

CHAPTER 12 - RESIDENTIAL SITE ALLOCATIONS

General comments

- No audit trail as to why sites regarded as eligible in SLAA are not allocated.

Arkesden – Type B Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Buildings to rear of Mulberry House, Wenden Road, Arkesden		0.85	NEW
The site is Brownfield, having a number of buildings, commercial uses, and planning permission already granted for two dwellings. It is the considered view of this practice that the Local Planning Authority have overlooked this brownfield site, which by virtue of National and Local Policy should be allocated and promoted for re development.			

Birchanger – Type A Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
328 Birchanger Lane		0.7 ha	NEW
Justification: Green Belt boundary at this location has not been delineated in accordance with the latest national policy.			

Clavering – Type A Village

Land south of Oxleys Close.

Statutory Consultees and other bodies

Historic England

Policy should include reference to preserving the nearby listed buildings and their settings, and consider archaeological potential.

Essex County Council

Surface water management: Flood Zone 1 (FZ1). There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land West of Clavering Primary School, Stortford Road, Clavering, Essex, CB11 4PE	Indicative 30 dwellings, land for school – playing fields and parking.	3.64	07Cla15
Justification: An access is proposed from Stortford Road, overcoming the objection raised in the SLAA. Clavering is one of the more sustainable Type A villages with many local facilities. The site performs well in the SLAA and its non-allocation is not justified.			
Land west of the Cricketers, Hill Green		1.2	09Cla15

Justification: Of development sites in Hill Green, this site is closest to village centre and has no existing development or planning issues. Development of site will support existing facilities at Hill Green. Site represents a logical infill and does not encroach into countryside.

Debden – Type A Village

Land west of Thaxted Road, Debden

Statutory Consultees and other bodies

Historic England

Reference should be made in the supporting text to the proximity of listed buildings to the south of the site and the need to take them into account in working up development proposals. It is important that any development of this site will need to preserve the listed buildings and their settings. These requirements should be included in the policy and supporting text of the Plan

Essex County Council

Surface water management FZ1, Potentially some surface water flooding to the very south of site associated with nearby watercourse. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance

Individuals

- Object on the grounds of being outside development limits, effect on neighbouring properties, could exacerbate flooding issues, loss of agricultural land, scale inappropriate for small village, detrimental impact on visual aesthetics.

Elsenham – Key Village

General

Individuals

The following should be added to the Constraints for all sites in Elsenham parish, and to the Old Goods Yard site in Henham parish:

- Road access is exceedingly poor, making the village unsuitable for further development, as was found by the Inspector when he rejected the previous draft local plan in December 2014;
- The proximity of Stansted Airport means that there are restrictions on open attenuation ponds because of the increased risk of bird strikes, making for difficulties in surface water disposal; The position on a major watershed, with Stansted Brook / Stort / Lee / Thames to the south and the Cam / Great Ouse leading to the Wash to the north, means that the village is on the boundary of two water areas, making for difficulties in sewage disposal and in the acceptance of responsibility by either authority for flooding in boundary areas; Stansted Brook has a tendency to flood, making further run-off inadvisable;
- The southern part of Elsenham is in the Stansted Airport Countryside Protection Zone;
- The main-line railway which runs through the village makes some adjacent sites unsuitable for development;
- The local shops are inadequate, and there is no possibility of further provision in the village owing to over-development;
- Recreation provision is inadequate, and there is no possibility of further provision in the village owing to over-development; The doctors' surgery is heavily over-subscribed, and there is little possibility of further provision in the village owing to over-development.

Land south of Rush Lane, Elsenham

Statutory Consultees and other bodies

Historic England

Any development of the site has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings. These requirements should be included in the policy and supporting text of the Plan.

Essex County Council

Surface water management FZ1, some surface water flooding associated with railway line and brook to south of site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Elsenham Parish Council

The site surroundings are misrepresented in the DLP - the site is beyond the recognisable built-up boundary and extends into the open countryside which surrounds Elsenham. The access is unsuitable - the roads and footways fall short of adopted standards. Moreover, access is an essential feature of any development and an allocation in the Local Plan cannot rely on untested future proposals. The open space proposal, if any, is relied upon but no details are provided. Existing landscape features - the strong southern edge of Elsenham is marked by the substantial tree belt and hedgerow to the south of Rush Lane - could be lost. The SHLAA assessment is that the site in terms of landscape quality is one of "*relatively high sensitivity to change*". The CPZ review has seemingly excluded the site as prompted in the SHLAA without substantive justification. This conveniently removes the strong (and long-standing) constraint against development of the site. There may be a flood risk issue at the south of the site where Stansted Brook runs close to the boundary. In short, there is no justification or need for the Rush Lane site to contribute to housing numbers and the site has become 'suitable' only by disregarding strong constraints.

Developers, Agents and Landowners

Supported by agents acting for landowner

Individuals

Both the extra houses and the site are not suitable. Elsenham already had significant development. Village has inadequate roads, services and facilities which do not have capacity for additional population. Access road in state of disrepair, unable to sustain construction traffic, and often restricted by on-street parking. The road suffers from flooding. The site takes surface water runoff from the roads and was previously used for growing cress because of its high water table. Removal of trees would impact on nature and wildlife. Development will alter the character of the area from rural boundary to urbanised suburb. The site is very near the railway and should be considered unsafe. Development would impinge on the public footpath running through the site. The extra traffic through the Lane will disrupt a hitherto quiet cul-de-sac and the traffic will terminate at the shops and a busy roundabout in the centre of the village. A viable recreational space will be difficult to provide as the site is on north-south sloping land. The site is near Fullers End, a sensitive area containing a number of Grade II listed buildings.

Elsenham Nurseries, Stansted Road

Statutory Consultees and other bodies

Essex County Council

Surface water management FZ1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Forestry Commission

Concerns over the potential impact on the Ancient Woodland at the northern end but expect that Uttlesford will be putting some conditions on the planning permission to mitigate this.

Stansted Neighbourhood Plan Steering Group
Sites with permission will cause congestion on Grove Hill. Suggest new roads and routes out of Elsenham

Individuals

Further development at Elsenham should be avoided unless and until the problems of access, especially via Grove Hill, are resolved.

Hailes Wood, Elsenham (site completed 2017)

Statutory Consultees and other bodies

Historic England

Any development of the site therefore has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan.

Essex County Council

Surface water management. Detailed Planning permission granted and development commenced / seems to be built on map. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Individuals

This site is now completed and comprised 35 dwellings and not 32.

Land North of Stansted Road

Statutory Consultees and other bodies

Essex County Council

Surface water management - Detailed Planning permission granted 2015. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Forestry Commission

Concerns over the potential impact on the Ancient Woodland at the northern end but expect that Uttlesford will be putting some conditions on the planning permission to mitigate this.

Stansted Neighbourhood Plan Steering Group

Sites with permission will cause congestion on Grove Hill. Suggest new roads and routes out of Elsenham

Individuals

The 'Sporting complex' to which reference is made in the site description is a playing field.

Land south of Stansted Road

Statutory Consultee and other bodies

Historic England

Any development of the site therefore has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan.

Essex County Council

Surface water management - Planning permission granted 2016 and partly built. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Stansted Neighbourhood Plan Steering Group

Sites with permission will cause congestion on Grove Hill. Suggest new roads and routes out of Elsenham

Individuals

The site is ineligible for development as it lies within the CPZ. Constraints should include a nearby employment site could conflict with residential properties.

Land west of Hall Road

Statutory Consultees and other bodies

Historic England

Any development of the site therefore has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings. These requirements should be included in the policy and supporting text of the Plan.

Essex County Council

Surface water management: (Fluvial) Flood zone and surface water flooding associated with Stansted Brook to south of site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Education: This allocation should clarify the boundary between residential and school uses so as to fix the 1ha (5pprox..) of land alluded to and ensure that, in so far as possible, it meets the criteria for education land set out in ECC Developers' Guide to Infrastructure Contributions.

Developers, Agents and Landowners

As permission has lapsed the scheme appears to be not deliverable or viable and the site should no longer be allocated. Provision of additional land for the school is now in jeopardy and the County Council are now planning to expand the school within its existing constrained site.

Individuals

Permission has now lapsed. The site is in the CPZ, rendering it ineligible for development. Stansted Brook forms the southern boundary.

Land north of Leigh Drive (site with planning permission)

Statutory Consultees and other bodies

Essex County Council

Surface water management: There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Elsenham Parish Council

The boxes headed 'Site specific policy' and 'Site description' are both wholly incorrect, having been copied from the previous entry, Land west of Hall Road, Elsenham. The southern boundary as shown on the illustration wanders too far to the south, and includes part of the turning head at the end of Leigh Drive and part of the Spinney. See the outline plan with application UTT/15/3090/OP, which gives a reasonable representation of the correct boundary.

Stansted Neighbourhood Plan Steering Group

Sites with permission will cause congestion on Grove Hill. Suggest new roads and routes out of Elsenham

Individuals

Details of the site are incorrect and are a duplication of that given for the land west of Hall Road. The line of the boundary of the site is incorrect; namely, the eastern end of the southern boundary line is shown as directly bordering the northern edge of No. 21 Leigh Drive property. The correct line of the boundary is defined by the land described as Land at Stansted Road, Elsenham, owned by Elsenham Parish Council. This proposal would be overdevelopment of an area that is already being developed. Access issues and reduction of existing amenity to existing neighbouring residencies are obvious. The current developers should be made to keep to promises made to use the land for the benefit of the community

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land north east of Elsenham	4000 dwellings. Alternative new settlement		07EIs15
Justification: Benefits of proposed Elsenham New Settlement - Synergy with London Stansted Airport; site availability and deliverability; land under single control; provides option for strategic growth based on a) existing rail infrastructure at Elsenham. b)No on-site heritage assets, ecological or wildlife designation constraints c) no Green Belt or Country Protection Zone designation constraints d) proposed (Southern Road Link – SLR) offers comprehensive solution to highway access for the new settlement			
Land to the west of Station Road	70 dwellings	4ha	03EIs15
Justification: Site is located in sustainable location within walking distance of key services and facilities. The proposed level of trip generation and the outlined trip distribution would not result in a severe impact on the local highway network. With mitigation measures, development would have minimal impact on ecological issues. Surface and foul water can be attenuated on site where necessary and discharged from the site with no increased off-site flood risk.			
Land north of Stansted Road	40	3.1 ha	04EIs15
Justification: Elsenham is a key village with a good range of local services and facilities. The site is contained by its surroundings. Development would round off the existing village in this location. Highways report concludes that development is unlikely to cause a material impact on the operation of the local highway network. Mitigation measure can be put in place to protect Ancient Woodland. There are a number of commonplace options available to achieve the surface water drainage of the development. Noise from the M11 and air quality issues can be mitigated.			
Land north of 23-25 Bedwell Road and West of 3 Bedwell Road, Ugley Green. (adjacent to Elsenham village)		0.41	03UgI15
Justification: Site is sustainably locate, Elsenham and surrounding area has wide range of local facilities and services; this proposal would help to meet the local need for small dwellings, and site forms unused land on the edge and abuts a tightly drawn Development Limits.			

Felsted – Type A Village

Former Ridleys Brewery, Hartford End,

Statutory Consultees and other bodies

Historic England

Felsted Grade II* listed Hartford End Mill located to the south west of the site, the Mill frontage is shared with Mill House and Bridge, both separately Grade II listed in their own right, the buildings form a picturesque group. The open nature of the listed buildings setting and relationship with surrounding river and landscape has been well preserved. The proposed site allocation would be confined to the far west corner at the junction between Mill Lane and B1417. Historic maps show that the proposed site allocation has been occupied development over a number of years; the proposed site allocation would largely adhere to existing lines development which the Brewery occupied. Provided it did not encroach further to the north or west than shown in order to preserve the open nature of the historic landscape. Any development of the site therefore has the potential to impact upon these heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan. Planning permission was granted in 2016, we note that HE was not consulted upon this application.

Essex County Council

Surface water management: Some of the site to the south is in flood zone 2 and 3. Surface water flood risk in a 1 in 30 year flood event and 1 in 100 year flood event associated with flood zone as well as the west of the site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Land east of Braintree Road, Felsted

Statutory Consultees and other bodies

Historic England

Site is located immediately adjacent to a Grade II listed property known as the Watch House which lies just to the south of the site. Work is underway to develop the site; the Plan makes no mention of when the permission to facilitate this was granted.

