

UTTLESFORD DISTRICT COUNCIL

METHODOLOGY FOR SELECTING ADDITIONAL HOUSING SITES

October 2013

Introduction

1. The Technical Assessment of Objectively Assessed Housing Need, October 2013 is available on the Council's website at www.uttlesford.gov.uk. It demonstrates that additional sites need to be found for 2,680 new homes. This paper looks a number of options for delivery of this additional housing using sites which have come forward in the Strategic Housing Land Availability Assessment (SHLAA) and which have been assessed as being suitable, available, achievable and deliverable.

The Development of the Housing Strategy Options

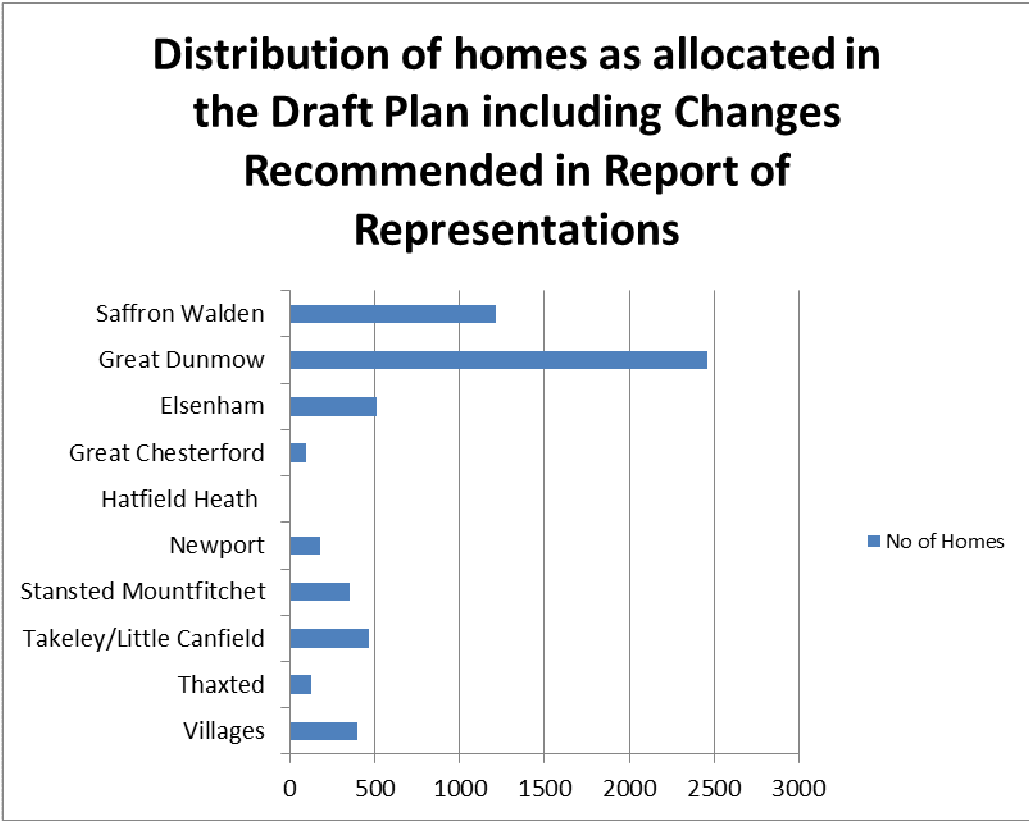
2. The housing strategy in the Draft Local Plan published in June 2012 evolved through a continuous process of assessment and consultation. The strategy has developed out of 4 main options, other options having been dismissed at an earlier stage. The dismissed options were: concentrating all development in either Saffron Walden, Great Dunmow or Stansted; concentrating all development in the West Anglian Rail Corridor; spreading all development in villages around the district; development along the A120 corridor. The four remaining options were:
 - § Option 1 – Distributing the development between Saffron Walden, Great Dunmow and Stansted Mountfitchet
 - § Option 2- Hierarchy of settlements with focus on development in Saffron Walden Great Dunmow, and key villages with a focus on Takeley/Little Canfield and Elsenham
 - § Option 3- Hierarchy of settlements as option 2 above but with less development at Takeley/Little Canfield and a significant increase in development at Elsenham as the start of a new settlement
 - § Option 4 – 3,000 homes in a new settlement to the north east of Elsenham, 750 homes in larger towns and 250 homes in villages.
3. Option 4 was the preferred option in the Consultation on the Core Strategy in 2007-08, and the Further Preferred Options on the Core Strategy in 2010.
4. Following the general election in May 2010 the new Government announced its intention to abolish Regional Plans and the housing targets in favour of a locally based calculation of housing need. The four options were reappraised for their long term impacts against the sustainability objectives in January 2012 which confirmed the following:
 - § Option 1 is likely to have positive impacts on transport emissions by locating development in those settlements that offer the best range of services and public transport interchanges; which are also factors that should promote the uptake of sustainable transport methods and

improve accessibility. Walking and cycling to services and employment will increase and can also be expected to improve health for those residents. Option 1 is also likely to stimulate existing business development and attract new investment as well as supporting the employment and retail functions of the district's town centres. Housing provision however may not meet the identified need of dispersal across the district's hierarchy of settlements.

