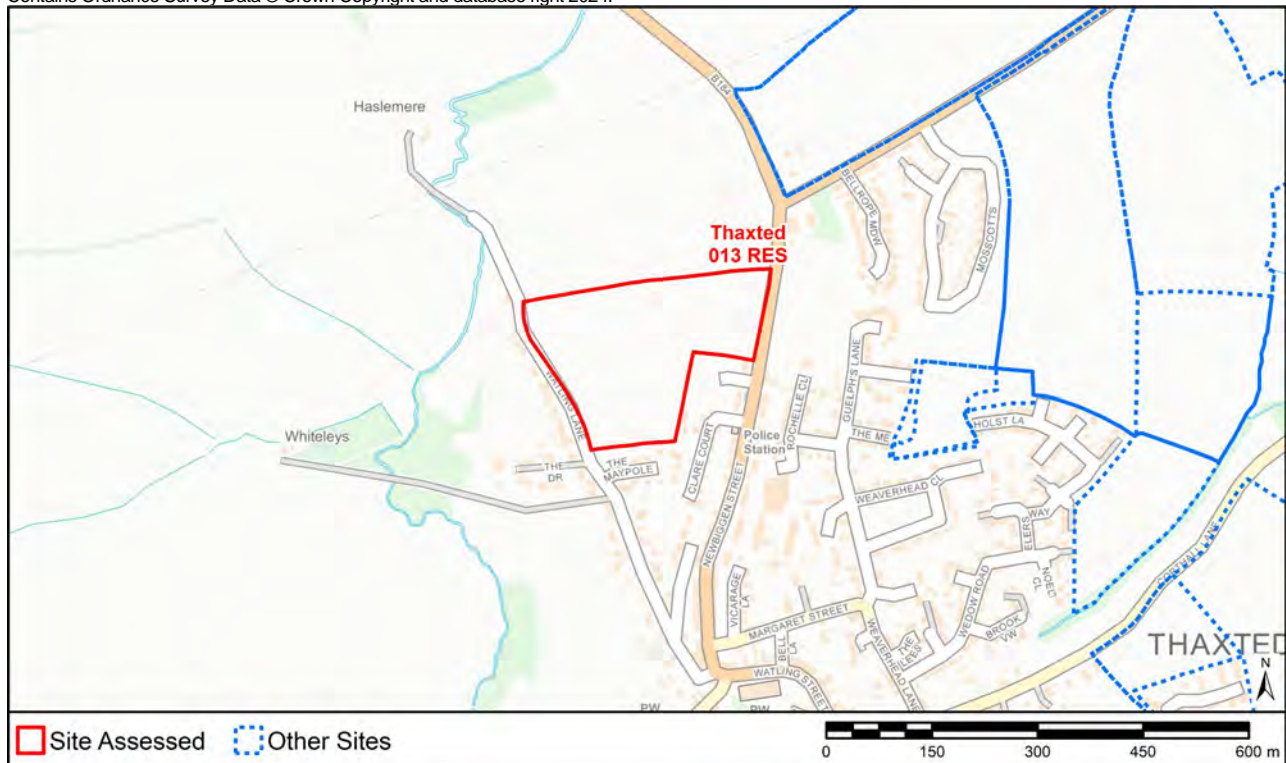
Thaxted 013 RES – Land west of Walden Road, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	5.5	Developable Area (ha)	5.5
Housing assumed capacity	144	Employment floorspace (sqm)	N/A

Site History

UTT/22/2900/OP Outline application, with all matters reserved except for access, for the erection of up to 67 dwellings with associated private gardens, car parking, vehicular manoeuvring space, bin and cycle stores, and hard and soft landscaping, to be accessed by via a new vehicular access off Walden Road and separate pedestrian access points off both Walden Road and Watling Lane, wildlife pond and swales, and public open space provisions, to include an attenuation pond with dipping platform, heritage and ecological interpretation boards, church viewpoint zone, wheelchair accessible trail, community orchard and children's play area (LEAP) - Pending

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN

Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is adjacent or partially within Aircraft Noise Contours. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	144	N/A	N/A	N/A

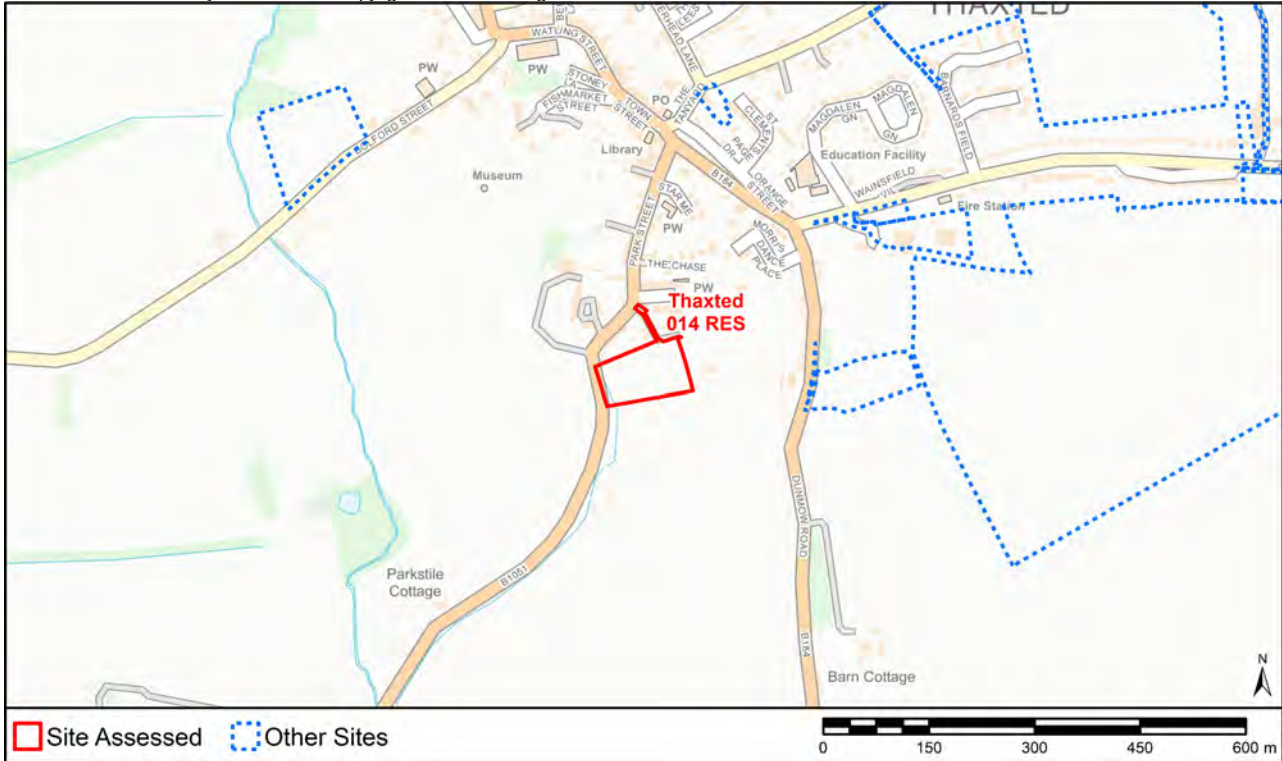
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 014 RES – Land south of Thaxted between B1051 and B184

Parish	Thaxted	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential and open space hub
Site Area (ha)	0.91	Developable Area (ha)	0.86
Housing assumed capacity	30	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential led development and is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is partly within Flood Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	30	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