Essex County Council

Surface water management: Development already commenced on site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land rear of Cavendish, Causeway End	10-14 dwellings	0.7 ha	15Fel15
Justification: Development of the site represents a sustainable and deliverable site, forming a small to medium scale extension to the existing village, helping to meet local housing need and sustain the vitality of Causeway End Felsted. Felsted has a range of services and facilities. Future growth of the village will need to avoid harm to the conservation area. Site is in Flood Zone 1. There are no biodiversity or transport constraints to development.			
Land at Newhouse Farm	Residential and / or C2 use extra care accommodation.	1.8	(29Fel16) (Not published)

<p>Justification: Development of the Site represents a sustainable and deliverable site for residential development. It will form a suitable and modest extension to the existing village, helping to meet local housing need and sustain the vitality of Felsted which has a range of services and facilities. Future growth of the village will need to avoid harm to the conservation area. The site is relatively flat and featureless. Site is in Flood Zone 1. The Site is not subject to any significant ecological, environmental or landscape designations / constraints that would prohibit its development for housing.</p>			

Station Road	Residential, relocated doctor's surgery and open space	6	01Fel15
<p>Justification: Felsted should be allocated some housing given the range of services and facilities in the village. The site received a positive response in the Council's SLAA.</p>			

Land east of Braintree Road (site 1)	30 dwellings	2.3 ha	17Fel15
<p>Justification: Felsted has the facilities and services to sustain additional development and arguably should be classified as a key village Site was promoted through the call for sites for housing and a care home. The care home element is no longer being promoted. The land has significant, tall and mature screening to the B road frontage, to the adjacent residential property to the north, to Site 2 to the south. It would be served off the estate road which serves the existing housing scheme to the south and would therefore be seen in this residential context. The site has no overriding constraints. It is scrubland and classified as mostly Grade 3 agricultural land.</p>			

Land east of Braintree road (site 2)	30 dwellings	1.4 ha	18Fel15
<p>Justification: Felsted has the facilities and services to sustain additional development and arguably should be classified as a key village. The site would need to be accessed through the owner's other land at Site 1. The land is entirely classified as Grade 3 agricultural land but has no current or likely future viable use as commercial agricultural land.</p>			

Land north west of Bannister Green	5-14 dwellings	0.8	04Fel15
<p>Justification: The SLAA concludes that this site is deliverable for 5 dwellings.</p>			

Land south of Watch House Green, Braintree Road	34 dwellings	1.69	05Fel15
<p>Justification: The land has strong defensible boundaries in the form of landscaping and existing housing development. The SLAA concludes that the site is deliverable subject to a satisfactory access. The owner believes that the access arrangements from Braintree Road would be satisfactory.</p>			

Chaffix Farm, Braintree Road, Felsted	5	0.95	06Fel15
---------------------------------------	---	------	---------

Justification: The SLAA concluded that the site is deliverable and that a smaller scale of development which does not extend as far east so as not to close the gap with Watch House Green may be suitable. This is reflected in the deliverable capacity of 5 dwellings).

Various parcels of land at Sparlings Farm, Gransmore Green	1. Employment	2.35	21Fel15
	2. Employment	1.5	22Fel15
	3. Residential	20,8	23Fel15
	4. Residential	1.1	24Fel15
	5. Residential	7.7	25Fel15
	6. Residential	3.88	26Fel15
	7. Residential	8.23	27Fel15

Justification: Gransmore Green is an accessible village by the road network, including as used by public transport. It is close to the A120 and B1256 east/west routes with linkages to Stansted Airport, a major employer. Sites are also close to Chelmsford and Bromfield Hospital which can be reached by public transport from Felsted. Felsted and Rayne have a range of services and facilities.

Flitch Green – Type A Village

Land off Tanton Road, Flitch Green

Statutory Consultees and other bodies

Essex County Council

Surface water management: Development commenced on site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Land at Webb Road and Hallett Road, Flitch Green

Statutory Consultees and other bodies

Essex County Council

Surface water management: FZ1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Great Chesterford – Key Village

See also Little Chesterford

Inset Map for Great Chesterford

Individuals

The Inset Map for Great Chesterford shows the Crown House Hotel as Protected Open Space which I believe to be wrong.

Land at Thorpe Lea, Walden Road, Great Chesterford

Statutory Consultees and other bodies

Historic England

Any development of the site has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the heritage assets and their settings. These requirements should be included in the policy and supporting text of the Plan.

Essex County Council

FZ1, slight spot of surface water flood risk for 1 in 100 flood event. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Land north of Bartholomew Close, Great Chesterford

Statutory Consultees and other bodies

Historic England

Any development of the site has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan.

Essex County Council

Surface water management: FZ1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Individuals

Access to this site is very dangerous and no development should be allowed.

New World Timber and Great Chesterford Nursery, London Road,

Statutory Consultees and other bodies

Historic England

Any development of the site therefore has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan. Planning permission to develop the site was granted in December 2014.

Essex County Council

Surface water management: FZ1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance. Surface water management

Great Dunmow - Town

Land East of St Edmunds Lane

Statutory Consultees and other bodies

Essex County Council

Surface water management

FZ1. Some surface water flooding associated with watercourse east of site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

Any development of the site has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan.

Land West of Chelmsford Road, Great Dunmow

Statutory Consultees and other bodies

Essex County Council

Surface water management:

FZ1, some surface water flood risk associated with watercourse on site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance

Transport:

The sixth bullet should read 'transport assessment', not 'transport statement', as the development is more than 50 units.

Education

3rd bullet point: This policy should specifically allocate the 2.1ha of land defined in the signed s106 agreement (in the interests of certainty / deliverability).

It is not ECC policy to ask developers to 'provide schools' - in addition to the land required, the developer will make an appropriate 'contribution towards the provision of pre-school and primary education facilities'.

Historic England

Any development of the site has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan.

South East Education and Skills Funding Agency

The next version of the Local Plan should seek to provide further detail about these site specific requirements for schools, based on the latest evidence of identified need and demand in the Infrastructure Delivery Plan and Essex County Council's 10 year plan for meeting the demand for school places. This should include clarifying where possible the requirements for the delivery of new schools, including when they should be delivered to support housing growth (i.e. appropriate trigger points), the minimum site area required (and number of forms of entry needed where this has not already been stated), any preferred site characteristics, and any requirements for safeguarding additional land for future expansion of schools where need and demand indicates this might be necessary.

West of Woodside Way

Statutory Consultees and other bodies

Essex County Council

Surface water management

FZ1, some surface water flooding associated with watercourse north of site.

Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Transport

The 4th bullet should read 'transport assessment', not 'transport statement', as the development is more than 50 units.

Education

There is an extant s106 agreement and this site should allocate 2.1ha of D1 use land (in the interests of certainty / deliverability) that meets the criteria for education sites set out in ECC's Developers' Guide to Infrastructure Contributions.

Minerals and Waste

The site is located within a Mineral Safeguarded Area and falls within the thresholds set out within the Essex Minerals Local Plan. The policy supporting the allocation must include a clause requiring the preparation of a Mineral Resource Assessment as follows:

'Prior to approval of development, a Mineral Resource Assessment must be prepared, in consultation with the Mineral Planning Authority, to assess the need for prior extraction.'

Historic England

Any development of the site has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings,

and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan.

14 Stortford Road, Perkins Garage

Statutory Consultees and other bodies

Essex County Council

Surface water management: FZ1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

Any development of the site therefore has the potential to impact upon these heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan.

Brick Kiln Farm

Statutory Consultees and other bodies

Essex County Council

Surface water management

Development commenced Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

North of Ongar Road

Statutory Consultees and other bodies

Essex County Council

Surface water management

FZ1, There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance

Transport

The 4 th bullet should read “transport assessment”, not “transport statement”, as the development is more than 50 units.

Historic England

It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan.

South of Ongar Road

Statutory Consultees and other bodies

Essex County Council

Surface water management

FZ1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

Any development of the site has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the heritage assets and their settings. These requirements should be included in the policy and supporting text of the Plan.

Woodlands Park, Sectors 1 - 3, Great Dunmow

Statutory Consultees and other bodies

Essex County Council

Surface water management

FZ1, surface water flow to north of the site associated with pond (outline consent granted).

Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Transport:

The 4th bullet should read 'transport assessment', not 'transport statement', as the development is more than 50 units.

Historic England

Any development of the site has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan.

Great Dunmow Town Council

Comparing the saved policy GD5 with new policy, the following has been noted: 'community facilities' stated as a requirement in GD5b) are missing in the new policy. 'substantial landscaping' etc stated as a requirement in GD5d) are missing in the new policy.

Woodlands Park, Sector 4, Little Easton (Great Dunmow)

Statutory Consultees and other bodies

Essex County Council

Surface water management:

Development started on site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Minerals

The site is located within a Mineral Safeguarded Area and falls within the thresholds set out within the Essex Minerals Local Plan. The policy supporting the allocation must include a clause requiring the preparation of a Mineral Resource Assessment as follows: *Prior to approval of development, a Mineral Resource Assessment must be prepared, in consultation with the Mineral Planning Authority, to assess the need for prior extraction.*

Historic England

Any development of the site has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the heritage assets and their settings. These requirements should be included in the policy and supporting text of the Plan.

Oaklands, Ongar Road

Statutory Consultees and other bodies

Essex County Council

Surface water management

FZ1, slight spot of surface water flooding east of site in 1 in 100 year flood event. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance

Historic England

Any development of the site has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the heritage assets and their settings. These requirements should be included in the policy and supporting text of the Plan.

Land west and south-west of Great Dunmow

Statutory Consultees and other bodies

Essex County Council

Surface water management:

FZ1, surface water flooding associated with watercourse in north and east of site for 1 in 30 and 1 in 100 flood event. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Transport:

The planning application should be accompanied by a Transport Assessment and Travel Plan. The application site should include provision for the Great Dunmow Flitch Way Link (a bridleway around Great Dunmow connecting the Flitch Way).

Education:

1st bullet point (secondary school site): This should refer to '*new secondary school provision*' as it may form the site for a relocated Helena Romanes school, rather than an entirely new school.

This allocation should be designated as 'enabling development'. The soundness of the Local Plan as a whole would be undermined if the new secondary school provision is not viable and the 400 homes are built regardless of the necessary increase in capacity.

The precise boundary of the 14 hectares should either be identified or it being D1 use land that meets the criteria for education sites set out in ECC's Developers' Guide to Infrastructure Contributions must be started. Land next to the A120 is unlikely to be acceptable due to noise.

5th bullet point (cycleway / footpaths links): It is unclear which primary school is being referred to. Great Dunmow Primary is closest but this site and development is considered likely to be served by new school on West of Woodside Way.

Likewise, links must be to Helena Romanes school as well as any new provision on this allocation.

Minerals

The site is located within a Mineral Safeguarded Area and falls within the thresholds set out within the Essex Minerals Local Plan. The policy supporting the allocation of these sites must include a clause requiring the preparation of a Mineral Resource Assessment as follows:

'Prior to approval of development, a Mineral Resource Assessment must be prepared, in consultation with the Mineral Planning Authority, to assess the need for prior extraction.'

Historic England

The site is a large site located immediately adjacent to the Grade II listed Highwood Farm, Round House and Folly Farm. Stortford Road is a Roman Road and the Great Dunmow Conservation area sits to the north east of the proposed site. An urban extension to Great Dunmow should consider the town's distinctive character and heritage; organic development consistent with the grain of the town is to be preferred. There is also a danger of development butting up to the Flitch Way and new A120, although we note and support the reference to a substantial landscape buffer along the boundary with the Flitch Way (bullet point 8). Previous comments made by Historic England on 2nd January 2014, made reference to the preservation of land south of the Flitch Way, west and east of Buttleys Lane which was to be safeguarded for playing fields. The policy is not clear on this point but this area should be kept free from built development as part of the setting to the town. The allocation of this site should consider the cumulative impacts of other allocations nearby. The reference in the policy to have regard to the setting of the Grade II listed Folly Farm and Great Dunmow Conservation Area is welcomed, as is the requirement for an archaeological assessment. It is recommended that the policy refer to the need to have consideration of Highwood Farm and the Round House in addition to that of Folly Farm. The use of 'enabling development' in the policy could be confused with the references in the NPPF to development required to secure the future conservation of heritage assets (NPPF, paras 55

and 140). We recommend the policy is amended appropriately to meet the circumstances of this proposal.

Sport England

In order to provide clarity on what will be expected to be provided on the replacement school site in terms of playing fields in order to ensure that the replacement facilities accord with Sport England's playing fields policy and NPPF paragraph 74 the policy should be amended to 1) Confirm that the site is allocated for replacement school playing fields and that the replacement playing fields will include provision for a replacement floodlit artificial grass pitch to replace that displaced from the existing Great Dunmow Leisure Centre/Helena Romanes School site; and 2) Confirm that the replacement playing fields (both natural and artificial) will need to be at least equivalent in quantity and quality to the facilities that they will replace and that they will need to be planned to allow community use outside of school hours

South East Education and Skills Funding Agency

The next version of the Local Plan should seek to provide further detail about these site specific requirements for schools, based on the latest evidence of identified need and demand in the Infrastructure Delivery Plan and Essex County Council's 10 year plan for meeting the demand for school places. This should include clarifying where possible the requirements for the delivery of new schools, including when they should be delivered to support housing growth (i.e. appropriate trigger points), the minimum site area required (and number of forms of entry needed where this has not already been stated), any preferred site characteristics, and any requirements for safeguarding additional land for future expansion of schools where need and demand indicates this might be necessary.