- § Option 2 is likely to have positive impacts on reducing transport emissions in those areas where congestion is more prominent. A dispersal option will have positive impacts on social inclusion where the benefits of development are available to a wider proportion of the districts residents especially regarding housing provision which not only meets an identified need but can also secure the viability of many rural services. Dispersal is also likely to improve education where there a less concentrated pressure on any settlements' existing schools. The scale of development at the towns, coupled with reasonably large expansions at Priors Green Takeley/Little Canfield and Elsenham will also significantly benefit business development and economic growth due to the existing nature of the town centres and the proximity of the two village expansion proposals to Stansted Airport and the A120.
- § Option 3 will have positive impacts regarding minimising transport emissions from an increased uptake in sustainable travel which will also benefit health as well as meeting housing needs across the district in part. The level of dispersal is also likely to improve education where there is less concentrated pressure on any settlements' existing schools. The scale of development at the towns will also benefit business development and economic growth due to the existing nature of the town centres; however impacts are limited where a larger focus on a new settlement may stifle the progress of employment opportunities in existing villages.
- § Option 4 will have positive impacts on transport emissions where development will be focused in either settlements with good existing public transport infrastructure and accessibility or these factors will be required. The housing need issues of the district will not be met; however development will be adaptable to future needs and require ancillary supporting development, such as schools, services and employment opportunities.

5. For consultation in January 2012 the Council started to look at a more widely dispersed strategy based on a hierarchy of settlements. In May 2012 Cabinet considered a report which compared Option 2 and Option 4 with a new emerging option based on a hierarchical approach. The main benefits of the emerging option were more certainty around delivery of smaller sites contributing to a more robust 5 year land supply. The development being proposed in the settlements would also bring the possibility of improvements to the

infrastructure available to new and existing residents particularly in Saffron Walden and Great Dunmow. A strategy of dispersed development reflecting the existing hierarchy of settlements was agreed for the preparation of a local plan. It is this option which was reflected in the Draft Plan published in June 2012 as recommended to be amended by the Report of Representations published in October 2013. The distribution is represented in the graph below, where the scale of growth generally reflects the size of the existing settlement. The exception to this is Hatfield Heath which is surrounded by Metropolitan Green Belt (MGB). The Council has determined that there is enough land beyond the MGB to meet the Council's housing need and there is no need to identify sites in the village.



6. When the Government first announced the revocation of the regional plans it was implied that the Council would be free to set its own level of housing growth, provided it could be supported by appropriate evidence. But since the publication of the National Planning Policy Framework (NPPF) and in recent Inspectors' decisions following examinations into Local Plans elsewhere it is becoming clear that the Government is looking to Local Authorities to provide a scale of growth based on the highest and most up to date demographic projections being produced by the Department of Communities and Local Government (DCLG) and Office of National Statistics (ONS) unless there are very specific policies of national interest which would be harmed. The Technical Assessment of Objectively Assessed Housing Need demonstrates that in order for the District's

own housing needs to be met the new Local Plan will need to allocate land for 10,460 homes between 2011 and 2031. This requires the Council to identify additional sites for a further 2,680 homes.

7. There are a number of assumptions which underpin this paper:

The sites identified in the Draft Local Plan and the Report of Representations dated October 2013 will remain part of the plan. Many of the sites now have planning permission, they will contribute to meeting housing needs within the district and should be included in the emerging Local Plan.

These sites have already been taken into account in calculating the additional housing requirement.

More than enough potential sites have come forward through the Strategic Housing Land Availability Assessment (SHLAA) to meet the additional need so additional sites do not need to be identified.

There are also enough sites outside the Metropolitan Green Belt to deliver the required numbers so the Council's previous decision **not** to amend the Green Belt boundary is not subject to review.

There are no significant constraints within the District which would mean that the housing numbers required cannot be accommodated so there are no proposals under the Duty to Co-operate to begin dialogue with neighbouring authorities to ask them to accommodate any of the need.

No District has approached the Council under the Duty to Co-operate to request assistance in delivering their housing needs.

Selecting Additional Sites

8. The process of selecting additional sites for 2,680 new homes should be based on the results of the Strategic Housing Land Availability Assessment (SHLAA) the Sustainability Appraisal (SA) and the available evidence base. The SHLAA, SA and all the other background studies which have been done for the Local Plan are available on the Council's Website – follow the link to Developing Uttlesford.

9. The following sites are included in this paper for consideration:

- those sites which have scored well in the SHLAA i.e. those sites with all y scores for being suitable, available and achievable or a mixture of y and (y) scores where (y) indicates that there is some potential issue which needs to be addressed. These issues along with any impacts identified in the SA and the evidence base are briefly recorded.
- For the 2 market towns and key villages only sites which have capacity for 6 or more homes are included– sites below this threshold will contribute

to the windfall allowance. For the Type A and B villages there is no minimum site size.

- In the table below where the results of the SA assessment states “no issues” means that no negative impacts have been identified which would prevent the development from happening or no negative impacts have been identified that require mitigation.
- If the site is the subject of a current or recent planning application this is also noted.

10. The tables below list the sites which could make a contribution to meeting the increased housing requirement under a number of different options.

Option A - maintaining the same approach as in the draft local plan. This would mean looking again for additional sites in Saffron Walden, Great Dunmow and the key villages on the basis that this is where the services and facilities are available.

11. Using this approach the scale of development would reflect the size of the existing settlement and the level of services and amenities it provides. Under this option new settlement sites/large extensions (above 500 units) would not be appropriate for the key villages so they are not included in this table.

12. In the Draft Plan Stansted only had allocations for 49 units. Notwithstanding the Green Belt designation to the south of the village, this is relatively low when compared with the other key villages. Stansted has a range of shops and facilities, local employment and access to the railway line. There is capacity at the secondary school and a scale of development which would deliver additional primary school capacity could be appropriate. The only sites which scored well in the SHLAA are Elms Farm and land off Pines Hill, both within the MGB. Planning permission was granted for 53 new homes at Elms Farm on 2 October (UTT/13/1959/OP) and this site will be included as a proposal site in the Local Plan. Two other sites to the north of Stansted, have been the subject of recent planning applications. An application at Bentfield Green (UTT/13/1203/OP) for up to 140 homes was refused in July and an appeal has been lodged. The site did not score well in the SHLAA, being classed as unsuitable due to its location and landscape impacts and it is not included in Table 1 for this reason. An application for 160 homes at Walpole Farm, (UTT/13/1618/OP) was approved on 25 September 2013 and this site will be included as a proposals site in the Local Plan.