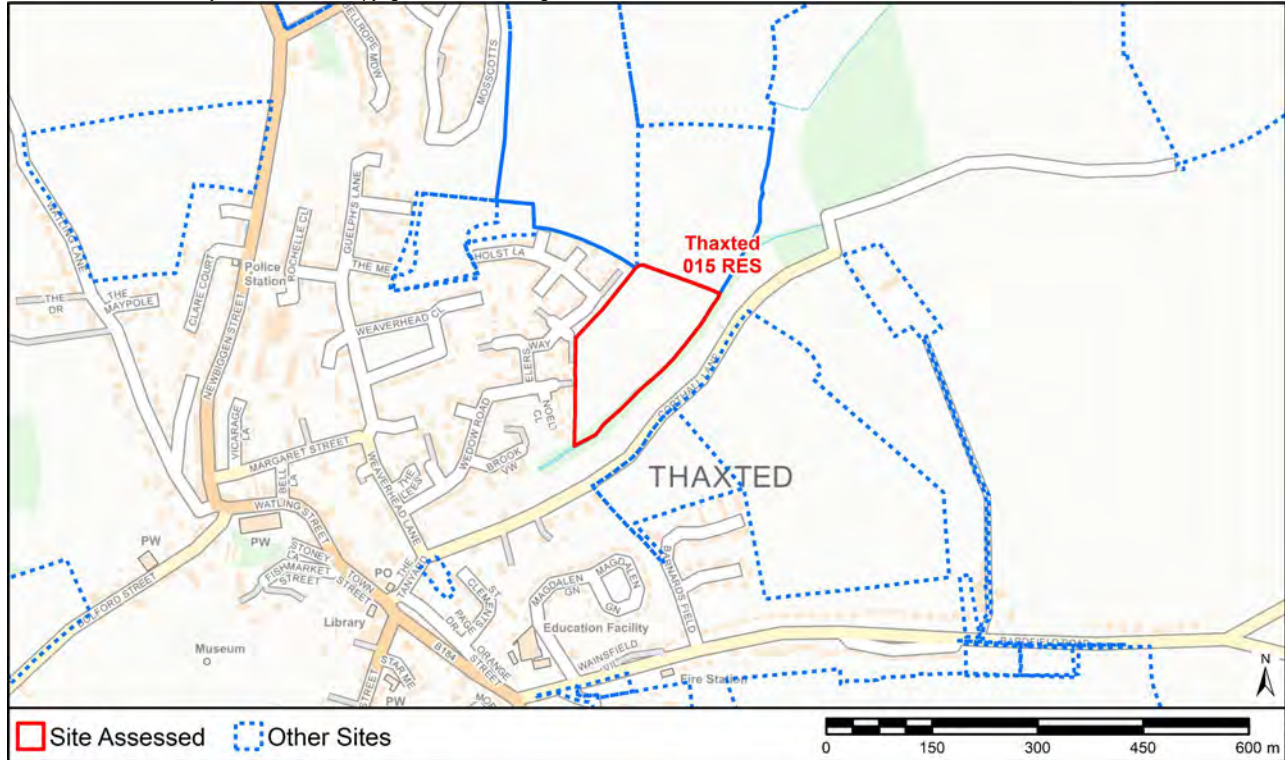
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 015 RES – Land east of Wedow Road, off Elers Way, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	2.66	Developable Area (ha)	2.66
Housing assumed capacity	70	Employment floorspace (sqm)	N/A

Site History UTT/21/1836/OP Pending. - Outline planning application with all matters reserved except access, for the development of the site for up to 49 residential dwellings, vehicle access from Elers Way, associated infrastructure, sustainable drainage, public open space and linkages for pedestrians and cycles.

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

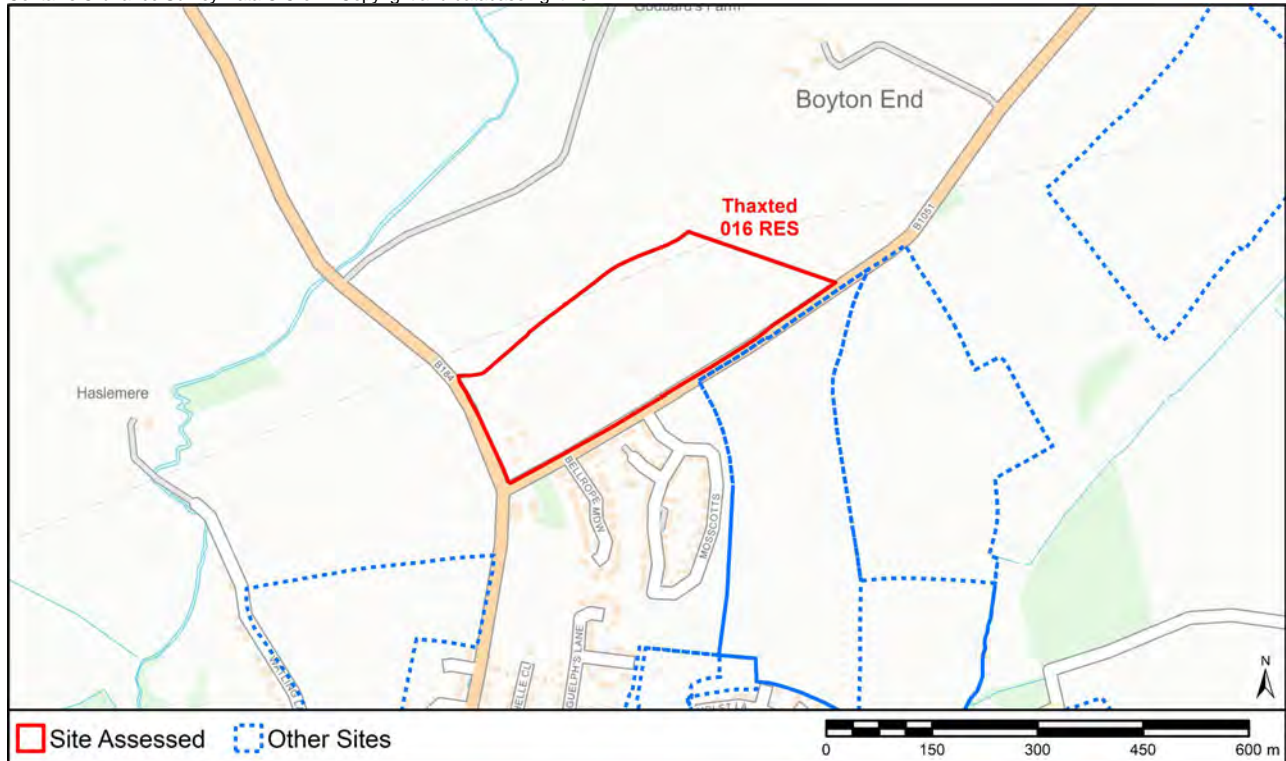
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	70	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 016 RES – Land north of B1051, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Agricultural, Residential	Proposed Use	Residential
Site Area (ha)	8.24	Developable Area (ha)	8.24
Housing assumed capacity	216	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Mixture of previously developed land and greenfield site, being proposed for residential development, which is which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required. Site is crossed by existing pylons which may reduce its developable area.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	216	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