Developers, Agents and Landowners

- Owner and developer support allocation subject to amending policy to read 'a minimum of 400 dwellings' to be consistent with the Neighbourhood Plan and removing reference to including at least 1% serviced custom build/self build plots as there are concern over the delivery and quality of smaller separate development on an otherwise large scale housing scheme. Discussions could take place at planning application stage instead.
- HRS support the approach to identifying and enabling the replacement of the existing school.

Individuals

Planning permission for sites to the south of Dunmow should be subject to the need to provide land and finance for the completion of the Flitch Way bridle way to give pedestrian off road access to a relocated school and as a sustainable transport corridor.

Land at Helena Romanes School

Statutory Consultees and other bodies

Essex County Council

Surface water management

FZ1, few area of surface water flood risk across the site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

There are several Grade II listed which border the site as well as the Great Dunmow Conservation Area. The policy states that development is required to protect the setting of the listed buildings to the east of the sites and the nearby conservation area, this is welcomed but it is recommended that the is amended so that its addresses the Grade II listed Newton Hall and its associated Grade II listed cottage to the immediate west of the site. It is particularly important that any development here, close to the town centre, should be consistent with Dunmow's historic grain and character. The use of 'enabling development' in the policy could be confused with the references in the NPPF to development required to

secure the future conservation of heritage assets (NPPF, paras 55 and 140). We recommend the policy is amended appropriately to meet the circumstances of this proposal.

Sport England

No objection is made to the principle of this allocation but the policy needs to clarify

1. Confirmation that the replacement school playing field provision (both natural turf playing fields and artificial grass pitch) at the Buttleys Lane site will need to make at least equivalent playing field provision in terms of quantity, quality and community accessibility.
2. Confirmation that the new school including its playing fields will be completed and available for use before any development commences on this site in order to ensure continuity of access to the sports facilities for both school and community users.
3. Confirmation that that the Great Dunmow Leisure Centre will remain operational throughout the construction of the development in order to safeguard access to this important community facility.
4. Consideration given to whether the inclusion of the artificial grass pitch (AGP) within the allocation (and therefore its relocation to the new school site in Great Dunmow policy 3) is appropriate in practice. The AGP on this site is a dual use facility which forms an integral part of the leisure centre. If the AGP is to be relocated, sufficient space would need to be found and the new school would need to be planned and designed to facilitate significant community use outside of school hours. The AGP would also be costly to relocate and may affect development viability. There would also be a need to provide ancillary facilities that are suitable for community use such as changing and car parking. As the AGP would need to be floodlit and would be intensively used, consideration should also be given to the suitability of relocating it to the new school site in planning terms due to the potential impact in terms of the environment (noise and lighting) and highways (A120). Consideration should also be given to whether removing the AGP from the leisure centre would have any consequential implications for the sustainability of the leisure centre as AGPs are usually one of the main income generators for leisure centres. Collectively, it is considered that the above issues would justify a review of whether the AGP be included in the proposed site allocation although it is acknowledged that if the AGP was retained, there would be a need for school users to travel off-site to access it in its current location if the school was relocated.

South East Education and Skills Funding Agency

The next version of the Local Plan should seek to provide further detail about these site specific requirements for schools, based on the latest evidence of identified need and demand in the Infrastructure Delivery Plan and Essex County Council's 10 year plan for meeting the demand for school places. This should include clarifying where possible the requirements for the delivery of new schools, including when they should be delivered to support housing growth (i.e. appropriate trigger points), the minimum site area required (and number of forms of entry needed where this has not already been stated), any preferred site characteristics, and any requirements for safeguarding additional land for future expansion of schools where need and demand indicates this might be necessary.

Developers, Agents and Landowners

- HRS support the approach to identifying and enabling the replacement of the existing school.

Individuals

This school should be kept and a second school should be built. Moving the school to Buttley's lane provides a very long walk for many Dunmow residents.

Wood Field, Woodside Way

Statutory Consultees and other bodies

Essex County Council

Surface water management

FZ1, some surface water flood risk to west of site associated with watercourse. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Transport

There is no obvious access from the proposed allocation to highway. Further consideration must be given as to how this will be achieved.

Historic England

The site lies to the north of Stortford Road which, as a Roman Road, may have archaeological potential. This should be considered in the policy and supporting text.

Woodland Trust

Object to inclusion of site as it is likely to cause damage and/or loss to areas of ancient woodland adjacent to the boundary. Adjacent to Hoglands Wood, Broomhills - ancient woodland (AW), ancient semi natural woodland (ASNW) and plantation on ancient woodland site (PAWS)

Developers, Agents and Landowners

- Support the inclusion of Wood Field, Woodside Way

Land south of B1256 (Stortford Road) and West of Buttleys Lane

Statutory Consultees and other bodies

Essex County Council

Surface water management

FZ1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Transport

The 3rd bullet should read 'transport assessment', not 'transport statement', as the development is more than 50 units.

Historic England

Several Grade II listed buildings are located relatively nearby; these include Highwood Farmhouse, the Round House, and the Gatehouse to Easton Lodge as well as Stortford Road which is a Roman Road with archaeological potential. Any development of the site has the potential to impact upon these heritage assets. It is important that any development of this site will need to preserve the heritage assets and their settings. These requirements should be included in the policy and supporting text of the Plan. The allocation of this site should consider the cumulative impacts of other allocations nearby.

Great Dunmow Town Council

This site is outside of the Town Development Area as defined in the Neighbourhood Plan Policy DS1:TDA. The N.Plan Steering Group and the Town Council vigorously defends this policy as public consultation revealed a very strong local commitment to the rural setting of Great Dunmow and a strong resistance to coalescence with neighbouring communities. The N.Plan was voted for by 93% of voting residents, and was approved and adopted by the District Council. The inclusion of this allocation would go against this. There is no reason for the development to be in that particular location and its situation directly opposite the ancient woodland and SSSI High Wood would put the latter at risk from light pollution (contrary to draft policy EN19).

Great Dunmow Neighbourhood Plan Steering Group

The site is outside of the Town Development Area as identified in Neighbourhood Plan Policy DS1:TDA. The Steering Group vigorously defends this policy as public consultation

revealed a very strong commitment to the rural setting of Great Dunmow and a strong resistance to coalescence with neighbouring communities. The Neighbourhood Plan was approved by the District Council and by the people of Great Dunmow (93% of those voting voted in favour of adopting the Neighbourhood Plan) and its policies must be upheld. There is no reason for this development to be in this particular location and its situation directly opposite SSSI High Wood would put the latter at risk from light pollution.

Developers, Agents and Landowners

- Agent on behalf of landowner supports allocation
- Agent objects to this allocation as it is considered an unsustainable location being detached from the town centre.

Individuals

- Substantial developments which expand the boundaries of the town, changing the character and sustainability of the town, generating too much traffic and pollution.
- Concerned that the developments include infrastructure and that if the infrastructure is not delivered then all the developments in the town may not be sustainable. This need for infrastructure will be used to justify the developments.
- This is too close to the proposed Easton Park development. There really must be some separation between Great Dunmow and other settlements.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Dunmow Park	120 dwellings	3.5 ha	09GtDun15
Justification: The site is in a sustainable location and within walking distance of a number of facilities within Great Dunmow Town Centre. Development in this location would therefore promote sustainable modes of transport. The site is well serviced by bus routes. The site is also bound to the north and west by existing residential development and lies abutting the existing settlement boundary.			
The Yard, Stortford Road	Residential or employment	1.3 ha	03GtDun15
Justification: The adjoining land to the east has been allocated and the inclusion of this site would make a logical extension as it is contained by the Stortford Road and A120.			
Land at Hoglands Great Dunmow (Little Easton Parish)	80	2.3	04LtEas15
Justification: Access to the site is currently available from Park Road, Little Easton; albeit a brand new access from Woodside Way could also be constructed to serve the site. There are no listed buildings or conservation area in the vicinity and the site is located in Flood Zone 1. The slope, trees on site and the Hoglands Wood to the south are not considered constraints on development.			
Land at Tiggers, Ongar Road	4 (net)	0.49	NEW
Justification: The use of the site would remain residential, in keeping with neighbouring properties and the character of the area. There would be a net increase of four dwellings and the site density would be about 10 dph. This would be lower than the adjacent modern estates, but would be in keeping with the existing character of Ongar Road and this edge-of-town setting. The site, which has historically been considered suitable for development, is in			

a sustainable location and within reasonable walking/cycling distance of local amenities, including employment, schools, nurseries, shops, churches and community facilities in Great Dunmow. It is well served by primary and major road networks, with good public transport links to allow access to neighbouring settlements and major transport infrastructure. No existing trees or hedges would be removed as part of this redevelopment. There are no ponds and there is no evidence of wildlife or protected species on the land

Great Hallingbury – Type B Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land south of Beldhams Lane, Bishops Stortford	180	6.52	03GtHal15

Justification: The site represents sustainable development between the existing town edge and the sewage works with the allotments in between. The site is well located to Bishop's Stortford town centre, railway station and bus stops. The site is currently located within the Green Belt; however, the proposal would not result in the merging of neighbouring settlements and has been demonstrated to be possible with only minimal impact on the wider landscape. The benefits of delivering housing within walking and cycling distance of the town centre of Bishop's Stortford and the railway station along with the proximity to the existing bus service that stops along Beldhams Lane would outweigh the harm caused by the loss of land within the Green Belt and should be reconsidered.

Great Sampford – Type A Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Site east of Sparepenny Lane, Great Sampford		3.3	01GtSam15

Justification: The village is a sustainable location for development with a church, pub and school. This site could provide much needed affordable housing.

Hatfield Broad Oak – Type A Village

Hatfield Broad Oak Inset Map

Individuals

- Object to the removal of the notation of Protected Open Space of Environmental Value from Great Chalks as currently shown in Adopted Local Plan. The site is constrained by the Conservation Area, numerous listed buildings, restricted highway access onto the High Street, and impact on neighbours' amenity. However, the designation of Protected Open Space of Environmental Value offers the strongest protection against development and the ensuing loss of this open space and trees which are visually important in the village landscape. The designation should be reinstated.

- As the local District Councillor I am against development in the grounds of Great Chalks and represent the residents of HBO in making this objection to any consideration of this land under any iteration or development of the local plan. In addition, a survey was carried out by the High Street residents last year where 19 out of 20 residents were opposed to development.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land north of Hammonds Road	24	1.2	New
Justification: Hatfield Broad Oak has range of services and facilities. The site lies on the eastern side of the settlement occupying a position behind existing hedgerow planting and away from the Hatfield Broad Oak Conservation Area and away from a concentration of nearby occupiers.			

Land south of Newbury Meadow, off Cage End Road	30	1	06HBO15
Justification: The site scored very highly against the criteria of suitability, achievability and availability.			

Land north of Newbury Meadow	10-12	0.45	07HBO16
Additional/alternative site(s) proposed	Additional/alternative site(s) proposed	Additional/alternative site(s) proposed	Additional/alternative site(s) proposed
Justification: The village is a sustainable settlement which is clearly able to tolerate further sensible expansion without the need for development to creep too far out beyond the proposed 'development limits' and without impact on the Conservation Area, the Ancient Monument to the north of the village or the 'Protected Open Space' within its centre. The site is immediately adjacent to the 'development limits' of the village and clearly forms an in-fill site between the village hall to the east, operational factory units to the west and housing (which is also outside of the village 'development limits') to the south.			

Hatfield Heath – Key Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land west of Mill Lane	35	6.7	04HHea15 (partly) Plus land to north (egg packing plant)
Justification: The site is considered to be suitable for residential development according to the UDC SHLAA. The site is supported by a site-specific Green Belt Assessment and is previously developed land. Additional housing should be identified in Hatfield Heath in order to meet the needs of the community and in accordance with the Settlement Hierarchy. This site would be ideally positioned for release from the GB.			

Land at High Pastures, Stortford		2	New
----------------------------------	--	---	-----

Road			
Justification: The site is well contained by mature, tall hedgerows and trees and is associated with the sheds and storage yard, as well as the adjacent residential properties and built development and is suitable for release from the Green Belt.			

Land east and west of Mill Lane		0.8 (east) 0.6 (west)	04HHea15 (southern part) plus new area to east of Mill Lane
Justification: The Area consists of a rectangular meadow to the east of Mill Lane, and unmanaged orchard/ scrub land to the west of Mill Lane. It is considered that if the sites subject of this representation were assessed, it would be very likely to achieve the same conclusion as the assessment of 04HHea15, with the only planning constraint to its delivery being the current designation for Green Belt. The site is therefore considered to meet the test of suitability and would represent a sustainable development site within Hatfield Heath.			