13. The sites which could contribute to this approach are listed in the table below:

Table 1: Deliverable Sites within the Market Towns and Key Villages

| Settlement and SHLAA Reference | Sites with 3 ys/ (y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity | Comments |
|--------------------------------|--------------------------------|--|----------|---|
| Saffron Walden | | | | |
| SAF13 | Ashdon Road Commercial Centre | SHLAA Issues - Loss of Employment Land, Highways, Air Quality, School Capacity SA – negative impact on LWS Other Evidence – upgrades required to foul sewerage network ELR – site should be protected from change of use or redevelopment HSCA – Effect of development of the safeguarded employment land would be neutral neither enhancing or diminishing sense of place and local distinctiveness | 170 | A mixed use scheme which delivers employment in addition to the residential element could be appropriate on this site which is currently within the Town Development Limits. The SHLAA capacity was estimated at 184 but a planning application for 167 homes has been submitted. |
| SAF18 | Jossaumes, Thaxted Road | SHLAA Issue - Availability No SA | 13 | This site has not been subject to a SA and it is not certain that the site will come forward. If a planning application comes forward and is approved this site will contribute to the annual windfall target. |
| Great Dunmow | | | | |
| GtDUN1 | Former Bardfield House, The | SHLAA Issue – Access SA - none to prevent site coming | 12 | The site is prominent on the |

| Settlement and SHLAA Reference | Sites with 3 ys/ (y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity | Comments |
|--------------------------------|---|---|---|---|
| | Broadway | <p>forward</p> <p>Other Evidence – major constraints in terms of WWTW and surface water network capacity.</p> <p>HSCA – The approach to the town along the Stebbing Road is one of very open agricultural arable landscape. There is a firm edge to Church End and the Broadway.</p> | | edge of the Town. The contribution to the scale of housing need would be limited. |
| GtDUN2 GtDUN11 | Land south west of Great Dunmow and Staggs Farm | <p>SHLAA Issues – Ecological Impact on Flich Way</p> <p>SA – Negative effects on SSSI requiring mitigation or reduction in site area.</p> <p>Other Evidence - major constraints in terms of WWTW and surface water network capacity.</p> <p>HSCA – development would lead to urbanisation and loss of diverse natural landscape.</p> <p>Development would significantly diminish sense of place and local distinctiveness.</p> <p>Impact on complex of Listed Buildings at Folly Farm</p> | 400 plus 100 on the existing school site. | There is the potential to overcome the constraints identified by reducing the site area. The SHLAA identified capacity for around 700 homes. It is suggested that the capacity is reduced to 400 and development is focussed on the part of the site to the north of the Flich Way. In addition part of the site could provide land for a new secondary school – this would free up the existing school site to provide an enabling |

| Settlement and SHLAA Reference | Sites with 3 ys/ (y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity | Comments |
|--------------------------------|---------------------------------------|--|----------|---|
| | | | | development of 100 homes. |
| GtDUN4 | Ongar Road Trading Estate | SHLAA Issues - Loss of employment land, access, levels, contamination uncertain delivery SA – none to prevent site coming forward Other Evidence - constraints in terms of WWTW and surface water network capacity. ELR recommends site should be reallocated for housing. HSCA – No issues | 41 | There are uncertainties about delivery of this site. |
| GtDUN12 | Dunmow Park | SHLAA Issues - None SA impacts associated with flood risk zones 2 and 3 not recommended for housing delivery. Other Evidence - WWTW and surface water network capacity. HSCA – the parkland and trees subject to TPO on the rising ground leading into the town provide a distinctive quality parkland landscape on this approach to the town, an important landscape feature in its own right. | 158 | There are concerns about floodrisk and the impact on an important landscape feature within the town. |
| GtDUN30 | Council Depot New Street Great Dunmow | SHLAA Issues – None SA – no issues to prevent site coming forward. Other evidence – major constraints with Water Water Treatment Works and surface water network capacity. | 10 | There is no commitment by the Council to develop or sell this site and it would not be appropriate to allocate it at this time. The site is |

| Settlement and SHLAA Reference | Sites with 3 ys/ (y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity | Comments |
|--------------------------------|---|---|----------|--|
| | | | | within Development Limits and if it was to be developed in the future would contribute to the Windfall Allowance. |
| GtDUN34 | Land adj the Parsonage, Parsonage Downs | SHLAA Issues - Location on edge of Chelmer Valley Not Subject to SA Other Evidence – major constraints with regard to WWTW and Surface Water Network Capacity. HSCA – The distinctive relationship of an historic area in a broad rural landscape would be destroyed particularly if development occurred on the slopes of the Chelmer valley. | 16 | The site is prominent on the edge of the Chelmer valley. The contribution to the scale of housing need would be limited. |
| Elsenham | | | | |
| ELS3 | Land north of Crown Inn | SHLAA Issues – Access SA – none to prevent site coming forward Other evidence – Waste Water Treatment Capacity? | 35 | A planning application for 30 homes, public car park and play area was refused, mainly on the detail of the proposed scheme. |
| ELS5 | Elsenham Nurseries/The Gables | SHLAA Issues - Access highways SA – LWS Other evidence – Waste Water Treatment Capacity? | 83 | Development on this site could have a detrimental impact on a Local Wildlife Site. |