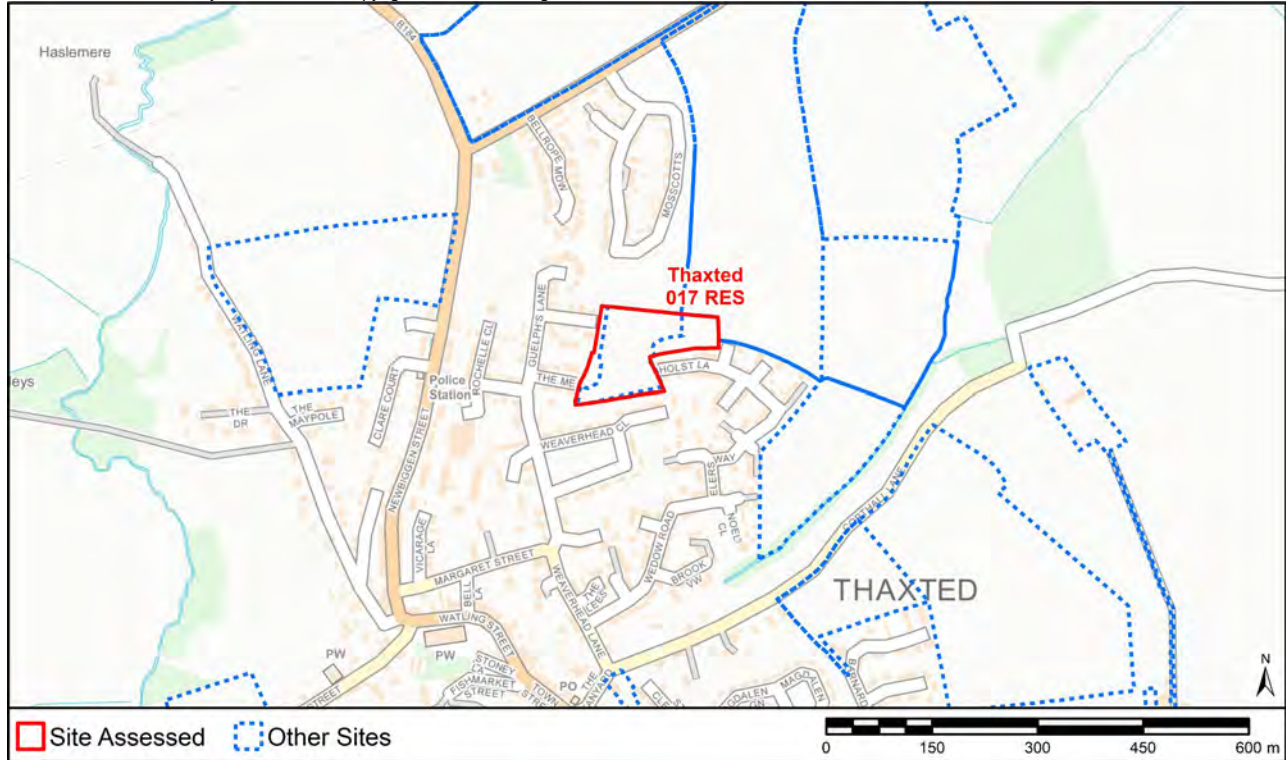
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 017 RES – Land to the east of Guelph’s Lane Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Scrubland	Proposed Use	Residential
Site Area (ha)	1.64	Developable Area (ha)	1.64
Housing assumed capacity	52	Employment floorspace (sqm)	N/A

Site History UTT/17/3253/ACV Land known as Chalky Meadow - Not Listed 16.2.18

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	52	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

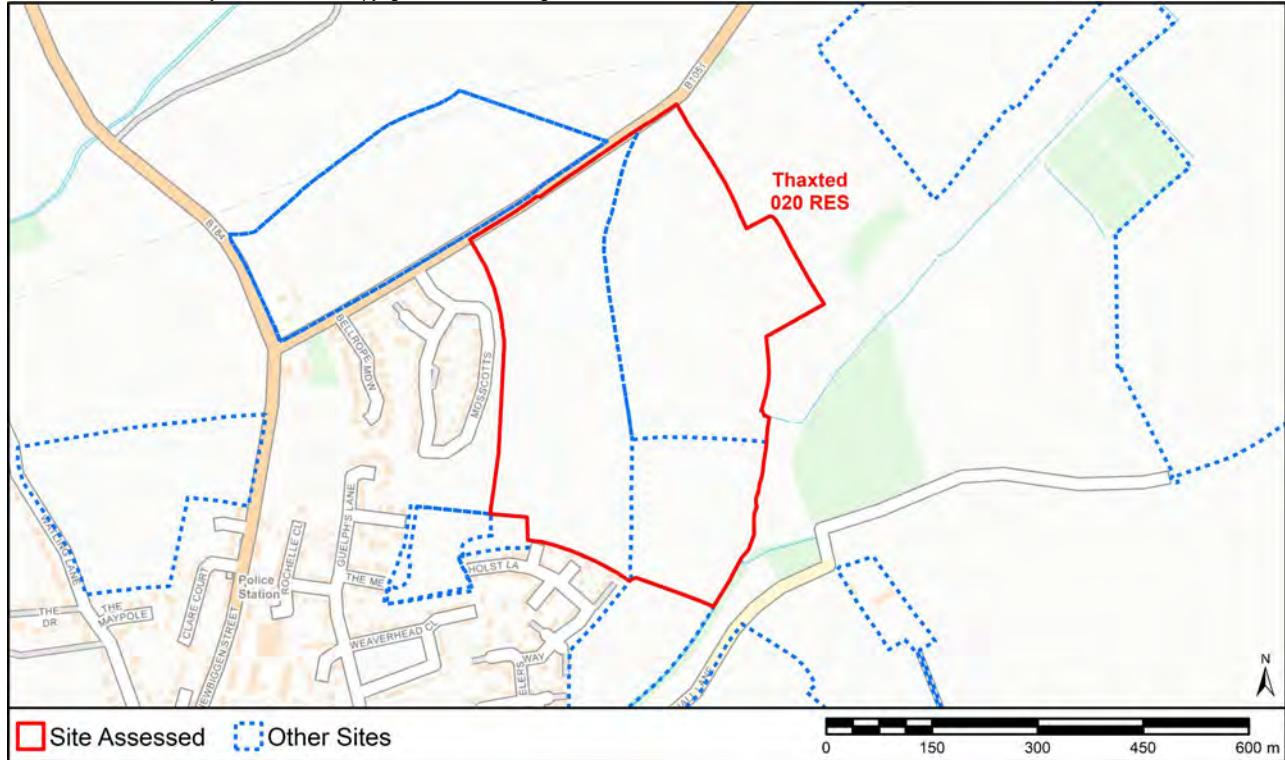
Thaxted 020 RES – Land south of Sampford Road, Thaxted (Option 3)

Parish	Thaxted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	22.2	Developable Area (ha)	22.2
Housing assumed capacity	466	Employment floorspace (sqm)	N/A

Site History

UTT/18/1730/OP refused 1.3.19 - The development of up to 104 dwellings, provision of land for a primary school, with associated landscaping, open space and highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access.

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

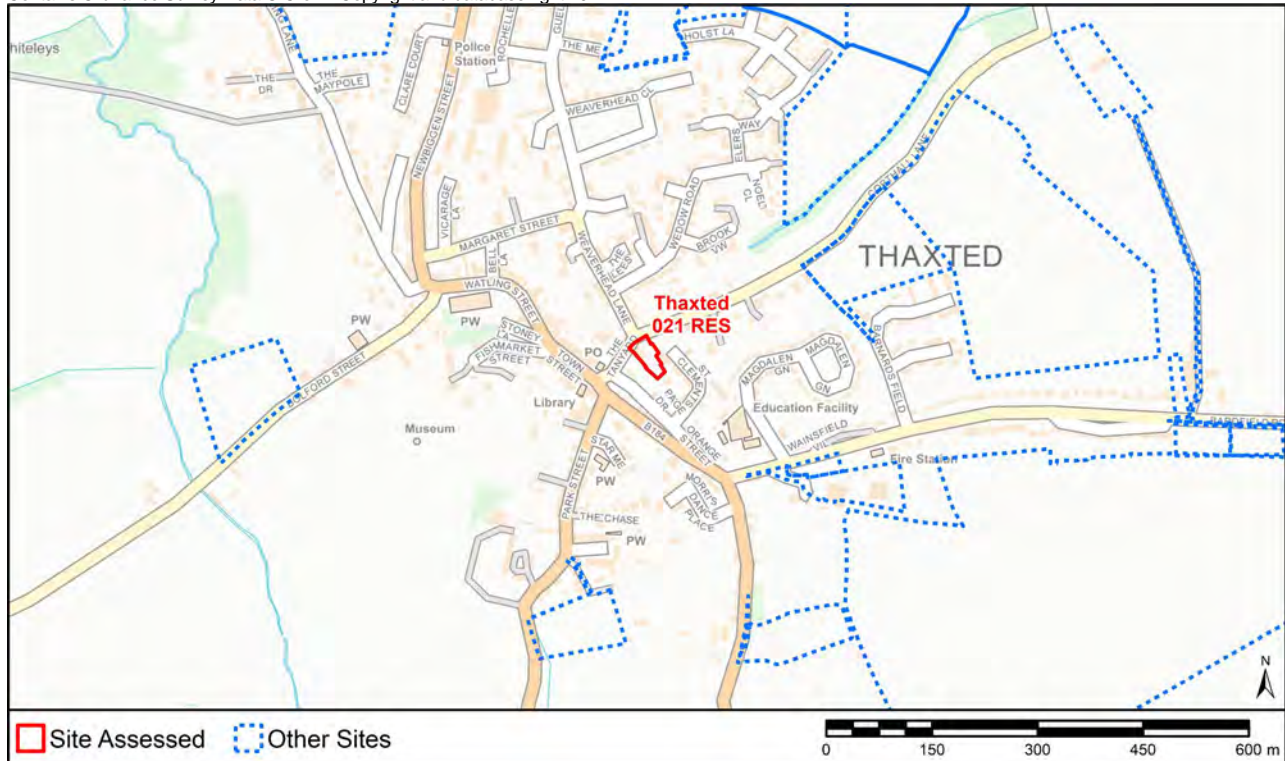
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	216	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 021 RES – TX HD8, Brethren Hall