Land at Cox Ley	70	3.7	03HHea15
Justification: The site is ideally located close to the village centre. It is within the Council's evidence base that the site does not fully meet the purposes of the Green Belt and would be suitable for release - " <i>There may be scope of some development in the south-east of the land parcel without causing coalescence but the overall openness and scale of the gap is important to restricting the merging of settlements</i> ". The site is not within a conservation area, nor are there any immediate listed buildings nearby. According to the Environmental Agency, the site lies outside of any flood zone.			

Henham – Type A village

Former Goods Yard and Elsenham Goods Yard (North)

Statutory Consultees and other bodies

Essex County Council

Surface water management Flood Zone 1, surface water flooding associated with Old Mead Lane. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Henham Parish Council and Ugley Parish Council comment that the whole of the site benefits from planning permission and not just the northern part.

Individuals

Ensure development of 16 units on Old Mead Road is counted and described as Old Mead Road and not Old Mead Lane. Site is partially within Elsenham and closer to Elsenham and therefore should be included in allocation for Elsenham. Constraints should include proximity of railway and lack of public footpath

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
School Lane, Henham	36	1.13	04Hen15
Justification: In a recent appeal the Inspector found the site a sustainable location, would not result in harm to the character of the area or wider countryside, and would cause no material harm in terms of highway safety and would provide for suitable mitigation in relation to biodiversity enhancement requirements. The sole reason for the Inspector rejecting the			

appeal related to a rectifiable deficiency in the unilateral undertaking.

Blossom Hill /Land north of Chickney Road	10-12	1.24	07Hen16 (part)
Justification: The rejection of this site has not been justified or informed by the findings of the Sustainability Appraisal.			

Cricket Field, Mill Road	70-90	8.87	New
Justification: The site is within walking distance of village amenities; it is wholly within Flood Risk Zone 1 and is not subject to any ecological or landscape designations.			

Land adjacent to Grind Hall	5	0.7	03Hen15
Justification: This urban edge site, by virtue of National and Local Policy should be allocated.			

High Roding – Type A Village

Meadow House Nursery

Statutory Consultees and other bodies

Historic England

Any development of the site has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the heritage assets and their setting. These requirements should be included in the policy and supporting text of the Plan.

Essex County Council

Surface water management: Flood Zone 1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Littlebury – Type B Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land east of Cambridge Road	Up to 18 dwellings	0.6	01Lit15
Justification: Two representations have been made by different agents for the same site, although one site extends further north. This is a brownfield site. There is an existing footpath to Rectory Farmhouse and informal footpath linking to the site which can be upgraded to adoptable standards. The loss of the existing employment uses can be offset by the provision of live/work units. The site is not within the conservation area and provides an opportunity to improve the setting of the listed building to the south. The site is largely free from any physical constraints; it is located within Flood Zone 1 with flat topography.			

Leaden Roding – Type A Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land north of Stortford Road	13	0.5	01LRod15
<p>Justification: The site is adjacent to the village settlement boundary and easily accessible. Development in this location would provide a valuable link between the western edge of the village and the local amenities along Stortford Road. The site is well enclosed by physical boundaries and would not promote unwarranted development sprawl. Its development would be in-keeping with the existing development patterns in the village and along Stortford Road specifically. Additional housing should be identified in Leaden Roding in order to meet the needs of the community and in accordance with the Settlement Hierarchy. This site would be ideally positioned for release from the Green Belt.</p>			

Little Chesterford – Type B Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land north east of London Road, Great Chesterford (Little Chesterford Parish)	132	6.6	03LtChe15
<p>Justification: Great Chesterford is a medium sized village with a range of services and facilities including a rail station and access to the M11. The site is largely free from any physical constraints; it is located within Flood Zone 1. The site does not contain any listed buildings, and additional landscaping would appropriately safeguard the setting of nearby listed buildings.</p>			

Land to the south-west of London Road Great Chesterford (Little Chesterford Parish)	100	3	04LtChe15
<p>Justification: The Council's assessment of the site through the SHLAA is that this site is sustainable. Issues raised by the Parish Council can be mitigated. Site could be developed in two phases of 50 dwellings.</p>			

Land adjacent Manor Cottages	10	0.5	05LtChe15
<p>Justification: The village is close to Great Chesterford which contains a range of facilities and services, there are employment opportunities at Chesterford Research Park. The village is served by high frequency bus service between Cambridge and Saffron Walden</p>			

Little Dunmow – Type B Village

Dunmow Skips Site

Statutory Consultees and other bodies

Essex County Council

Surface water management: Detailed planning permission already granted. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land north of Flitch Green, Little Dunmow	750 dwellings	48.45	parts of 02LtDun15 and 03GtDun15
Justification: Site could accommodate housing and services and facilities as the first phase of a Garden Community totalling 2,000-3,000 dwellings incorporating land to the west. The Sustainability Appraisal recognises that the site performs well in sustainability terms. Site is in central location on the A120 corridor with links to M11 and A12 and south to Chelmsford. A landscape scheme could soften any forms of built development by integrating the proposal into the landscape. The setting of these listed buildings can be protected through the design and layout of the proposals, including through appropriate landscaping and boundary treatments, as well as the positioning of amenity greenspace within the site. Site is entirely within flood zone 1. The site is not constrained by the need for prior mineral extraction and land restoration, and development could go ahead without delay.			

Little Easton – Type B Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land to the rear of the Stag PH	28	2	03LtEas15
Justification: Type B villages should see some development to ensure the long term sustainability of the village and ensuring a mixed and balanced community. Representation proposes a mixed use scheme that provides a logical and sustainable extension to the existing settlement boundary and one that is tailored to address local needs, including the provision of a new community shop.			

Little Hallingbury – Type A Village

Land at Dell Lane

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

Any development of the site therefore has the potential to impact upon Wallbury Camp heritage asset. It is important that any development of this site will need to preserve the heritage asset and their setting. These requirements should be included in the policy and supporting text of the Plan.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land at Wright's Green, south of Goose Lane	"suitable for range of development uses"	4.24	03LtHal15
Justification: The site is a logical location for expansion of the village contained by the M11.			

Land at Motts Green, land to the east of Lower Road and south west of Wrights Green	"suitable for a range of development uses"	3.23	02LtHal15
Justification: The site is a logical location for expansion of the village with infill development			

Manuden – Type A Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land north of Stewarts Way The Street		4.5	02Man16 plus additional land to the north west
Justification: The site is relatively featureless with the exception of trees and hedges on the boundaries. It is not subject to any constraints or designations. It adjoins the development limits. It is in flood zone 1. Manuden benefits from a range of facilities. The site has the potential to incorporate additional facilities and services for the village including potentially a village shop. 02Man16 was considered suitable for housing and that this larger site shares the same characteristics that made 02Man16 suitable.			

Newport – Key Village

Bricketts, London Road, Newport

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance

NEWP 2 Bury Water Lane/Whiteditch Lane, Newport

Statutory Consultees and other bodies

Essex County Council

Surface water management: Development has commenced on site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

Newport Conservation Area is located to the east of the site and Shortgrove Hall Grade II Registered Park and Garden lies to the west of site. Any development of the site therefore has the potential to impact upon these heritage assets. It is important that any development of this site will need to preserve the conservation area and Registered Park and Garden and their settings. These requirements should be included in the policy and supporting text of the Plan.

Land opposite Branksome, Whiteditch Lane, Newport

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

The Newport Conservation Area is located to the east of the site and Shortgrove Hall Grade II Registered Park and Garden lies to west of site. Any development of the site has the potential to impact upon these heritage assets. It is important that any development of this site will need to preserve the heritage assets

Individuals

Concerned is raised about access to this site. The narrow lanes are not suitable or the amount of car journeys required. Also traffic will be routed over a crossing used by Newport school pupils to move from one part of their school to another.

Land south of Wyndhams Croft, Whiteditch Lane, Newport

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance

Historic England

Newport Conservation Area is located to the south of the site long with two Grade II listed buildings, Shortgrove Hall Grade II Registered Park and Garden lies to west of site. Any development of the site therefore has the potential to impact upon this heritage asset. It is important that any development of this site will need to preserve the heritage asset and their setting. These requirements should be included in the policy and supporting text of the Plan.

Land west of Cambridge Road, Newport

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1, no shown surface water flooding on site. Surface flooding associated with railway line to west of site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

The site is located opposite three Grade II listed structures which include the gates and piers at the west entrance to Shortgrove Park, the wall of the Carnation Nursery, and the bridge over the River Cam. Shortgrove Hall itself is a Grade II Registered Park and Garden. Any development of the site therefore has the potential to impact upon these heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan.

Reynolds Court, Gaces Acre, Newport

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1, some ponding of surface water in 1 in 30 and 1 in 100 flood events. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

There are number of heritage assets surrounding this site including the Newport Conservation Area, the Grade I listed Church of St Mary the Virgin, and several Grade II listed buildings. Any development of the site therefore has the potential to impact upon these heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan.

Land at Holmwood, Whiteditch Lane, Newport

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

The setting of Shortgrove Hall Grade II Registered Park and Garden to west of site should be considered. The requirement in the policy for a Landscape and Visual Impact Assessment is welcomed.

Land at Bury Water Lane, Newport

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

The Newport Conservation Area is located to the east of the site; development at the proposed site could also have the potential to impact upon the setting of the Grade I listed Church of St Mary the Virgin. Therefore, proposals on this site will need to have regard to the setting of this heritage asset. Reference should also be included in the supporting paragraph to the need to protect the setting of these heritage assets. The requirement in the policy for a Landscape and Visual Impact Assessment is welcomed.

Individuals

Permission was given for this site on 1st November 2016 for 'Residential care home facility (up to 50 beds) together with an extra care development (up to 90 units comprising of apartments and cottages) all within Use Class C2; associated communal facilities.

The text on this document is vague and doesn't mention the care home. It is shown as only 81 units. And the site map is incorrect - the one published is a duplicate of the nearby Cala Homes development of 84 houses. So the figure is understated by 59.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land at London Road	94	4.6	06New15
Justification: Newport has a good range of services and facilities. Site was included in the Submission Plan 2014. Site not constrained by landscape or conservation reasons			

Land at Bury Water Lane		0.7	07New15
Justification: Newport has a good range of services and facilities. Site not constrained by			

landscape or conservation reasons

The Piggeries, Debden Road	8	0.3	01New15
-------------------------------	---	-----	---------

Justification: Newport is a sustainable location for development and this site is well located for local services.

Land south of Wicken Road	150	6.1	04New15
------------------------------	-----	-----	---------

Justification: Newport has an excellent range of services and facilities. The proximity of the site to the M11 motorway to the south and west, and the village of Newport to the north and east creates a distinct barrier between the site and the surrounding landscape. Thus it is considered that the scenic quality of the surrounding landscape will not be detrimentally affected by the proposed development. Subject to good design, the proposals will have a negligible to low impact upon the setting of the church and no impact upon other built heritage assets in the village. Vehicular access to the site can be achieved from Wicken Road through the provision of a simple priority junction and the network has sufficient capacity to accommodate the impact of the development. The site is in Flood Zone 1.

Quendon and Rickling – Type A Village

Ventor Lodge

Statutory Consultees and other bodies

Historic England

Development of this site is likely to impact upon the setting of heritage assets. It is important that any development of this site will need to conserve and where opportunities arise enhance the conservation area and preserve the listed buildings and its setting therefore high quality design is encouraged. These requirements should be included in the policy and supporting text of the Plan.

Essex County Council

Surface water management: Flood Zone 1, surface water flow across the west of site.

Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Land east of Foxley House

Statutory Consultees and other bodies

Historic England

Development of this site is likely to impact upon the setting of heritage assets. The policy identifies that development of the site must respect the setting of the conservation area; this is a welcome inclusion but should be expanded to include consideration of the setting of the adjacent listed buildings. The cumulative impact of development of these three adjacent sites must be considered so that development integrates into the existing urban grain and form, and that the established character of the settlement is preserved

Essex County Council

Surface water management: Flood Zone 1, significant part of the site is at risk of surface water flooding across the site in a 1 in 30 and 1 in 100 flood event. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Quendon and Rickling Parish Council

In view of the recent scale of development in the village the allocation of this site would need substantial investment in the village. Specifically we would want to see under S106, or the like, the provision of a new Community Hall plus further recreational provisions. We also have grave concerns that the sewage system is close on capacity in Quendon. Should 19 homes be provided we would want to see a mixture of Affordable Homes plus provision for the elderly or less able, by supplying for example, 1 bedroom units.