| Settlement and SHLAA Reference | Sites with 3 ys/ (y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity | Comments |
|--------------------------------|---|--|----------|---|
| ELS6 | Extension to proposal site west of Station Road | No SHLAA Issues SA – negative impact on LWS without adequate mitigation or revision of site boundaries Other evidence – waste water treatment capacity | 130 | Extending this site would take development closer to the woodland which is a Local Wildlife Site. |
| ELS7 | Land off Robin Hood Road | SHLAA Issues - None SA – Impact on CPZ Other evidence – waste water treatment capacity Site is within Development Limits in Draft Plan | 16 | Site within Development Limits - will contribute to windfall allowance. |
| Great Chesterford | | | | |
| GtCHE4 | Land off Station Approach | SHLAA Issues – Loss of employment land; access SA – none to prevent site coming forward Other Evidence – No spare capacity in Surface Water Network. Upgrades required to WWTW and foul sewage network | 6 | This small site is within Development Limits and would contribute to the windfall allowance. |
| GtCHE11 | Land south of Granta Close | SHLAA Issues - None No SA carried out. Other Evidence – Major constraints with regard to Waste Water Treatment and Foul Sewage Disposal. Major constraints in Surface Water Network Capacity HSCA – extension of village beyond clearly defined landscape edge, detrimentally affecting village as a whole. | 59 | Development would extend village beyond clearly defined edge. |
| Hatfield Heath | | | | |
| HH1 | R/O Ardley | SHLAA and SA issues - MGB | 46 | The site is within |

| Settlement and SHLAA Reference | Sites with 3 ys/ (y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity | Comments |
|--------------------------------|--|---|----------|--|
| | Crescent 4 acre field, Matching Road | | | MGB |
| HH3 | East of Cox Ley (Option 1) | SHLAA and SA issues - MGB | 40 | The site is within MGB |
| HH4 | East of Cox Ley (Option 2) | SHLAA and SA issues - MGB | 30 | The site is within MGB |
| Newport | | | | |
| NEW04 | Land adj Wyndhams Croft. Whiteditch Lane | SHLAA Issues - Access, SA – none to prevent site coming forward Other Evidence – Capacity of WWTW and Surface Water Network. HSCA – the scale of development needs to take into account the resulting increase in traffic along Bury Water Lane and School Lane | 51 | Access to the site is a potential constraint to achieving development on this site. |
| NEW10 | Land west of school lane | No SHLAA Issues SA - impact on LWS without mitigation or revision of boundaries. Other evidence – capacity of the WWTW and surface water network. HSCA- development would significantly affect the impact of the views to the church. Development would have detrimental impact on the Conservation Area and it's close relationship with the farmland affecting views out and the setting of some important buildings. | 52 | Development on this site would be detrimental to the Conservation Area and possibly impact on a Local Wildlife Site. |
| Stansted Mountfitchet | | | | |

| Settlement and SHLAA Reference | Sites with 3 ys/ (y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity | Comments |
|--------------------------------|---|--|----------|--|
| STA08 | Pines Hill | SHLAA Issues – MGB, multiple owners SA - impacts on LWS and MGB Other evidence – Significant network and process upgrade required at WwTW to accommodate additional growth HSCA – no specific comments in relation to this site. | 54 | The site is within the MGB |
| Takeley/Little Canfield | | | | |
| TAK5 | Takeley Cricket Club, North West of Takeley Four Ashes Crossroads | SHLAA - Loss of Playing Pitch SA - impacts on CPZ Other evidence – Capacity of sewerage network may need further investigation | 27 | Site would result in loss of playing fields |
| TAK8 | Hatfield Park Farm | The SHLAA identifies landscape issues on part of TAK8 south of the Flitch Way SA – may have negative impacts on SSSI, NNR, LWS, CPZ and Flood Risk Zones 2 & 3 Other evidence – capacity of sewerage network may need further investigation. | 113 | Part of TAK8 to the north of the Flitch Way has planning permission for 100 units. Land south of Flitch Way could have potential impacts on important assets |
| TAK11 | Land south of Takeley Street between Hillcroft and Coppice Close | No SHLAA Issues SA – potential for negative impacts on SSSI, NNR and LWS requiring mitigation. Other evidence – capacity of sewerage network may need further investigation | 38 | Concern about impacts on Hatfield Forest |
| LtCAN1 | Little Canfield Village Hall Site | SHLAA issues – capacity to be related to enabling community development Not SA'd | 25 | This site has not been subject to an SA and is now in use as allotments and a |

| Settlement and SHLAA Reference | Sites with 3 ys/ (y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity | Comments |
|--------------------------------|--------------------------------|--|----------|--|
| | | | | Kingdom Hall. |
| Thaxted | | | | |
| THA1 and THA2 | Bardfield Road | No SHLAA issue with THA2. THA1 should only be considered if combined with THA2. No SA issues. Other evidence – major capacity issues at Waste Water Treatment works and Sewerage Network. Flood risk issues linked to surface/foul water network capacity. HSCA no specific comments. | 45 16 | This would be an extension of ribbon development into the countryside. |
| THA5 | Molecular Products | SHLAA issue - Loss of Employment Site. No SA issues Other evidence – major constraints with regard to the capacity of the Waste Water Treatment Works and Sewerage Network. Flood risk issues linked to surface/foul water network capacity. ELR – recommends that the site should be retained in employment use if viable. HSCA - site is detrimental to the high environmental and historic qualities of Thaxted. Sensitive redevelopment would secure real environmental improvements in this most sensitive of locations. | 24 | The site is within development limits. If an application is submitted it must be supported by clear evidence that site is not viable for continued employment use. |
| THA15 | Land east of Park Lane | SHLAA issue – Access No SA issues Other evidence – major capacity issues at the Waste Water Treatment Works and Sewage Network, also flood risk issues | 24 | There could be an issue with access onto the bend and impact on the character on the edge of |

| Settlement and SHLAA Reference | Sites with 3 ys/ (y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity | Comments |
|--|--------------------------------|--|----------|-----------------|
| | | linked to surface, foul network capacity HSCA – There is a very clear distinctive break between open countryside and the edge of the settlement to the south east of Park Street. | | the settlement. |
| ELR = Employment Land Review, HSCA – Historic Settlement Character Assessment – Available on Council’s website at www.uttlesford.gov.uk | | | | |