Parish	Thaxted	Source	Neighbourhood Plan allocation
Existing Use	Meeting hall	Proposed Use	Residential
Site Area (ha)	0.3	Developable Area (ha)	0.28
Housing assumed capacity	10	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for a compatible use		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within Thaxted, proposed for residential use. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains TPOs. Potential archaeological value. Site is wholly within a Conservation Area. Site can be accessed from the main road network.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	10	N/A	N/A

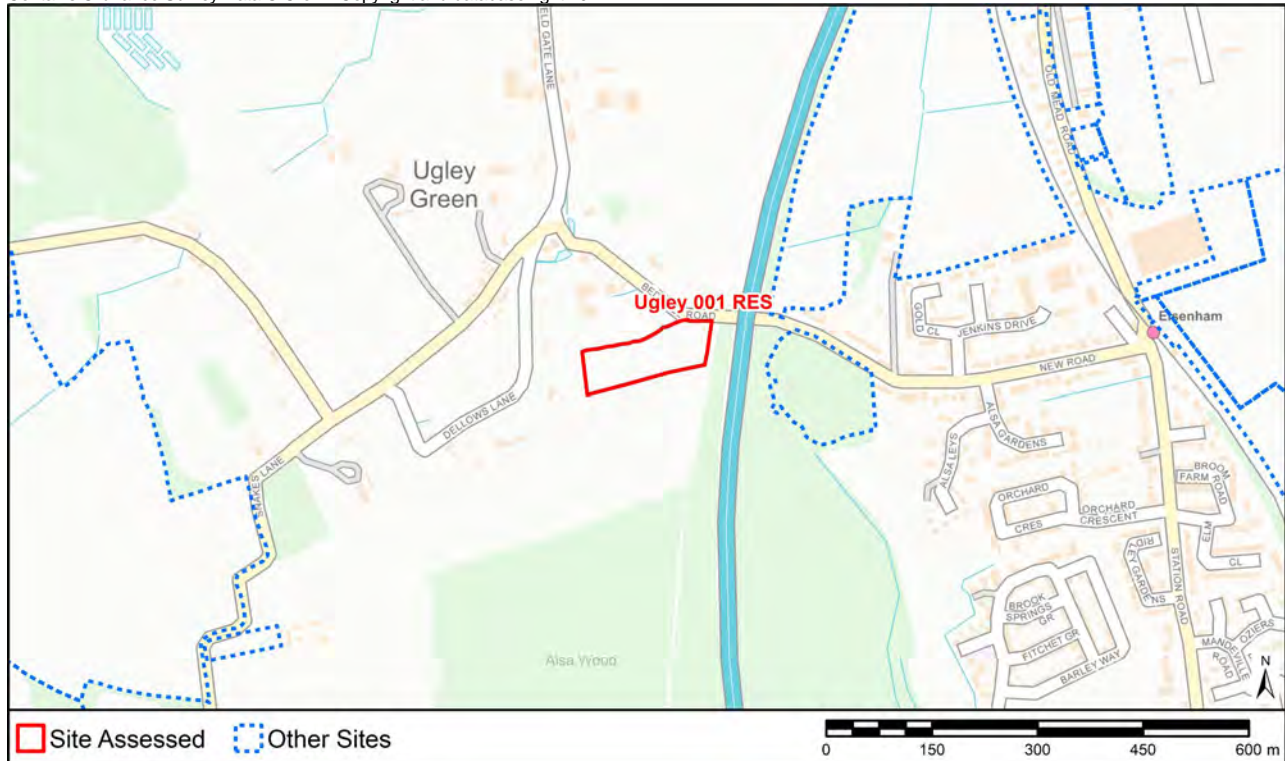
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Ugley 001 RES – Land South East of Homestead Farm, Bedwell Road, Ugley Green

Parish	Ugley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.09	Developable Area (ha)	1.09
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Ugley 002 RES – Hascombe Farm, North Hall Road, Quendon

Parish	Ugley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.19	Developable Area (ha)	1.09
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

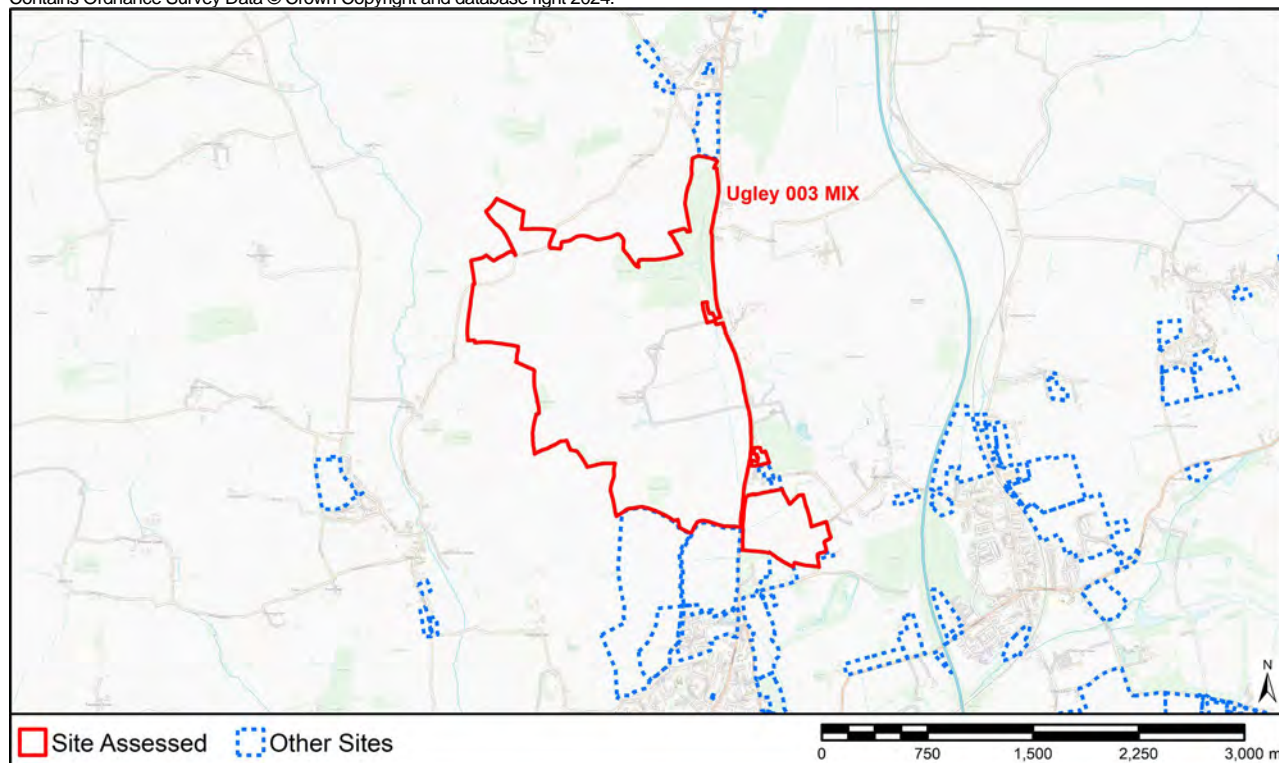
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Ugley 003 MIX – Bollington Hall Farm, Cambridge Road, Ugley