Individuals

The development within the non-garden communities should be subject to the same principles that govern the garden communities, in order to deliver the same benefits for the community. This development, as proposed, is simply an exercise in a developer dumping another identikit housing estate in an inappropriate setting, eroding the distinctive character of the village. It brings no benefit to the community. The school is full, the sewerage is dysfunctional, the traffic is atrocious and adding more houses will only make matters worse.

Land south of Foxley House

Statutory Consultees and other bodies

Historic England

Development of this site is likely to impact upon the setting of heritage assets.

Essex County Council

Site under construction. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land north east of Belchamp's Lane, Rickling Green		6.4	New
Justification: The village is a sustainable location for development with a range of services and facilities. The site is largely free from any physical constraints, it is located within Flood Zone 1 and is well-screened by a large hedgerow containing mature trees to the south and comprises a logical extension to the existing settlement and can be assimilated into the built development of the settlement without any adverse visual impact on the surrounding countryside and setting of the village in longer views. Development of the site provides the opportunity to formalise pedestrian access directly between the playing fields and the green, to improve the existing playing fields and potentially provide a clubhouse along with housing development to help meet the district needs over the plan period. A new highway access could be provided onto Belchamp's Lane at the existing field access point, with adequate visibility. Retention of the playing fields with enhanced landscape planting will help to safeguard the wider setting of the conservation area. Finally; the residential development of this site could potentially enable junction improvements of Belchamp's Lane with the B1383.			
Land south west of Brick Kiln Lane, Coney Acre, Rickling Green		1.5	New
Justification: The village is a sustainable location for development with a range of services and facilities. The site is a logical infill and the entrance to the settlement being contained from distant views by the adjoining woodland. The site is free from physical constraints, it is located in Flood Zone 1 and there are no significant changes in level.			
Land at Quendon	20	2.52	04Que15

Glebe, (south) London Road			
Justification: The site is well located to the school and bus stops. There are no natural features on the site. Boundary hedgerows would be retained and incorporated into the development where possible. The site is bounded by residential properties in all directions.			

Land at Quendon Glebe (north) London Road	10	0.85	05Que15
Justification: The site is well located to the school and bus stops. There are no natural features on the site. Boundary hedgerows would be retained and incorporated into the development where possible. The site is bounded by residential properties to the north, agricultural land to the east and The Parish Church to the south.			

Radwinter – Type A Village

Land north of Walden Road

Statutory Consultees and other bodies

Essex County Council

Surface water management: Some of the eastern part of this site in Flood Zone 3. Surface water flooding associated with river across eastern half of the site. This should be taken into account when designing the site and drainage scheme. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

The Radwinter Conservation Area is located to the west and the Grade II listed Village School. It is recognised that the site is already underway.

Saffron Walden – Town

Saffron Walden Inset Map

Landowner

Piece of land between Station Road and Longhedges, Saffron Walden is designated Protected Open Space of Environmental Value. This is private land and an integral part of the garden to 2 Longhedges. No other privately owned land seems to be identified as protected open space and the notation should be removed.

General Comments

Individuals

- Opposed to any further housing development within Saffron Walden unless there is a significant increase in primary and secondary school places and an increase in provision of GPs, sport and recreation facilities and open spaces.
- No building should be allowed on the flood meadows near Freshwell Street and the pond.
- Walden School must be retained as a school, whether or not any other secondary schools are later built in the town.
- Concerned about the impact of housing on traffic congestion in Saffron Walden. There needs to be a new road to route new housing on the east of the town to Audley End station and M11, thereby preventing it from going through the town centre.

- The Ashdon Road is already full of congestion and road rage so steps need to be taken to ease flow of traffic on this road.

Developers, Agents and Landowners

- Saffron Walden is considered well located and suited to accommodate additional growth. The town has significant heritage, is served by a wide variety of services and visitor attractions; it has access to Audley End railway station and is served by a number of regular bus services and is in close proximity to M11.

Land south of Radwinter Road, Saffron Walden

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1, few minor spots of surface water flood risk areas in 1 in 100 flood event. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Education: This policy should specifically allocate the 1.2ha. of land defined in the signed s106 agreement. A further 0.9ha of land adjacent to it should be safeguarded by a D1 use class allocation.

Saffron Walden Town Council object to this proposed site.

Land r/o The Kilns, Thaxted Road, Saffron Walden

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1, significant surface water flooding in 1 in 30 and 1 in 100 flood events. Should be taken into account when designing the scheme. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Individuals

- This land was originally designated for retail/commercial use
- danger of being extended further into adjacent open spaces which will hopefully not be used as a reason to allow further development beyond the current 'town boundaries' which would be greatly detrimental to the quality of life for existing and even new residents in respect of traffic congestion, pollution and stretched services.

Former Wills and Gambier Site, 119 Radwinter Road, Saffron Walden

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1, surface water flooding to south of site in 1 in 30 and 1 in 100 flood events. This should be taken into account when designing the scheme. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Land at Ashdon Road Commercial Centre, Saffron Walden

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1, some surface water flooding in a 1 in 30 and 1 in 100 flood events. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Former Willis and Gambier Site, 121 Radwinter Road Saffron Walden

Statutory Consultees and other bodies

Essex County Council

Surface water management: Site under construction. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Saffron Walden Neighbourhood Plan Group considers that the 42 bed care home needs to be included in this site.

Moore's Garage, Thaxted Road, Saffron Walden

Statutory Consultees and other bodies

Essex County Council

Surface water management: Site is under construction. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Saffron Walden Neighbourhood Plan Group comment that there is no mention of retail/commercial development of this site.

Land west of Lime Avenue, Saffron Walden

Statutory Consultees and other bodies

Historic England

Development of this site is likely to impact upon the setting of heritage assets. It is important that any development of this site will need to conserve and where opportunities arise enhance the conservation area and preserve the listed buildings and its setting. The development should be of high quality design. These requirements should be included in the policy and supporting text of the Plan.

Essex County Council

Surface water management: Flood zone to west of site associated with the Slade. Surface water flow across the site in a 1 in 100. This flow should be taken into account when designing the drainage scheme. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Wendens Ambo Parish Council object as this is another greenfield site behind an area already over-crowded with vehicles, on-road parking and poor access. The proposal is made despite the acknowledgment that there is a big flood risk to this area.

Land south of Tiptofts Lane, Thaxted Road, Saffron Walden

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Transport: It is assumed that this site will access highway via the internal road network. It has not been demonstrated Tiptoft Lane is suitable for additional vehicular access.

Land north and south of Thaxted Road, Saffron Walden

Statutory Consultees and other bodies and other bodies

Historic England

The Grade II listed Barn at Herbert Farm is located to the south of the proposed site. There are no other known designated heritage assets within the site or nearby which would be affected. The requirement for a Landscape and Visual Impact Assessment and responsive layout/ design is welcomed. There is, however, the potential for development to impact upon the overall character and setting of the town including views into the historic town centre. Development in this location could also impact on transport movements and in turn affect the historic environment within and surrounding the town. It is recommended that a Heritage Impact Assessment is undertaken for this allocation.

Essex County Council

Surface water management: Flood Zone 1, surface water flooding for 1 in 30 and 1 in 1 in 100 flood events associated with watercourses on site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Saffron Walden Town Council objects to this allocation. Attention is drawn to the appeal which was dismissed, and it is considered that nothing has changed to move from this position and it is noted therefore that the site must still be considered unsustainable in light of no changes to traffic flow, traffic management or air quality management.

Wendens Ambo Parish Council object to this site on the grounds that it is a greenfield site and given its location, the additional impact on local roads will be severe without a new road to alleviate congestion on this side of Saffron Walden. Planning permission already granted on this side of the town is more than sufficient and is already causing transport difficulties and putting pressure on schools and other services.

Saffron Walden Neighbourhood Plan group object to the site being included in the allocation as there are better sites that could help provide a 2Form Entry school.

WeAreResidents.org objects to this allocation. It has been found on appeal to be an unsustainable location; there are adverse traffic and air quality impacts; the site area is larger than that required for 150 dwellings and could lead to incremental growth.

Saffron Walden Skate Group consider that the southern part of the site (south of Thaxted Road) offers the opportunity to create two new and exciting buildings, one housing an Emergency Hub for local police, fire and ambulance services and the other a Community Hub for people of all ages, together with extensive land for exercise and creative use. We think that Saffron Walden has a need for innovative landscaping, outdoor exercise facilities, a bike track, a cafe and green space for informal use and having fun. The Group thinks that this housing site offers the best opportunity for community gain in Saffron Walden.

Developers, agents and Landowners

- Freehold owner of the land supports the allocation for 150 dwellings. A Transport Impact and Accessibility Review commissioned by the developers demonstrates that the impact of 150 dwellings is not significant. The design of the scheme could incorporate the southern section of a link road between Thaxted Road and Radwinter Road if required. An Air Quality assessment concluded in changes in concentrations at all receptor locations as negligible, except in one location which predicted a slight increase. A desktop report concludes that there is low likelihood of the site being contaminated. The site comprises both Grade 2 and Grade 3A agricultural land reflecting the majority of the district. It is therefore important that where agricultural land is lost to development it is sustainably located such as this site.
It is considered inappropriate to allocate the 20ha site as shown for 150 dwellings and therefore propose that the area of land to be allocated for development is reduced to 7.92 ha comprising part of the land to the north of Thaxted Road, adjacent to Rylestone Way and north of The Kilns. The policy should just refer to Land north of Thaxted Road and no reference should be made to land south of Thaxted Road. The policy needs to provide guidance on whether or not the allocation needs to make provision for the delivery of the southern section of a link road between Thaxted Road and Radwinter Road. Consequential changes need to be made to the inset map.
- Site supported by agents for land to south of Saffron Walden and suggest that allocated land south of Thaxted Road should be developed for housing and not recreational uses therefore making client's site a logical extension of Saffron Walden in the years to come.

Individuals

- Support as a means of providing sustainable affordable housing with community allotment space and start up business potential, and modes of transport other than the car. It was also enable the development of The Hub community asset.
- Object to any building to the rear of Tukes Way and Peal Road, (land south of Thaxted Road). Understand the land would be transferred to the local council for leisure activities – what would this entail?
- Object to scale of development and the additional traffic that this will create
- Object to loss of agricultural land and land for wildlife.
- Site has been previously rejected and should be rejected again
- Plan fails to address the infrastructure problems facing the town through these allocations and developing land to the east of the town will exacerbate those infrastructure problems, namely transport issues of people driving through the town to get to supermarkets, railway station, leisure and other services.
- Is the statement that development must have no adverse impact on the AQMA an unequivocal statement by UDC that, if the development would bring even a negligible increase in NO2 levels at junctions that exceed the legal limits, mitigation measures that bring the levels down to current ones must be agreed before development is approved? Or is this just a preference?
- It is vitally important that housing development for this site is kept to the East to ensure the future viability of a link road to Radwinter Road.
- Housing Development on the parcel of land to the rear of the Lord Butler Leisure Centre and the 'Linear Strip' should be opposed and this land safeguarded for leisure and open space activities. The 'Linear Strip' was originally created and insisted upon by Uttlesford Planners to ensure that housing development did not encroach further than that which existed at that time.

Land at Viceroy Coaches, to r/o 10-12 Bridge Street, Saffron Walden

Statutory Consultees and other bodies

Historic England

The policy requires development of this site have consideration for the conservation area and number 12 Bridge Street but makes no mention of the other nearby heritage assets. Proposals on this site will need to have regard to the setting of all relevant nearby heritage assets. Development of this site is likely to impact upon the setting of these heritage assets. It is important that any development of this site will need to conserve and where opportunities arise enhance the conservation area and preserve the listed buildings and its setting. The development should be of high quality design. These requirements should be included in the policy and supporting text of the Plan.

Essex County Council

Surface water management: Flood zone and surface water flooding associated with river to north of site.

Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Transport: It has not been demonstrated that this proposed allocation can provide safe access onto Bridge Street. Further investigation is required.

Saffron Walden Town Council supports this proposed site.

Wendens Ambo Parish Council objects to the site on the grounds of over-development/density of housing and inappropriate scale given difficult and tight access onto main road through the town. Density of housing may also increase flood risk for neighbours further down Bridge Street who are already at risk of flooding. This is another site in a

conservation area and the density of housing proposed is unlikely to be compatible with the area or the quality of life of residents.

Saffron Walden Neighbourhood Plan Group comment that there is no mention of the Grade 2 listed building to be conserved.

WeAreResidents.org suggests additional text stating that the grade 2 listed building will be protected.

Jossaumes, Thaxted Road, Saffron Walden

Statutory Consultees and other bodies

Historic England

The policy itself makes no reference to the onsite listed building, although it is mentioned in the supporting text, and subsequently there is no provision for its conservation or enhancement, or its setting. The policy omits to reference the proximity of the Conservation Area, as a designated heritage asset its setting must also be considered. We object to the wording proposed as the policy does not differentiate between the listed building and the industrial buildings thus demolition of the onsite industrial buildings would allow the listed building, the earliest Gas Works building in East Anglia, to be lost.