14. If all the sites in the table above were allocated this would deliver approx. 1831 homes. The sites which are considered to have fewer constraints and could be considered further are highlighted. These sites total 667, 2013 short of the 2,680 additional homes needed.

| Summary of Option A - Additional Homes distributed as in Current Strategy | |
|---|---|
| Pros <ul style="list-style-type: none"> ○ SA supports development in market towns and key villages where services and facilities already exist ○ Consistency of approach | Cons <ul style="list-style-type: none"> ○ This option will not meet the objectively assessed need. ○ Constraints in some settlements means that other settlements will need to take disproportionately more housing. ○ Sites which are most likely to be unconstrained/otherwise acceptable have already been identified. ○ All sites will be required there will be no flexibility in choosing sites e.g. being able to discount sites in Green Belt, employment use or currently used as playing fields. ○ Sites which score less well in the SHLAA will need to be considered. ○ Likely to give rise to strong local objections |

Option B - increasing the amount of development further down the hierarchy e.g. more development in Type A villages with some local services. This could be extended

to the Type B villages but the scale of development in these villages is likely to be limited because of the lack of facilities. There may be some potential in Type B villages with good accessibility to larger centres.

15. The sites which scored well in the SHLAA and are therefore considered to be deliverable in settlement types A and B are listed below. There is no size threshold imposed on these sites as smaller sites (less than 12) may be appropriate in some villages. These sites have not been subject to consultation, unlike the sites in the key villages and not all the sites have been subject to SA/SEA.

Table 2: Deliverable SHLAA Sites in Type A Settlements

| SHLAA Reference | Sites with 3 ys/(y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity |
|-----------------|--|---|----------|
| CLA5 | Land adj to Hill Green Farm, Clavering | SHLAA - Loss of Employment SA –No issues | 12 |
| CLA9 | Adj 1 Stortford Road, Clavering | No SHLAA or SA issues | 6 |
| CLA10 | Land at Hill Green, Clavering | No SHLAA or SA issues | 41 |
| FAR1 | Land south of Four Winds, Farnham | No SHLAA or SA issues | 7 |
| FEL1 | South of Braintree Road, Felsted | No SHLAA or SA issues | 95 |
| FEL2 | South West of Chelmsford Road, Felsted | No SHLAA or SA issues | 22 |
| FEL3 | North East of Chelmsford Road, Felsted | No SHLAA or SA issues | 203 |
| FEL5 | Land at and Rear of Cavendish, Causeway End, Felsted | SHLAA - Access No SA issues | 19 |
| FEL6 | Land at Howlands, Bakers Lane, Felsted | SHLAA - Should only be considered as an extension | 45 |

| SHLAA Reference | Sites with 3 ys/(y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity |
|-----------------|--|---|----------|
| | | to FEL3 No SA issues | |
| FEL8 (A) | Land adj Bannister Green , Felsted | No SHLAA issues No SA carried out | 49 |
| FEL8 (B) | Land adj Bannister Green, Felsted | No SHLAA issues No SA carried out | 49 |
| FEL8 (C) | Land adj Bannister Green , Felsted | No SHLAA issues No SA carried out | 14 |
| FEL09 | The Chimes, Felsted | No SHLAA issues No SA carried out | 9 |
| GtEAS2 | Little Brocks, Great Easton | No SHLAA or SA issues | 19 |
| GtSAM | Land south of Sparepenny Lane, Great Sampford | No SHLAA or SA issues | 16 |
| HBO1 | Land r/o Great Chalks, Hatfield Broad Oak | SHLAA Issues – capacity taking into account open space and TPOs No SA Issues | 27 |
| HB05 | Land south of Newbury Meadow, Hatfield Broad Oak | No SHLAA issues No SA Issues | 9 |
| HEN4 | r/o Crow Street and Mill Road, Henham | SHLAA issues - access and size of site No SA Issues | 79 |
| HEN5 | Land south east of the Vicarage, Henham | SHLAA issues access/highways No SA Issues | 49 |
| HEN7 | Land rear of Marklyn, Carters Lane, Henham | SHLAA issues access/highways No SA Issues | 9 |
| L-ROD2 | Land north and east of | No SHLAA issues | 56 |

| SHLAA Reference | Sites with 3 ys/(y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity |
|-----------------|--|---|----------|
| | Leaden Roding | No SA issues | |
| L-ROD3 | Land between Chelmsford Road and High Easter Road, Leaden Roding | SHLAA issues - MGB SA – Impacts on MGB and LWS | 16 |
| MAN2 | Land south of Cock Farm Carters Hill, Manuden | No SHLAA issues No SA Issues | 11 |
| QUE1 | Playing Fields, Quendon and Rickling | SHLAA issues – relocation of playing fields SA – Impacts on SSSI | 46 |
| QUE4 | Allotment Gardens, Quendon and Rickling | SHLAA issues – relocation of allotments; access SA – Impact on LWS | 14 |
| QUE7 | No 1 and 2 Rickling House Cottages, Quendon and Rickling | SHLAA issues – within Conservation Area and adjoining Listed Buildings No SA carried out | 6 |
| STE10 | Land at Bran End, Stebbing | No SHLAA issues No SA carried out. | 49 |
| STE6 | Land south of Garden Field, Stebbing | SHLAA issues – Access No SA carried out | 27 |
| STE8 | Adj Green Man, Bran End, Stebbing | SHLAA issues – narrow access, adj Listed Building No SA carried out UTT/13/1491/OP – 2 dwellings refused – subject to appeal. | 3 |
| WIM2 | Land east of the old Corn Mill, Wimbish | No SHLAA issues No SA carried out UTT/12/5473/OP - erection of 11 dwellings - withdrawn | 15 |