Parish	Ugley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential-led mixed use
Site Area (ha)	322.88	Developable Area (ha)	317.58
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for mixed use including residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

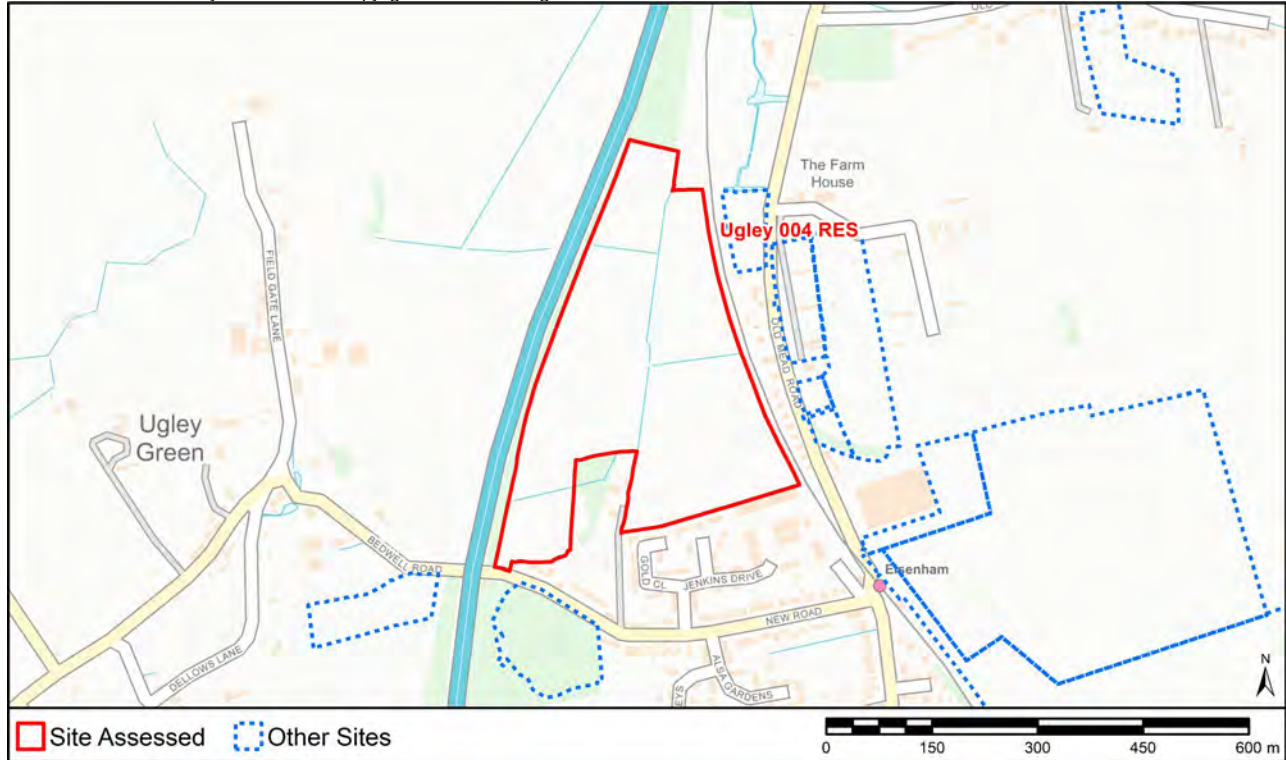
Ugley 004 RES – Land at Bedwell Road, Elsenham

Parish	Ugley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	13.13	Developable Area (ha)	13.13
Housing assumed capacity	345	Employment floorspace (sqm)	N/A

Site History

UTT/24/0543/OP (Validated 1st March 2024): Outline planning permission with all matters reserved except access for the erection of up to 240 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. Awaiting Decision.

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
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HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially Suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Elsenham. Access could be potentially created off Bedwell Road however it is not clear whether this could be improved to support full development on site. The site is in landscape sensitivity parcel E3 which is characterised by wooded farmland plateau to the west of Elsenham. It is assessed as having a low-moderate landscape sensitivity to residential development due to the flat to gently undulating topography, medium to large scale arable fields, limited semi-natural habitats, largely enclosed character, and the human influence of modern development within the parcels. The site is wholly within a medium to high heritage sensitivity area. The site's eastern and western boundaries are defined by the railway line and the M11 respectively and would require appropriate noise mitigation which may reduce its developable area. Part of the site is subject to risk of surface water flooding to be mitigated. Potential archaeological value. Multiple public rights of way run across the site. The site falls within a Mineral Consultation Zone. The site is within a SSSI Impact Risk Zone with net gain in residential units to be consulted with Natural England. The site is within the Hatfield Forest Zone of Influence. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	95	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

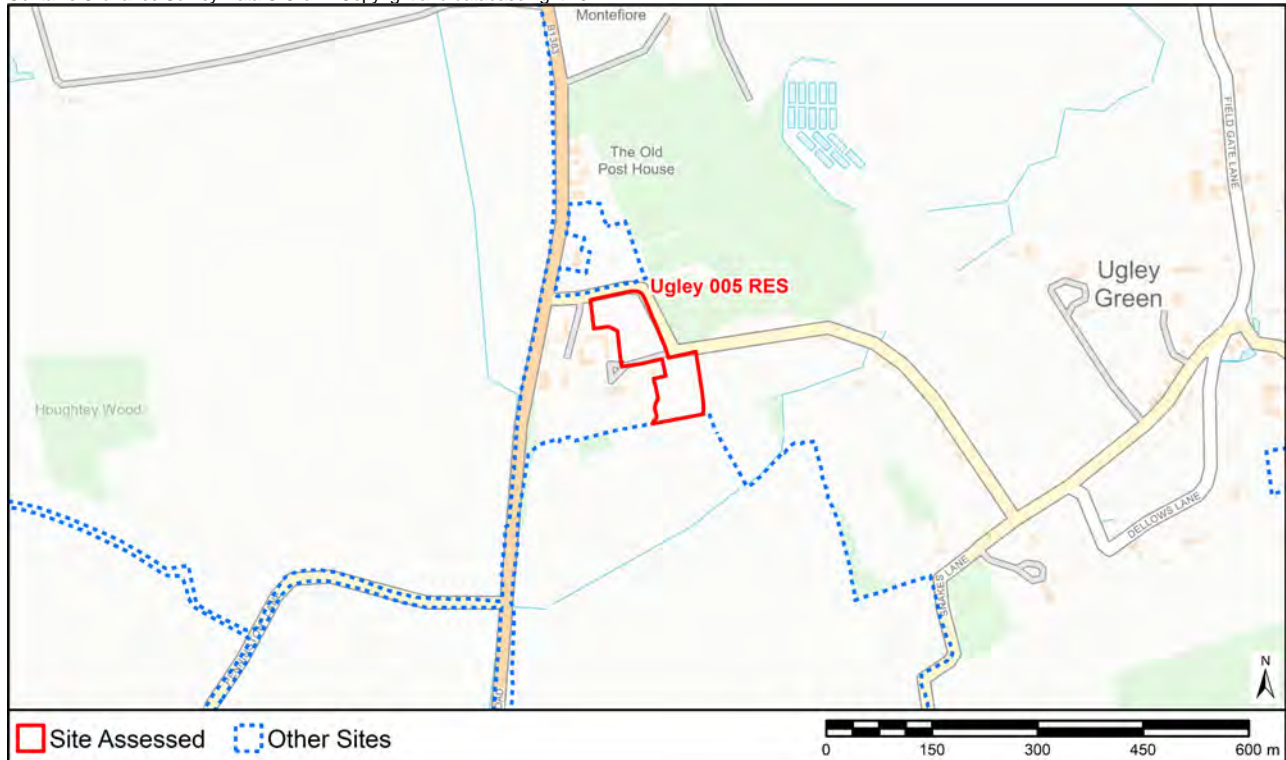
Ugley 005 RES – Hft Bradley Resource Centre, Pound Lane, Ugley, Bishops Stortford, CM22 6HP