The policy should be amended to ensure development of this site will have regard to the conservation and enhancement of the onsite listed building and its setting, and to the Saffron Walden Conservation Area. In the absence of these provisions we object to this site allocation. It is noted that a Landscape and Visual Impact Assessment would be required; we would recommend that the policy also specifies the need for a Heritage Statement to accompany any prospective applications.

Essex County Council

Surface water management: Flood Zone 1. There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Saffron Walden Town Council supports this proposed site.

Saffron Walden Neighbourhood Plan Group comments that the existing buildings should be retained and included in the Local Listing.

WeAreResidents.org suggests additional text stating the main gasworks building should be retained and built into the development.

Land at De Vigier Avenue, Saffron Walden

Statutory Consultees and other bodies

Historic England

There are no designated heritage assets within or near the site. The proposed site would not project beyond the eastern most points of the existing development, the small number of dwellings proposed means that the site could be developed and successfully integrated into the existing urban grain; as such the reference in the policy to base design and layout on the findings of a Landscape and Visual Impact Assessment is welcomed.

Essex County Council

Surface water management: Flood Zone 1, surface water flow across north west corner in 1 in 100 year flood event. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Transport: There is no obvious access from the proposed allocation to highway. Further consideration must be given as to how this will be achieved.

Saffron Walden Town Council object to this allocation as this is an area loved and protected by local residents.

Saffron Walden Neighbourhood Plan group object as this site is already designated as a green space in a 1988 S106 agreement.

WeAreResidents.org consider this an unsustainable site as it currently provides significant natural benefits in an area largely devoid of them.

Individuals

- Object to the allocation of this site as Ashdon Road is already very dangerous even without taking into account the traffic from the Ridgesons development.
- Site is home to a wide range and extensive numbers of fauna which warrant protection;
- Development of the site is contrary to policies EN8 and EN9.

56 High Street, Saffron Walden

Statutory Consultees and other bodies

Historic England

The site contains the Grade II listed entrance arch to numbers 56, 58, and 60 High Street, the site is also located within the Saffron Walden Conservation Area. The policy makes reference to the presence of these heritage assets and states that development should not adversely impact upon them or their setting which is welcomed. Further emphasis should be placed on the presence of neighbouring listed buildings and the need to have regard for their setting. It is important that any development of this site will need to conserve and where opportunities arise enhance the conservation area and preserve the listed buildings and its setting. The development should be of high quality design. These requirements should be included in the policy and supporting text of the Plan.

Essex County Council

Surface water management: North of the site is in Flood zone 2 & 3. There a few spots of surface water flooding in a 1 in 100 year surface water event. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Wendens Ambo Parish Council object on the grounds of over-development/density of housing proposed in a conservation area with a listed building on the site.

Saffron Walden Neighbourhood Plan Group comment that retail to be retained at Ground Level throughout the development and first/subsequent floors made residential. Also, asks can the High Street/George Street not be added to this site? Scout Hut must be retained or provision made for an alternative

WeAreResidents.org suggests additional text stating that the ground floors of the development should be maintained for retail and commercial use.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Former Pulse Flexible Packaging ltd factory, Radwinter road	Range of uses	2	New
Justification: The site is brownfield and located within the settlement boundary. Site is suitable for redevelopment and local plan should allow for flexibility for the site to come forward for a range of options such as residential, retail, care, retirement and commercial.			

Land at Harvey Way / Ashdon Road	5	0.17	36Saf15
Justification: Underutilised private land within the town development limits. Development would provide a visual benefit by strengthening of the streetscene via unified frontages on both Harvey Way and Ashdon Road. Combined with the need to maximise development within settlements, it is considered that the benefits of development on the site would outweigh the loss of the open space. Open space designation should be removed facilitating the development of the site as a windfall site.			

Land to the south of Saffron Walden.	132	6.6	08Saf15
Justification: Site bounded by residential development to the north west; access is available from Thaxted Road through land in same ownership. Site is in Flood Zone 1. Site could be developed in conjunction with allocated land south of Thaxted Road.			

Land east of Little Walden Road	85	3.69	10Saf15
Justification: Development permitted on appeal for up to 85 dwellings and therefore needs to be included as a commitment.			

Land at Shire Hill Farm	100-200	25.7	11Saf15
Justification: Site performs a second phase to the site south of Radwinter Road which will lead to a better overall design. It will unlock the delivery of the 2 form entry primary school. Site was dismissed following the testing of a significantly larger capacity than being promoted. WeAreResidents.org considers this site a reasonable alternative to the land north of Thaxted Road. It could accommodate 75 dwellings and provide land for a second form entry to the primary school, it is not visible to the town and is closer walking distance to core amenities.			

Sewards End – Type B Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land at 6 Walden Road	50	1.8	02Sew15
Justification: Site has no specific features or designations which would constrain development. Site well related to village. Site is 2km east of Saffron Walden and much of the town's existing and proposed employment is located on the eastern side of the town. Bus service provides a useful connection to the town. The site is within easy cycling distance of Saffron Walden. A new primary school is being provided on eastern side of town. Development is acceptable in traffic and transport terms.			

Site adjacent Village	36	4	05Sew15
-----------------------	----	---	---------

Hall			
Justification: Swards End is a thriving community. Site is in close proximity to new primary school being provided in Saffron Walden. Development will support sustainability of village and neighbouring villages.			
Land east of Swards End	38	3	03Sew15
Justification: Site is vacant former agricultural land. It is not constrained by Green Belt or Countryside Protection Zone.			

Stansted Mountfitchet – Key Village

2 Lower Street, Stansted Mountfitchet

Statutory Consultees and other bodies

Essex County Council

Surface water management: Development commenced. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Land at Walpole Farm

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood zone on Cambridge road, Surface water flow on site for 1 in 30 and 1 in 100 flood events. This should be taken into consideration when designing the site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Education: ECC understands that this site has an extant s106 agreement relating to it that includes provision of Early Years & Childcare facilities land. Assuming that is still required (as appears likely given current position on local provision) reference to an associated land allocation for D1 use is missing.

Developers, Agents and Landowners

- Object to the reduction of the site capacity to 147. The site had outline permission for 160 units and the approved reserved matters is for 147. This does not justify the lowering of the capacity from that allowed for under the outline permission and the 160 capacity should be restored.

Mead Court, Stansted Mountfitchet

Statutory Consultees and other bodies

Essex County Council

Surface water management: Development commenced. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Land at Elms Farm, Stansted Mountfitchet

Statutory Consultees and other bodies

Essex County Council

Surface water management: In flood zone 2 and 3. Surface water flooding in 1 in 30 and 1 in 100 associated with flood zone. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Land West of 8 Water Lane, Stansted Mountfitchet

Statutory Consultees and other bodies

Essex County Council

Surface water management: In flood zone, surface water flooding in 1 in 30 and 1 in 100 associated with brook Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

There are no designated heritage assets within the site, nor are there any nearby which would be affected. The site is a brownfield site adjacent to a rail line and existing residential development. The scale and layout of proposed development of this site should be considered so that any new development integrates into the existing urban fabric. The requirement for a Landscape and Visual Impact Assessment is therefore welcomed.

Land east of Cambridge Road (B1383) and west of High Lane,

Statutory Consultees and other bodies

Essex County Council

Surface water management: Flood zone to north of site. Surface water flooding associated with brook in a 1 in 30 and 1 in 100 rainfall event. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

This site is located next to site Land at Walpole Farm, Stansted Mountfitchet which already benefits from permission. Together these sites will constitute a substantial urban extension to the settlement. There are no designated heritage assets within the site boundary or nearby which would be affected directly however the cumulative impact of development upon the townscape of the settlement should be considered.

Stansted Mountfitchet Neighbourhood Plan Group comments that policy proposes development at too high a density (40 dwellings on 1.2 ha) for an edge of village locations. Densities should be lower at the edge of the village to allow hedgerows on important gateway roads to Stansted to be retained and views preserved.

Developers, Agents and Landowners

- Allocation supported. It is a well-contained, triangular site contained by roads and existing development. This land adjoins an existing established settlement, and one which is identified through the Local Plan's evidence as being one of the most sustainable to accommodate housing growth in the District.
- Unsustainable location and significantly greater landscape and environmental impacts compared to other sites such as Pines Hill.

Individuals

- Too much damage has already been approved for the northern approach into the village.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land north of Stansted Mountfitchet		15	07Sta15,
		24	24Sta16,
		45	25Sta16,
		15	15Sta15,
		9	12Sta15
Justification: Stansted Mountfitchet is a sustainable location for growth. The development limits have been drawn tightly and act as a constraint to sustainable growth. The rejection of sites has not been fully justified through the sustainability appraisal. The sites are not subject			

to any ecological, heritage or environmental designations that suggest it is unsuitable for housing. A comprehensive development of sites would allow for a suitable layout to be achieved with adequate landscaping mitigating any impact of development extending into the countryside.

Land west of Stansted Mountfitchet		40 ha	13Sta15 800
Justification: The site is within walking distance of a range of services and facilities within the village. The site lies adjacent to the settlement boundary. It is not subject to any physical constraints and is located in Flood Zone 1. It is not subject to any ecological designations. The north eastern corner of the site lies within the Conservation area providing the opportunity to provide high quality development that will have a positive impact on the character of the area.			

Land at Pines Hill	70	2.5	02Sta15
Justification: This is a well screened site already partly developed with commercial and residential uses and is sustainably located close to existing services. The site does not perform any greenbelt function.			

Land east of High Lane and north of The Croft		3.4	17Sta15
Justification: The site is within easy walking distance of a range of services and facilities and is not constrained by Green Belt.			

The Stables, May Walk, Elsenham Road	50	4.2	New
Justification: The site is a logical extension to Elsenham. Site has access to footpath and bus route and is well contained minimising any impact on its wider countryside location.			

Manor Farm, north east of Church Road	130	8.83	New
Justification: The site is within 500 metres of the village centre and its various services, employment, and transport connections. It is also on the right side of the village for those using cars to travel to Bishop's Stortford, the Airport and M11 & A120. There are no designated heritage assets on the site. The site can be accessed from two crossings at Church Lane and off the private drive to the Manor House and Manor House Cottage. A mini-roundabout to the Walson Way junction with Church Lane could be explored as a further possible entrance to the site, if required. The site is in Flood Zone 1.			

Stebbing – Type A Village

Inset Map for Stebbing

Developers, Agents and Landowner

The Development Limits for Stebbing exclude existing and proposed development on the south-west side of Brick Kiln Lane which we suggest should logically be included within the Development Limits. Planning permission has been granted for 5 dwellings along the

frontage between Oak Cottage and Appledore (UTT/15/0515/OP) which consolidates development along Brick Kiln Lane.

Land at the east of Parkside and r/o Garden Fields

Statutory Consultees

Essex County Council

Surface water management: Flood Zone 1, no shown surface water flood risk on site.

Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Developers, Agents and Landowners

On behalf of the landowner we support this site allocation, subject of planning permission granted 17 February 2015 (UTT/14/1069/OP). The proposals for residential development on the site are being progressed.

Individuals

There is and cannot be an adequate access to this site.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land at Bran End		0.55	02Ste15
Justification: Site would form a logical extension to the village in conjunction with the delivery of open space and the conservation of rural resources.			

Land at Stebbing		2.2	08Ste16
Justification: Sites offer scope to development area of land nearer the road avoiding area subject to flooding. Development of the sites would provide a greater choice of housing in the village and assist in sustaining the school in addition to other services.			

Takeley – Key Village

Land at Dunmow Road, Little Canfield, Takeley

Statutory consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1, no shown surface water flood risk on site.

Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Brewers End, Takeley

Statutory consultees and other bodies

Essex County Council

Surface water management: Development Commenced. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

There are listed buildings nearby and the site is adjacent to a Roman Road which increases archaeological potential. No reference to these issues has been made in the policy.

Chadhurst, Takeley

Statutory consultees and other bodies

Essex County Council

Surface water management: Development commenced. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

Any development of the site has the potential to impact upon heritage assets. It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan.

North View and 3 The Warren, Little Canfield (Takeley)

Statutory consultees and other bodies

Essex County Council

Surface water management: Development commenced. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Land at Tree Tops, Dunmow Road, Little Canfield

Statutory consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1, no shown surface water flood risk on site. Some surface water flooding shown on Dunmow Road in 1 in 30 and 1 in 100 rainfall event.

Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Land between 1 Coppice Close and Hillcroft, south of B1256 Takeley Street, Takeley

Statutory consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1, slight spot of surface water flood risk in a 1 in 100 rainfall event. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Takeley Parish Council objects to the allocation because it is in the Countryside Protection Zone and is too close to a SSSI to prevent encroachment.