Table 3: Deliverable SHLAA Sites in Type B Settlements

| Type B Settlements | Sites with 3 ys/(y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity |
|--------------------|--|---|----------|
| BAR 2 | North East of Chelmsford Road, Barnston | SHLAA - Relocation of playing pitch, lack of facilities, highways No SA issues | 43 |
| BAR3 | South East of High Easter Road, Barnston | SHLAA - Lack of Facilities and highways No SA issues | 32 |
| GtHAL6 | East of Woodside Lodge and Pryor's Peace, Bedlars Green, Great Hallingbury | SHLAA issues – access No SA carried out | 14 |
| HEM1 | Land south of Longcroft, west of High Street, Hempstead | No SHLAA issues No SA issues | 20 |
| H-ROD1 | Adj Roding Hall Cottages, High Roding | SHLAA issues – Loss of Allotments No SA Issues | 8 |
| LIT2 | Land east of Strethall Road, Littlebury | No SHLAA issues No SA carried out | 40 |
| LtWAL2 | Various Sites around Little Walden | SHLAA issues - Scale of development No SA carried out | 11 |
| WIC4 | Ashcroft, Wicken Bonhunt | No SHLAA issues No SA Issues | 11 |

16. These sites could potentially contribute 1201 homes BUT including all the sites would lead to potentially large extensions to some villages e.g. Felsted and there would need to be a degree of further assessment. If only those sites where no SHLAA or SA issues have been identified were to be included this would only provide 561 homes. Rather than making specific allocations, sites in Type A villages could come forward as planning applications which would contribute to the windfall allowance in the housing trajectory. Sites in Type B villages would

need to be carefully considered in relation to sustainability criteria and access to services, in particular, as these villages have fewer facilities. The key issue with this option is that while proportionately some of the sites represent quite large scale development in smaller villages most of the sites are still too small to deliver any supporting infrastructure.

| Summary of Option B - increasing the amount of development further down the hierarchy | |
|--|---|
| <p>Pros</p> <ul style="list-style-type: none"> ○ There is some additional capacity in the villages. | <p>Cons</p> <ul style="list-style-type: none"> ○ A large number of sites would need to be identified to deliver the required numbers. ○ Developments in most villages will be too small to deliver any supporting facilities/infrastructure ○ Some villages have a number of suitable sites which could lead to significant expansion ○ The additional sites would not have been subject to public consultation in January 2012 |

17. Neither option A nor Option B delivers enough housing on its own. Combining all the sites in Options A and B, including those where constraints have been identified would give a total of 3032 homes. Taking out the sites with constraints and only including the sites highlighted would give a total of 1228 homes, 1452 short of the number required. It is clear that options for larger scale developments need to be considered further.

Option C – A strategy which allows for larger scale development in the Market Towns and/or one or more key villages.

18. The number of SHLAA sites available to deliver this option is limited to the sites listed in Table 4 below. There are no large sites in Saffron Walden or Great Dunmow which scored as well in the SHLAA and could contribute to this option.

Table 4: Deliverable Sites with Potential for Significant Village Expansion

| Settlement | Sites with 3 ys/(y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity | Comments |
|-----------------|--|---|---|---|
| Elsenham | | | | |
| ELS8 | Land to the North and East of Elsenham | SHLAA Issues - Infrastructure/planning gain requirements SA - negative impacts without mitigation and revision of site boundary associated with CPZ and fluvial floodrisk – small parts of the site are in Flood Risk Zones 2 and 3. Other Evidence - Waste Water Treatment Capacity? Planning App: UTT/13/0808/OP | SHLAA Capacity 3000 Planning Application for 800 homes | Previous assessments have shown that this site is in a sustainable location. Previous issues regarding the ability of this site to meet housing needs arising in other parts of the district are overcome if the site is included in conjunction with other sites across the district, at a scale which provides the necessary infrastructure but is more in keeping with a dispersal strategy. |
| Newport | | | | |
| NEW9 | Land west and south of Newport | SHLAA Issue - Access, SA - impacts on Flood Risk zones 2 and 3 Other Evidence – Waste Water Treatment Works and Surface Water Network Capacity. HSCA – Development in this location would not greatly impact the historic core and would | 563 | Access issues make the deliverability of this site uncertain. |

| | | | | |
|--------------------------------|------------------------------------|--|------|---|
| | | be constrained by the M11, the high visibility of the slopes to the north and the effect of marring views of the important church tower would be highly detrimental. Very small scale development in a narrow band, if well designed could make some visual improvement to the west perimeter of the settlement. | | |
| Takeley/Little Canfield | | | | |
| TAK2 | Extension to Priors Green, Takeley | SHLAA Issues - None SA - impacts on LWS, SAM, CPZ which may jeopardise the delivery of specific parts of the site or need careful mitigation. Other evidence - Capacity of sewage network may require further investigation. | 1913 | Some uncertainty about impact of proposals for future development of Stansted Airport |
| LtCAN2 | Land at Frogs Hall Farm | SHLAA Issues - Only suitable as extension to Priors Green | 608 | See above |

19. The site at Elsenham has been previously promoted by the Council for a larger development of 3,000 homes. Work done to support that position indicated that the location was sustainable and suitable for a linked new settlement but there were concerns about the potential impact on overall housing delivery if the site failed for any reason, the viability of the site at the lower number of houses which were needed at the time and the failure of a single settlement solution to provide much needed affordable housing throughout the District. The inclusion of this site together with other sites offers an option which spreads housing delivery and new infrastructure across the district overcoming the previous concerns. A planning application has been submitted for 800 homes. An extension to this area up to Old Mead Lane could deliver around 2100 homes.