Parish	Ugley	Source	Housing Land Monitoring
Existing Use	Scrubland	Proposed Use	Residential
Site Area (ha)	1.23	Developable Area (ha)	1.21
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/17/3751/OP Hybrid application - Approved 14.2.19 - Full planning permission for the erection of a new residential autism facility comprising of 8 no. 1 bedroom flats, staff accommodation, parking and associated works on land at "The Orchard" including part demolition of the northern boundary wall to create access. Outline application with all matters reserved except for access for up to 3 no. dwelling houses on "Land west of Pound Lane". Not started at March 2022

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NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

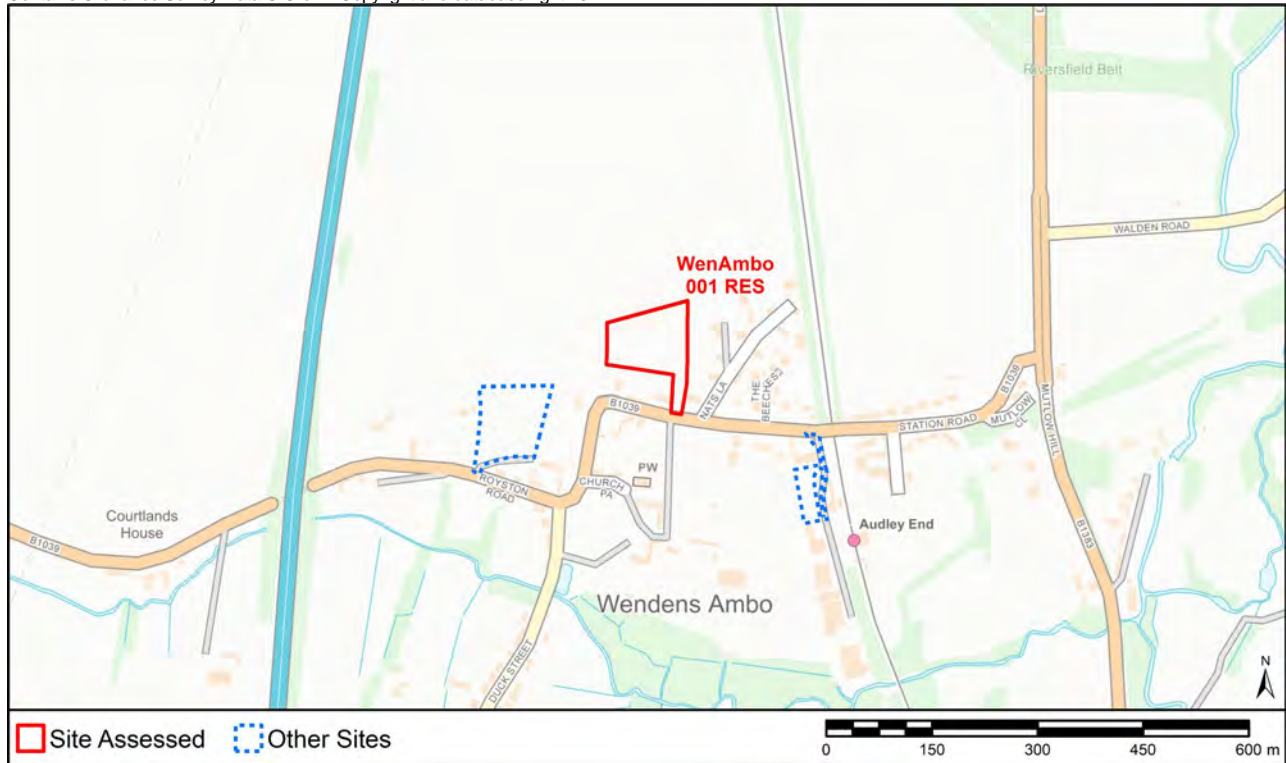
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

WenAmbo 001 RES – Land north of Royston Road, Wendens Ambo

Parish	Wendens Ambo	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.05	Developable Area (ha)	1.03
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
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HIGHWAYS AND ACCESS

Highways	AMBER
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CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

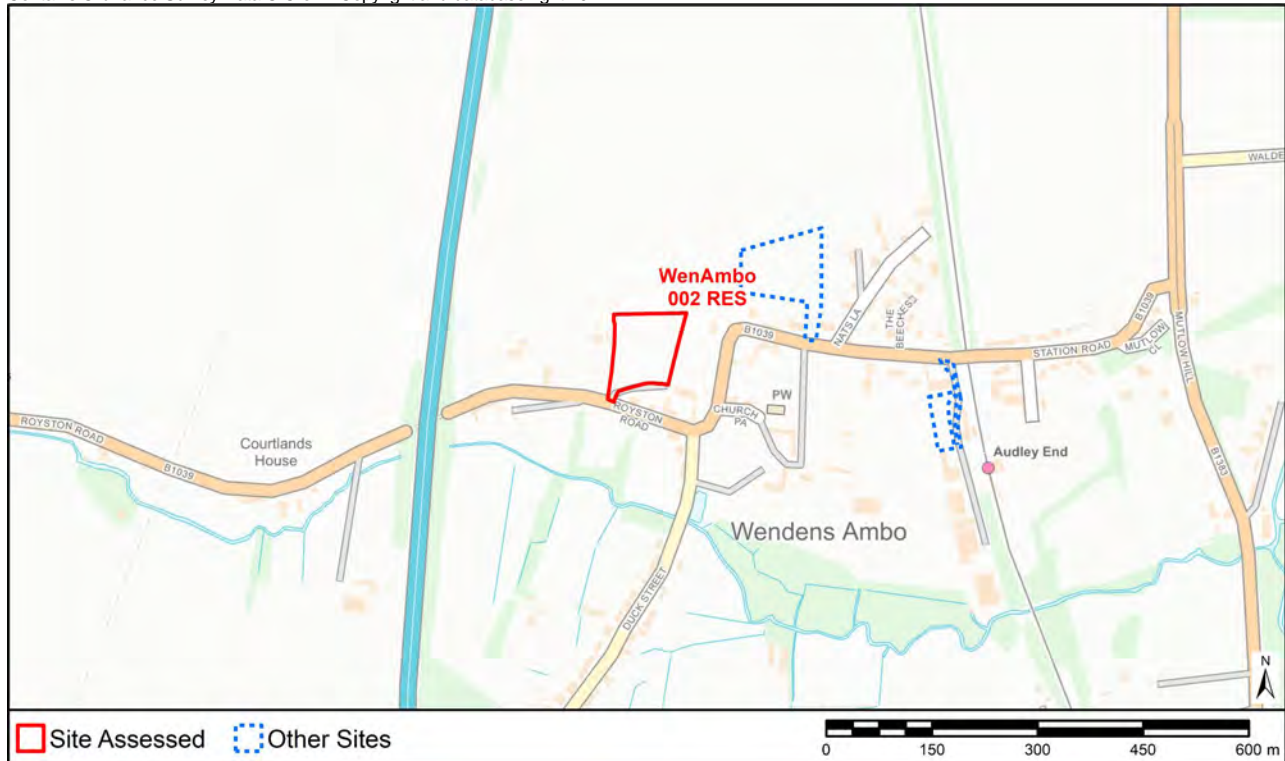
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

WenAmbo 002 RES – Land North West of Wenden Place Farm, Wendens Ambo

Parish	Wendens Ambo	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.95	Developable Area (ha)	0.95
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

WenAmbo 004 RES – Land South Of The Mill Royston Road, Wendens Ambo

Parish	Wendens Ambo	Source	Refused applications
Existing Use	Former car park	Proposed Use	Residential
Site Area (ha)	2.9	Developable Area (ha)	2.9
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/19/2498/FUL allowed on appeal - Erection of a block of 8 no. residential units together with associated infrastructure, works and landscaping

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NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Archaeological Sites	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
Heritage Sensitivity	GREEN		
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.