Developers, Agents and Landowners

- Allocation is supported. The site is not within the CPZ as stated in the draft policy.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land opposite Smiths Green	40-50	1.75	New
Justification: This is an infill vacant site and is clear of trees and vegetation.			

Land at Great Canfield Road	200	5	04GtCan15
Justification: Takeley has direct access to community facilities, including Priors Green neighbourhood centre. The site is not subject to any national, local or other landscape designations and is well contained within the landscape. A landscape appraisal has confirmed that through sensitive landscaping, green infrastructure provision and good quality design, any impact of a development on the countryside and the character of Takeley could be minimised. A study has demonstrated that the proposed development would not give rise to unacceptable ecological impacts.			

Land to the south of land at Great Canfield Road		14.6	New Additional land to 04GtCan15 above
Justification: There are no known constraints that would preclude development on this land and it should be considered as a potential option for delivering additional housing growth in Takeley.			

Land north of Priors Green	1200		10Tak15
Justification: The site can provide for a sustainable, mixed-use residential-led extension to the Key Village of Takeley. It can deliver a new community of houses, primary and secondary school, new country park to relieve pressure on Hatfield Forest, local centre. The location of the site between the built form of Takeley and the A120, and its relatively flat topography will ensure that the impact of this proposal on the surrounding landscape will be limited. The A120 provides a strong durable boundary that will prevent further development towards the airport and therefore development will not have a significant impact on the role of the CPZ. Masterplanning can ensure the setting of many of the heritage assets will remain largely unchanged. The new community would be delivered through the Town and Country Planning Association's garden development principles. ECC are joint landowners and land value capture will, in part, be returned to the public purse.			

Thaxted – Key Village

Land off Wedow Road

Statutory consultees and other bodies

Essex County Council

Surface water management: FZ1, no shown surface water flood risk on site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Thaxted Society support the policy

Individuals

- Further development at the top of Wedow Road is completely inappropriate given the narrow road access, which even goes down to single track width at the junction with Town Street. With parked cars, this area cannot cope with further traffic.

Land east of the Mead

Statutory consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1, no shown surface water flood risk on site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

There are no known designated heritage assets within the site or near to it which would be affected. Consideration should be given to the integration of new development into the existing urban grain and to the relationship of the settlement with the surrounding the landscape. The policy requirement for a Landscape and Visual Impact Assessment to be undertaken to inform design and layout is therefore welcomed.

Thaxted Parish Council and Thaxted Neighbourhood Plan Group object to the allocation. The latter makes their comments based on the findings of consultation events for the Neighbourhood Plan. The allocation of this site is objected to on the grounds that it has become a significant wildlife habitat, the roof line of the development would have an impact on views and the setting of the Grade 1 listed church and there appears to be an unsatisfactory means of access utilising a road already serving a large number of dwellings for which it was never intended, and putting further strain on the junction with Weaverhead Land and The Tanyard. It is considered that the former Claypits Farm buildings off Bardfield Road is a better site.

The Thaxted Society object to the allocation as the site has previously been designated for 'community' purposes. The community has come to rely upon that designation. It forms a buffer between two new developments. As such it should be re-designated for community use or recreation.

Developers, Agents and Landowners

- Allocation supported. The site has become an isolated section of open countryside, with residential to the north and east, that is better related to the urban form and layout of Thaxted, rather than the field pattern of the surrounding countryside. Thaxted is a sustainable location for appropriate scale development. A Transport Statement demonstrated that vehicular access to the east through the substantially constructed development to the east and along Wedow Road is achievable and suitable; including the current support of the landowner of that land to the east. Pedestrian, cycle and emergency access to the west, into the Mead, would be possible as part of an access strategy to give additional connectivity for sustainable modes of transport. The Mead is on a notably lower ground level than the Site, the vehicular route along the Mead would not flow into the Site because the ground level difference is too steep.

Individuals

- This area of scrub has been left untouched for a number of decades and has developed into a valuable local wildlife area, the development of the site for housing would undoubtedly lead to its destruction.
- Recent survey by Essex Biodiversity Project identified a wide range of flora and fauna. A range of birds and butterflies have been recorded on the site.
- There is an opportunity through the Planning Process to establish a wildlife corridor from the Sampford Road to the Mead and across to Copthall Lane Woods.
- Road access would need to be from the Sampford Road, as Wedow Road cannot take the extra traffic this would generate (narrow, many parked cars, narrowing to single width at junction with Town Street).

Molecular Products Ltd, Mill End

Statutory consultees and other bodies

Essex County Council

Surface water management: Flood Zone 1, surface water flow shown across the site in a 1 in 30 and 1 in 100. Should be taken into account when designing scheme. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

The policy itself makes no reference to the onsite listed buildings, the setting of those opposite, or to the site's location within a conservation area. The supporting text does mention the listed buildings but only in respect of considering them a constraint, the policy itself contains no provision of the conservation or enhancement of the listed buildings. Development of this site will impact upon these heritage assets. It is recommended that the policy is amended to ensure development of this site has regard for the special architectural

and historic interest of the onsite listed buildings and their settings, as well as having regard to the setting of the listed building opposite. The policy should also require development on the site to preserve or enhance the character or appearance of the conservation area. In the absence of such amendments we object to this site allocation.

Thaxted Society support the policy

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land south of Sampford Road	100	12.3	04Tha15
Justification: Thaxted plays an important role in serving its surrounding community. The site is located within walking distance of the majority of services and facilities in the village, and new development will play an important role in servicing such facilities. Adequate highway visibility can be achieved as the proposed access within either adopted highway land or within land within the control of the developer. It is considered that residential development of the site could be undertaken within the setting of the views to the spire and tower of the Grade I listed St. John the Baptist Church and to its north-northeast, respecting the requirements of national and local planning policy and guidance.			

Copthall Lane	54		09Tha15 (Part north of the river)
Justification: Thaxted has a range of services which means it can accommodate further development. The site forms a natural extension to land to the north-west which received planning permission in May 2014 under the Phase 1 section of development also by Linden Homes. The inclusion of this land would complete this area of development and also make the best use of the existing land. The site is not within a flood risk area, it is in proximity to services and facilities.			

Claypits Farm		1.07	14Tha15
Justification: This is a brownfield site which has an unsightly built form. Development provides the opportunity to enhance the local environment. The site is supported by the Parish Council and the Neighbourhood Plan group as an alternative to Land east of the Mead			

Land between Barnards Fields and Copthall Lane		2.2	13Tha15
Site would represent an infill between existing built form and the public highway and would not encroach onto open exposed land beyond the outer boundaries of the settlement built form.			

Wicken Bonhunt – Type B Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land to the east of Keeper's Cottage		0.91	New
Justification: Whilst Wicken Bonhunt does not have a large amount of services and facilities it is in close proximity to local centres of Newport and Clavering. Site would be a logical infill and lies within Flood Zone 1			

Widdington – Type B Village

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Land rear of Meadow Cottage, High Street	15-20	1.34	02Wid15

Justification: Widdington does have a reasonable level of facilities that would support a small housing allocation, helping to keep the village socially and economically viable. Site is well contained by mature vegetation to three of its boundaries which should mean any development would not be unduly intrusive in the landscape.

Wimbish – Type A Village

Land at Mill Road

Statutory consultees and other bodies

Essex County Council

Surface water management: Development commenced. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Individuals

- Development of a dwelling on a plot opposite the barracks has been refused because of its rural location yet land at Mill Road which is also a rural location have been allowed. These decisions lack transparency.

Additional/alternative site(s) proposed

Site	Capacity	Area (ha)	SHLAA reference
Carver Barracks			NEW

Justification:

Statutory consultees and other bodies

- Takeley Parish Council comments that permission for extra houses which are not needed in the planned period should not be given now, when Carver Barracks will be surplus to requirements in 2033. District Council should be using the time to liaise with the Government re: a proper garden village in this location rather than consider green areas like Little Easton that cannot be serviced separately from the M11. Carver Barracks is noted as close enough to the M11 that an access point may also be able to be made providing a better and more sustainable traffic improvement.
- Sustainable Uttlesford suggest that consideration should be given to the inclusion of a policy in the Local Plan to safeguard the Carver Barracks site following the announcement by Dept of Defence about the possible closure of the barracks in the early 2030s.

Individuals

- Carver Barracks may not be appropriate, but what is happening with the Barracks? MoD have future plans and what is available already on that site, especially housing, will impact on Uttlesford, especially Wimbish and Debden. Should something be put in the plan either way, with MoD or without?

CHAPTER 13 Non Residential Allocations

General Comments

Statutory consultees and other bodies

Anglian Water

Anglian Water has made an initial assessment of the implications for non-residential sites for Anglian Water's existing water recycling infrastructure. Where there is a need for improvements to be made to the existing foul sewerage network to accommodate the allocation site it is suggested that this included in the wording of the relevant policy.

Allocations

Great Chesterford – Land Adjacent to Community Centre

Statutory Consultees and other bodies

Historic England

Site is allocated for education/ community use. Site is located to the east of three scheduled monuments and Great Chesterford Conservation Area. This will be a sensitive site to develop as it will have the potential to impact upon the setting of these heritage assets. The policy makes reference to the need for development at this site to consider heritage and archaeology which is welcomed. It is requested that the policy is expanded to refer specifically to the need to consider the setting of the heritage assets.

Essex County Council

Majority of site in flood zone 2 and 3. Surface water flood risk across the site in a 1 in 30 and a 1 in 100 rainfall event. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance Transport There is no obvious access from the proposed allocation to highway. Further consideration must be given as to how this will be achieved.

Development Opportunity Sites, Great Dunmow

Statutory Consultees and other bodies

Historic England

Depot and post office yard to the east of New Street. Site is surrounded by Grade II listed buildings and borders the Great Dunmow Conservation Area. Policy does not mention these heritage assets and development of this site could impact their settings. Recommend policy is amended to have regard to the setting of these heritage assets.

Council Depot to the north of Livermore Court and east of New Street. Located within the Great Dunmow Conservation Area and neighbours a number of Grade II listed buildings. Town's Grade II* listed War Memorial is to northwest of the site. Policy does not mention these heritage assets and development of this site could impact their settings. It is recommended that the policy and supporting text is amended to have regard for the setting of these heritage assets

Essex County Council

Surface water management Council Depot: FZ1, no shown surface water flood risk on site
Post Office yard: FZ1, no shown surface water flood risk on site Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Development Opportunity Sites, Saffron Walden

Statutory Consultees and other bodies

Historic England

Fire Station and Laundry: Contains Grade II Listed 13 Gold Street and within the Saffron Walden Conservation Area. Are a number of Grade II listed buildings near the site, whilst Grade II* Jubilee House sits to the north east. Policy does not mention these heritage assets. Development of this site could impact their settings. Recommend policy is amended to ensure development of the site has regard to special architectural or historic interest of onsite listed building and setting of nearby heritage assets. Development of the site should seek to preserve/ enhance character or appearance of the conservation area. In absence of such amendments object to site allocation.

Emson Close/ Rose and Crown Walk r/o Boots: Is a sensitive site to develop as site is within the Saffron Walden Conservation Area and proximity to a number of listed buildings, such as Grade II* listed Barclays Bank and The Priory which border site. Policy does not mention these heritage assets. Development of this site could impact them. Recommend policy is amended to ensure development of site has regard to special architectural/ historic interest of listed buildings which border site and may directly affect by development on the site and their settings. Development of the site should seek to preserve or enhance the character or appearance of the conservation area.

56 High Street. Site contains Grade II listed entrance arch to numbers 56, 58, and 60 High Street and is located within Saffron Walden Conservation Area. The policy makes reference to the presence of these heritage assets and states that development should not adversely impact upon them or their setting which is welcomed. The policy should place further emphasis on the presence of neighbouring listed buildings and the need to have regard for their setting

Essex County Council

Surface water management The Fire Station: North of site in flood zone. Surface water flood risk in 1 in 30 and 1 in 100 associated with flood zone and on roads around site. Emson Close: FZ1, no shown surface water flood risk on site 56 High Street: Flood zone to north of the site. Surface water flood risk on roads around site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Saffron Walden Town Council

Supports development in the area of 56 High Street.

Saffron Walden Neighbourhood Plan Group

Asks whether the current occupiers of the Fire Station and the laundry have been consulted. In relation to Emson Close they are concerned that parking is vital and will need to be retained as a minimum and possibly increased.

London Stansted Airport – Land north east of Bury Lodge Lane

Statutory consultees and other bodies

Essex County Council.

Surface water management FZ1. Surface water flow across the site in a 1 in 30 and 1 in 100 flood events. Flow should be considered when designing the scheme. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Historic England

There are a number of Grade II listed buildings surrounding the site. The policy should regard for their setting, the site may also have archaeological interest as such the policy should account for this potential and refer to the importance of designated and undesignated heritage assets.