20. The large site to the west of Newport wraps around between the edge of the existing village and the M11 motorway. Land subject to noise from the M11 and potentially poor air quality would need to be excluded from the development area as would land in the floodplain. Access would be from the B1383 and/or Wicken Road. The site is very narrow at two points, which could restrict access through the site and make masterplanning a comprehensive large scale village expansion more difficult.

21. In view of the uncertainty about the expansion of Stansted until the Davis Commission reports in 2015 and the government makes airports policy decisions. It is considered unwise to include the Takeley site until there is more certainty about the potential impacts on air quality, aircraft noise and/or public safety in the event that government decides to support an expanded airport.

| Summary of Option C – A strategy which allows for larger scale development in the Market Towns and/or one or more key villages. | |
|--|---|
| Pros <ul style="list-style-type: none"> ○ More flexibility in choice of sites ○ A smaller number of large sites can make more effective contribution to infrastructure delivery ○ Can start to develop a strategy in accordance with the NPPF. | Cons <ul style="list-style-type: none"> ○ Large scale extensions to villages can be more difficult to assimilate without appropriate design and master planning ○ Likely to give rise to strong local objections |

Option D - A new settlement

22. Only two new settlement sites performed well in the SHLAA.

Table 5: Deliverable New Settlement Sites

| Settlement | Sites with 3 ys/(y)s in SHLAA | Issues and/or SA Impacts Identified | Capacity | Comments |
|-------------------|--------------------------------------|--|-----------------------------|--|
| Elsenham | | | | |
| ELS8 | Land to the North of Elsenham | SHLAA Issues - Infrastructure/planning gain requirements SA - negative impacts without mitigation and | 5000 As eco town or 3000 | A new settlement at Elsenham can be closely linked |

| | | | | |
|--------------------------|--------------------------------|---|------|--|
| | | revision of site boundary associated with CPZ and fluvial floodrisk – small parts of the site are in Flood Risk Zones 2 and 3. Other Evidence – Waste Water Treatment capacity issues | | to the existing settlement and development can focus on the Elsenham rail station. |
| Great Chesterford | | | | |
| GtCHE7 | Land East of Great Chesterford | SHLAA Issues – SAM, Traffic Impacts on SW, Infrastructure and Planning Gain Requirements SA – negative impacts associated with LWS and fluvial flood risk that could discount the site at this stage without mitigation or revised site boundaries. Other Evidence – Water Water Treatment and Foul sewerage capacity issues. | 6435 | There is relatively little information available as to how this site might be developed making delivery uncertain. |

Other New Settlement/Village sites which did not score as well in the SHLAA

23. A scoping opinion has been submitted for a proposed development of up to 750 homes at Pond Hill Station Road, Little Dunmow (UTT/13/2157/SO). A development in this general location known as Chelmer Mead was previously considered in the SHLAA and discounted as not being suitable because of location. An application for 600-700 houses as an urban extension to the west of Great Dunmow (UTT/13/1043/OP) was refused in July 2013. A new settlement, being promoted by the same landowner and known as Easton Park was also discounted in the SHLAA as being not suitable because of its location and very poor transport links. Two other areas fall into this category - both are near Stebbing. Two proposals have been submitted at Boxted Wood and Saling Airfield. Both of these sites are near the border with Braintree District and would require further discussions with that Council.
24. A new settlement has been supported in the past by key consultees like English Heritage and Natural England because in their view it offers the most sustainable option in preserving the rural character of the district overall. However, a new

settlement to provide the major proportion of the housing needed raises issues about certainty of delivery. On its own it does not provide housing, across the district and new services and facilities are all concentrated in one location.

| Summary of Option D – A new settlement | |
|--|---|
| <p>Pros</p> <ul style="list-style-type: none"> ○ Infrastructure can be delivered as an integral part of the development ○ Provides for housing delivery over a longer timeframe in accordance with the NPPF ○ Depending on the chosen location concentrating development in a single settlement means that other more sensitive locations can be avoided | <p>Cons</p> <ul style="list-style-type: none"> ○ A new settlement on its own will not meet housing needs in the different market areas within the district ○ Affordable Housing is not provided throughout the district ○ Other settlements do not benefit from improvements to infrastructure and facilities ○ If a new settlement fails the district will not meet its housing needs ○ Likely to give rise to strong local objections |

Conclusions

25. While there are some suitable sites available to meet the additional housing need there are not enough sites to meet the increased scale of need under options A and B above. It is clear that a larger scale development in one or more settlements needs to be considered.

26. Para 52 of the NPPF suggests “the supply of new homes can sometimes be best achieved through planning for larger scale development such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so they should consider whether it is appropriate to establish green belt around of adjoining any such new development.”

27. The Council’s view is still that a completely new settlement option would not be appropriate for the reasons highlighted above. The settlement hierarchy approach is preferred because it delivers housing, including affordable housing throughout the district. Additional infrastructure will be provided in all the Market Towns and Key Villages as a result of the development now being proposed.