Site Classification C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

WhiteRdg 002 RES – St Martin’s Close, White Roding

Parish	White Roding	Source	Housing Team
Existing Use	Public open space	Proposed Use	Residential
Site Area (ha)	0.67	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

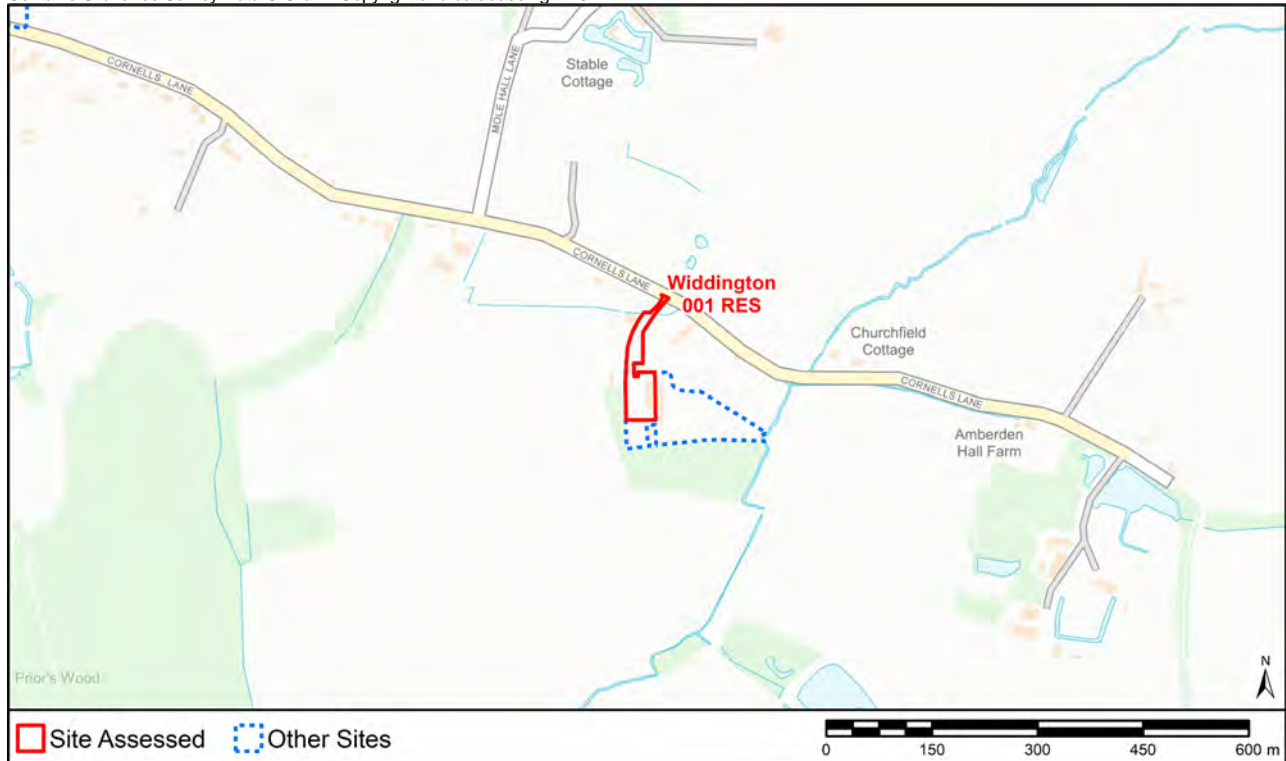
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Widdington 001 RES – Land to rear of Malt House, Cornells Lane, Widdington

Parish	Widdington	Source	Call for sites
Existing Use	Redundant Poultry Farm	Proposed Use	Residential
Site Area (ha)	0.45	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Widdington 002 RES – Land north of Cornells Lane (part paddock), Widdington

Parish	Widdington	Source	Call for sites
Existing Use	Private Paddock (related to residential property)	Proposed Use	Residential
Site Area (ha)	0.48	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Widdington 003 RES – Land north of Cornells Lane (whole paddock), Widdington

Parish	Widdington	Source	Call for sites
Existing Use	Private Paddock (related to residential property)	Proposed Use	Residential
Site Area (ha)	1.39	Developable Area (ha)	1.39
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Widdington 004 RES – Land Rear Of Malt Place, Cornells Lane, Widdington

Parish	Widdington	Source	Refused applications
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	14	Developable Area (ha)	14
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/20/2154/FUL allowed on appeal. UTT/21/2649/FUL Approved 1.9.22 - Demolition of five existing buildings, and erection of three new buildings forming 10 residential dwellings. Alternative scheme to that approved under references UTT/20/2154/FUL, UTT/20/0876/FUL and UTT/20/3016/FUL

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

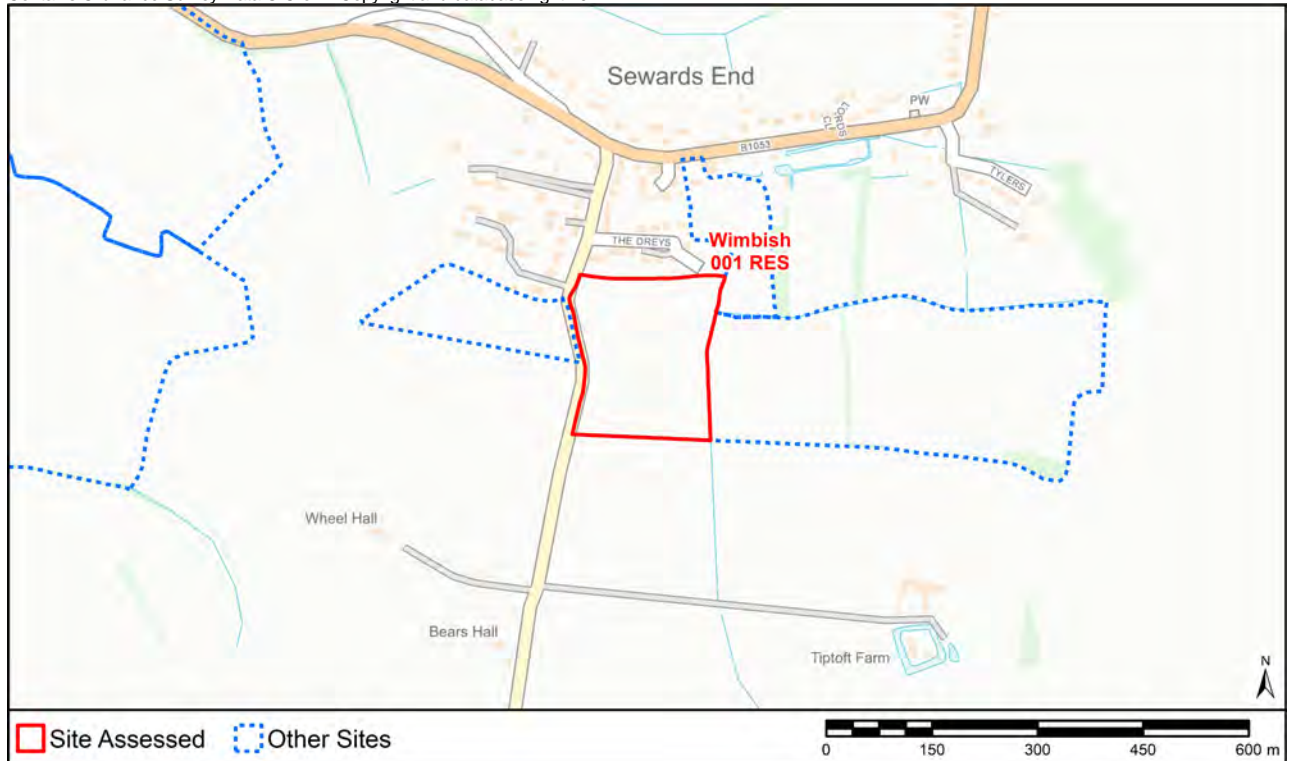
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Wimbish 001 RES – Land east of Cole End Lane, Sewards End