The additional housing requirement of 2680 homes should be met by:

1. Releasing part of the employment site at Ashdon Road, Saffron Walden for housing to deliver a mixed scheme including new high quality employment floorspace. (170)
2. Including an additional site on the western edge of Dunmow (south of the B1256 and north of the Flitch Way) (400)
3. Allowing the redevelopment of Helena Romanes School in Great Dunmow to provide an enabling development to finance the delivery of a new secondary school (100)
4. Including land North east of Elsenham as an extension to the existing village (2100)

A full list of those sites which will contribute to the housing supply in the new Local Plan is attached to this paper as Appendix 1.

What Happens Next

28. The four additional sites will be subject to further consultation. Evidence relating to the current sites will need to be updated to consider impacts arising from the new sites and any cumulative impacts e.g. in relation to highways, education, water. This will be done during and following the consultation process and the information made available alongside the Pre-Submission Plan when it is published for consultation in 2014. The purpose of the pre-submission consultation is to highlight any outstanding issues with the plan which will be considered by the Inspector at the Examination which is currently anticipated to be in the autumn of 2014. If the Inspector finds the plan to be a sound plan after considering the evidence presented at the examination the Council can adopt the plan early in 2015.

Appendix 1 – List of Housing Sites Contributing to the Housing Supply

| | |
|--|---------------|
| Supply | |
| Built 2011/12 & 2012/13 | 1061 |
| A: Sites of 6+ units with PP at April 2013 | 1970 |
| B: Sites without PP @ April 2013 | 243 |
| C: Sites granted PP since April 2013 | 547 |
| D: Proposal Sites without PP @ April 2013 | 3060 |
| E: Additional Proposal Sites | 2770 |
| Windfall Allowance 2013 – 2030 18 years at 50dpa | 900 |
| Total Supply | 10,551 |

| | |
|---|-------------|
| A: Sites of 6+ units with PP at April 2013 | |
| Saffron Walden | 316 |
| Great Dunmow Woodlands Park | 931 |
| Great Dunmow | 193 |
| Elsenham | 57 |
| Stansted Foresthall Park | 85 |
| Stansted Mountfitchet | 20 |
| Takeley Priors Green | 116 |
| Takeley/ Little Canfield | 6 |
| Thaxted | 115 |
| Other Villages | 131 |
| Total | 1970 |

| | |
|---|----|
| B: Sites without PP @ 31 March 2012 | |
| Priors Green, East of Takeley (“Island Sites”) | 39 |
| Phase 6 Oakwood Park Flitch Green (Expired permissions 0537/05) | 98 |
| Flitch Green (village centre) | 49 |

| | |
|--|------------|
| Woodlands Park, Great Dunmow (expired permissions 1910/07x6 dwlgs; 0339/08x17 dwlgs; 0496/08x34 dwlgs) | 57 |
| Total | 243 |

| | |
|---|------------|
| C: Large sites granted or resolved to grant planning permission since April 2013 | (net) |
| March - land r/o Foxley House, Rickling | 14 |
| April - Barnetson Court, Gt Dunmow | 10 |
| June - Carnation Nurseries, Newport | 22 |
| June - Mead Court, Stansted Mountfitchet | 2 |
| June - Bardard's Fields, Thaxted | 8 |
| June Land at Watch House Green, Felsted | 25 |
| June – Goddards Yard, Saffron Walden (Permission for 12 increased to 14 therefore gain of 2) | 2 |
| July – Brick Kiln Farm, Gt Dunmow | 65 |
| July – Brewers End, Takeley | 100 |
| July – Henham 2 increase in capacity of 4 | 4 |
| August – Chadhurst Takeley | 12 |
| September – Walpole Farm, Stansted | 160 |
| September – The Kilns Saffron Walden (outstanding permission for 32 increased to 52 therefore gain of 20) | 20 |
| September – Elsenham 3 increase in capacity of 25 | 25 |
| October – Elms Farm, Stansted | 51 |
| October – Hillside and land to the rear, Bury Water Lane, Newport | 43 |
| October – Newport 1 – decrease in capacity of 16 | -16 |
| Total | 547 |

| | |
|--|-----|
| D: Proposal Sites without PP @ April 2013 | |
| Saffron Walden 1 | 800 |
| Saffron Walden 2 | 60 |
| Great Dunmow 1 | 850 |
| Great Dunmow 2 | 350 |
| Elsenham 1 (permission subsequently granted) | 155 |
| Elsenham 2 (since resolved to grant permission subject to Section 106) | 130 |

| | |
|--|-------------|
| Elsenham 3 (since resolved to grant permission subject to Section 106) | 140 |
| Great Chesterford 1 | 35 |
| Great Chesterford 2 (permission subsequently granted for 50 on part of site) | 60 |
| Newport 1 | 100 |
| Newport 2 | 70 |
| Stansted Mountfitchet 1 (policy deleted) | 0 |
| Stansted Mountfitchet 2 (policy deleted) | 0 |
| Stansted Mountfitchet 3 | 35 |
| Takeley 1 | 75 |
| Takeley 2 (since resolved to grant permission subject to Section 106) | 41 |
| Takeley 3 | 46 |
| Takeley 4 | 15 |
| Takeley 5 (outstanding capacity following planning permission granted for 7) | 13 |
| Henham 2 (since resolved to grant permission for 14 subject to Section 106) | 10 |
| Henham (Blossom Hill Fm South of Chickney Rd) | 25 |
| Radwinter 1 | 40 |
| Stebbing 1 | 10 |
| Total Supply | 3060 |

| | |
|---|-------------|
| E: Additional Sites | |
| Ashdon Road, Saffron Walden | 170 |
| West of Great Dunmow North of the Flich Way | 400 |
| Helena Romanes School | 100 |
| Land north east of Elsenham | 2100 |
| Total | 2770 |