Parish	Wimbish	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	4.3	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

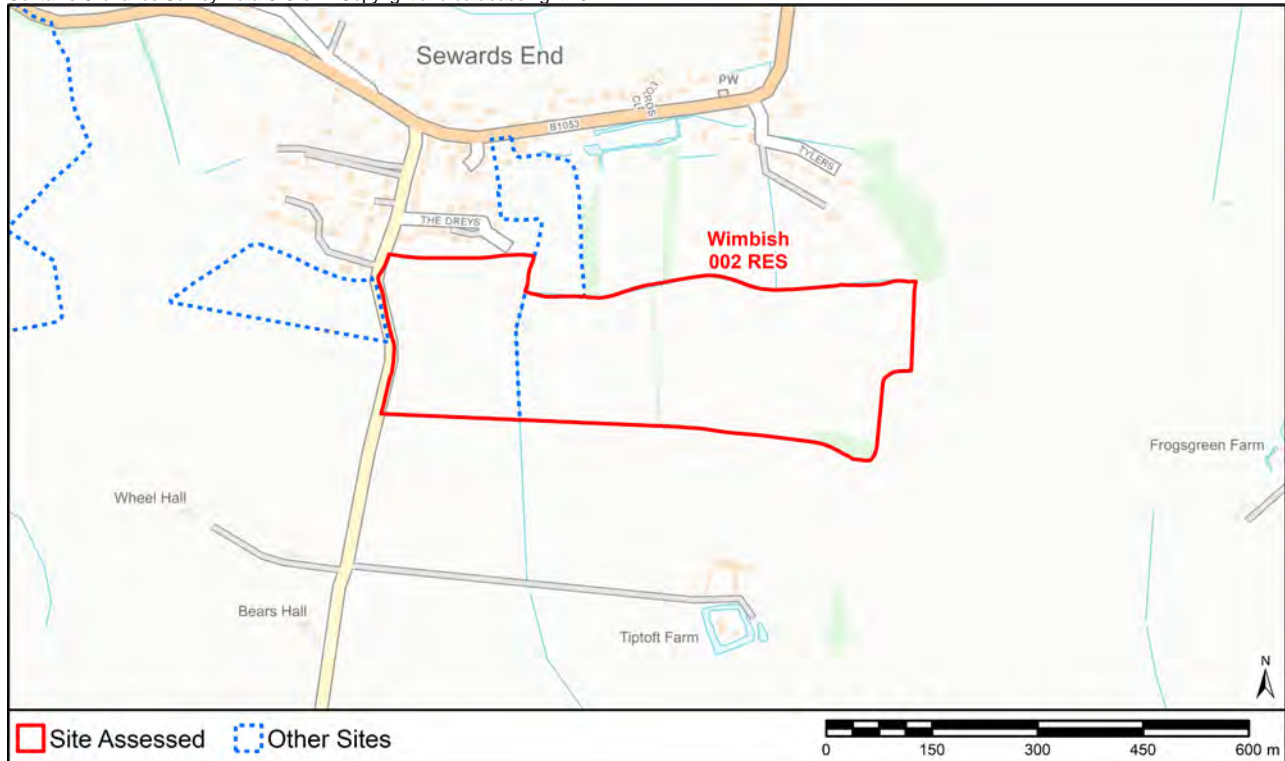
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Wimbish 002 RES – Land south of Swards End

Parish	Wimbish	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	15.44	Developable Area (ha)	15.44
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

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NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Wimbish 003 MIX – UBLR/19/009 Carver Barracks, Wimbish, Saffron Walden, CB10 2YA

Parish	Wimbish	Source	Brownfield Land Register
Existing Use	MOD Barracks	Proposed Use	Mixed use
Site Area (ha)	79	Developable Area (ha)	78.92
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History None

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NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	RED
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LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Unavailable
Availability commentary	Site is confirmed as unavailable for development.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.

Site Classification	C: Not considered developable 15+ years
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HOUSING TRAJECTORY (FROM 1 APRIL 2024)

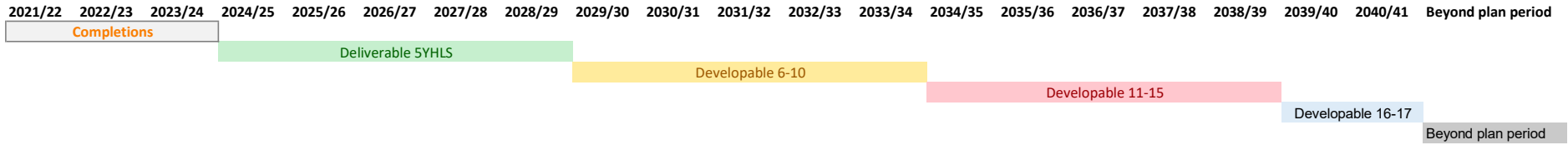
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Item	Code	Quantity	Unit	Description	Material	Color	Notes	Remarks
1	Green
2	Yellow
3	Green
4	Yellow
5	Green
6	Yellow
7	Green
8	Yellow
9	Green
10	Yellow
11	Green
12	Yellow
13	Green
14	Yellow
15	Green
16	Yellow
17	Green
18	Yellow
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85	Green
86	Yellow
87	Green
88	Yellow
89	Green
90	Yellow
91	Green
92	Yellow
93	Green
94	Yellow
95	Green
96	Yellow
97	Green
98	Yellow
99	Green
100	Yellow

HELAA base date 1st April 2024



Based on Lichfields Start to Finish 3 <https://lichfields.uk/media/w3wjmws0/start-to-finish-3-how-quickly-do-large-scale-housing-sites-deliver.pdf>

Lead-in:

HELAA sites are all developable 6-10 years apart from sites in existing use which are 11-15.
All deliverable 5YHLS sites are in the 5YHLS accounted for elsewhere to avoid double-counting

Build-out:

Dwellings	dpa	Mid-point	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Beyond plan period	Total
0-49	Over 2 yea	25						20	5												25
50-99	20dpa	75	0	0	0	0	0	20	20	20	15	-	-	-	-	-	-	-	-	-	75
100-499	50dpa	300	0	0	0	0	0	50	50	50	50	50	50	-	-	-	-	-	-	-	300
500-999	70dpa	750	0	0	0	0	0	70	70	70	70	70	70	70	70	70	70	70	70	70	750
1000-1499	90dpa	1250	0	0	0	0	0	90	90	90	90	90	90	90	90	90	90	90	90	90	1250
1500-1999	110dpa	1750	0	0	0	0	0	110	110	110	110	110	110	110	110	110	110	110	110	110	1750
2000+	140dpa	2000	0	0	0	0	0	140	140	140	140	140	140	140	140	140	140	140	140	140	2000