Developers and landowners

Manchester Airports Group(MAG)

- London Stansted Airport: Land north east of Bury Lodge Lane and Policy SA1 Quantum of Development: Should be amended to sqm from sqft.
- Site Area: Inconsistency within the plan to the size of the allocation. Land as allocated by the red line site on page 282 is 55ha and should be used throughout the plan as is the gross land amount. Likely an area of c.43ha will be net developable area but is subject to detailed design work, therefore cannot be considered an accurate figure for the Local Plan at this stage. Conflicts that refer to a '43 Ha' include: SA 1: first paragraph, line 4, Para 5.36 Policy EMP1 (second bullet)
- Clarification required regarding residential and community interests'. Unclear what this means precisely and therefore should be amended/ deleted.
- Final paragraph: Not considered a masterplan or design guidance is required or justified, particularly because sufficient controls will exist within the planning application process. A legal obligation (i.e. S106) agreement is not an appropriate mechanism to control implementation of a masterplan. Control by phased conditions and reserved matters pursuant to a outline permission would be more appropriate. The policy should be amended accordingly.
- Inset Plan: The site as described in the policy does not match the site in the inset plan. The inset plan shows both a yellow and brown policy area, splitting the site in two. This should be revised to show one area with references to SA1, SP11 and EMP1.

Land adjacent to Forest Hall School, Stansted Mountfitchet

Statutory consultees and other bodies

Historic England

Site is allocated for secondary education use. The Grade II* listed Church of St Mary the Virgin is to the northeast and are several Grade II listed buildings located to west/ south

west, including Forest Hall, Parsonage Farmhouse and two associated barns. Development of site could impact setting of these heritage assets, policy should have regard for their setting. Open and rural character of the area should also be considered.

Essex County Council

Surface water management FZ1, some surface water flooding along eastern boundary of plot to the west of the school. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Stansted Mountfitchet Local Centre – East of Cambridge road / Crafton Green

Statutory consultees and other bodies

Historic England

Grade II listed buildings north and south of the site. Western House and 4-8 Cambridge Road border the site. Stansted Mountfitchet Conservation Area sits to the south of the site. Development of this site could impact the setting of these heritage assets. Policy should have regard for their setting.

Essex County Council

STA 4 Stansted Mountfitchet Local Centre - East of Cambridge Road/Crafton Green Surface water management FZ1, some surface water flood risk along eastern boundary Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance

Chesterford Research Park

Statutory consultees and other bodies

Historic England

Physical separation between settlements is an important aspect of the historic character of the area. Distribution of development within the landscape and relationship between settlements should be carefully considered to ensure rural character and setting of the historic settlements is conserved. Area known to have potential archaeological interest; as such the policy should make a reference to this. Is a scheduled monument (Paddock Wood moated site) located to north of the site. Development should have regard to its setting

Essex County Council

Flood Zone1, some surface water flooding associated with watercourses and ponds on site. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance.

Little Chesterford Parish Council

The employment designations encompasses all of site rather than within development limits, creating a presumption of expansion. In previous versions of the local plan, the full site owned by the park rather than the area within the agreed development limits within the masterplan has been designated as an employment site. Whilst we appreciate that changes to the masterplan would require planning approval, designation of the remainder of the

greenfield site as an employment site indicates a presumption for future expansion to which we strongly object.

Conflict of interest between UDC and owners. As UDC have a 50% share in Chesterford Park and responsible for approving/ monitoring development of Chesterford Park, UDC is no longer impartial

Wendens Ambo Parish Council

There is a perceived conflict of interest for UDC given its recent investment in the site. Support vision for Chesterford Park and further high-quality employment possibilities on site but would like to know why progress to date has been so slow given short distance from similar sites in South Cambridgeshire

The Woodland Trust

Concerned about the site's proximity to adjacent ancient woodland.

Developers and Landowners

Aviva Life and Pensions Ltd

- Chesterford Research Park: In 2017 Aspire (CRP) Limited purchased 50% of the Park with ambitions to further enhance it and deliver growth.
- The current boundary is set out in the Uttlesford Local Plan adopted in 2005.
- A Masterplan for the Park was adopted by the Council in 2003 under the former Local Plan and remains relevant to the development of the Park. The Masterplan envisaged rebuilding and expansion to provide approximately 56,500 sq.m of floorspace.
- Access to the site from B184 was enhanced early in Aviva's ownership with a new section of road and a roundabout on B184.
- Remains some capacity for additional buildings within existing Park Development Zone but this is steadily being developed. A review of the boundaries is therefore appropriate to provide a long term vision for the Park in line with the new Local Plan period to 2033 and to assist with meeting employment needs and requirement for additional employment land as set out in Para. 5.34.
- NPPF states that planning should proactively drive and support sustainable economic development' (para 17). It also states that: 'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system' (Para 19). Para 20 states that: 'To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century'. Para 21 states that in drawing up local plans, local authorities should: 'plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries. At para 160, NPPF states that Local plans should have a clear understanding of business needs within the economic markets operating in and across their area'. To do so, it suggests they should work closely with the business community to understand their changing needs'. The NPPF therefore, encourages a

positive approach to economic development and the allocation of sites to meet future requirements through development plans.

- Previous Draft Local Plan: No objections raised to extended boundary in the public consultation exercise and went forward as part of the Local Plan for consideration by an Inspector on that basis.
- Call for sites and 2012 draft Local Plan consultation comments presented the extended Park area and included supporting transport and flood risk reports to support extension for employment uses. Proposals is for this additional amount of land reflecting the roll forward of the plan period and the prospects arising from the improving and changing wider economy.
- CRP is one of a number of R & D sites around Cambridge. Collectively represent an important concentration of the research facilities in the UK and are of national significance.
- After Stansted Airport, the Park is the largest concentration of employment in the District.
- Enhancement of the access and construction of a new roundabout on the B184 at an early stage assisted with its efficient operation, as does the Park minibuses services to local railway stations.
- CRP is able to offer a form of employment development that cannot be provided in other employment locations.
- Allocating extended boundary will help meet the B1 business needs and enable a long term strategy to be put in place to provide the infrastructure and facilities needed to accommodate growth.
- Existing Development Zone boundary has not been materially increased since the 1995 Plan.
- Appendix 1 plan shows following: Area within original Development Zone (2005 Local Plan), pink (15.9 ha) Additional area for draft local plan 2012, light brown (9.4 ha) and; current proposal for additional areas, yellow (7.3 ha).
- Estimated that the additional area could accommodate approximately 38,000 sq.m of floorspace.
- Site is well screened by hedge and tree boundaries and will not change.
- New section of access road can be added around western side of CRP to create a compact form of development. Would provide access to 3 further plots in addition to those proposed in the previous Local Plan exercise. The plan shows plots and buildings to illustrate how the area might be laid out although the eventual layout of buildings will depend on the requirements that emerge over time.
- Such a layout would enable same approach to be adopted as elsewhere on the Park in terms of built form and design of the estate road, footways, generous frontage landscaping.
- Western area is close to Nucleus and would readily link into internal path network. Existing woodland to west would largely screen this development area from outside site.
- Two small areas of parking are shown added to development zone on northern boundary and in front of the Mansion. Both were in existence when Aviva acquired the site so this change is only to reflect the present position.
- The plan also shows scope for approximately 2 plots adjacent to the existing Emmanuel Building on the south eastern corner of the Park. This area can be served from the existing access road to the former estate house, Emmanuel Cottage. This area is

defined by woodland to the west, the existing pylon line to the east, which cannot be built under (except for uses such as car parking), with a hedge and line of trees on the Park boundary beyond.

- Provision is proposed for a crèche adjacent to the gate house. There is generally growing demand for childcare. The provision on on-site child care on larger employment sites is good practice. It increases the opportunities for parents to work; it reduces the distance they need to travel for childcare and enables children to be collected promptly.
- Location of proposed crèche has been chosen to enable facility to be accessible without having to pass the security gatehouse. Would make it more practical for other people such as local residents, grandparents etc, to use the creche and collect children. It would also provide some separation from the business areas of the Park. As a site, it is screened by the woodland to the west.
- Site has good accessibility to wider road network. Approximately 2.5 miles from junction 9a of the M11 and 3 miles from Saffron Walden centre. Is highway capacity on B184 and is a roundabout junction at the site access. With later phases, some adjustments to that access roundabout may be required although the details would be for discussion with the highway authority at that time. Further information is contained in the accompanying transport statement, the conclusions of which remain valid and appropriate as part of the consideration of the site at this stage of the Local Plan.
- Are bus stops each side of the roundabout and a footway from those stops into the Park, a distance of about 1km. There is a National cycleway to the west of the M11 and we are aware of the proposals to introduce a cycleway to link Saffron Walden, Little Chesterford and Great Chesterford which the Park has supported. The Park has a Travel Plan and the Park Manager acts as travel plan coordinator, liaising with the occupiers.

Deliverability

- Work has recently been completed on linked buildings at Plots 600 and 700 which are substantial, linked research buildings of 5,570 sq.m. Further upgrading works to existing buildings has been taken out, or is planned to take place in near future. Purchase of 50% of Park by Aspire (CRP) Ltd will further enable its expansion, delivery of growth across the park as part of its acquisition.
- CRP has an established system of foul and surface water drainage which has been developed and expanded as the Park has grown. Surface water drainage is attenuated using a number of ponds around the site. These then discharge into existing watercourses at a controlled rate. This system can be added to as necessary and there is sufficient land available within the outer Park to do this.
- Foul drainage is dealt with in private treatment works on site, which have a modular form, therefore scope to enlarge the works as demand increases. Conclusions of the 2015 report remain valid and confirm there is no unacceptable flood risk or drainage risks within additional development area.
- Gas supplies are adequate and a reservation charge is paid on electricity for 10MVA supply. Water comes from the Park's own boreholes with small supplemental supply from Affinity (the local water company). The combination of the two will provide sufficient water for the full Park expansion.
- Ground conditions/ contamination have been assessed for each plot as it comes forward. Experience to date has been that no significant contamination has been found and that it has not affected the scope to develop the site. Where clearance of buildings has taken place, any relevant materials, such as asbestos, have been disposed of by specialist

contractors. The area of the former old style on-site treatment works was decontaminated when it was decommissioned and replaced. Historically, there was an explosion in a munitions store in the outer Park during the Second World War and clearance was carried out in the post war period. Since Aviva acquired the Park in 2000, checks are made by specialists when each plot is being developed and any risks appropriately managed. This approach will be continued.

- There are no known contamination issues that would affect the extension of the Park as shown.
- CRP ready to develop now; expansion in accordance with existing Local Plan continues. Available sites are marketed, most buildings are constructed in response to specific occupier requirements. Rate of development largely determined by level of demand, not site specific constraints. Rate of development decreased during recession but with revival in economic activity, are signs of increased activity. Site should be considered to be fully available for development at any stage in Plan period but rate of take up suggests development of full site likely to be spread over plan period.
- CRP has been developed in accordance with existing Local Plan policies and adopted Masterplan. Existing Park boundary was established in 1995 Local Plan; review and extension of that boundary is now appropriate and will meet additional employment need identified in the draft plan.
- Areas for expansion of the Park were put forward in the previous draft Local Plan in 2012 and were supported by the Council. Whilst that version of the Plans did not proceed because of inadequacies identified by the Inspector in the housing strategy, the employment strategy which included the expansion of the developable area of the Park - was found to be appropriate.
- In addition to the areas shown in that version of the Plan, these submissions seek the allocation of some additional land to provide for employment growth through to 2033. This statement and the accompanying information shows that this is a deliverable development opportunity, promoted by the owners who have demonstrated their willingness and ability to create modern, high quality employment premises generating a range of new employment opportunities.
- Consider that these allocations should be included in the new Local Plan and reflected in Site Specific Policy LtCHE1 and Site 8 Chesterford Research Park, within Appendix 6.

Omission Sites

Statutory consultees and bodies

Essex County Council

Newport Primary School (land adjacent) Education Site allocation omitted. Allocation in previous draft of local plan, that was adjacent to Newport Primary School, has been removed. A suitable area should be identified and safeguarded for D1 use to allow the school to expand if necessary. This is considered necessary to support current and future sustainable growth within the locality and reflects NPPF requirements (paragraph 72 in particular), including minimising the need to generate extra trip generation for pupils to attend school. NB land to immediate east or south of the school appear most favourable for

this purpose. Note there is a similar policy to that required on page 252 in favour of Forest Hall School.

Sport England

Consideration needs to be given to whether there is a case for allocating new sites for meeting indoor and outdoor sports facility needs that cannot be met on existing sites or through major development allocations. For example, the Sports Facilities Development Strategy has identified a need for additional 3G artificial grass pitches and recommended that a feasibility study to identify a football hub site be completed. If this identifies that a new site is required, a site allocation may be necessary to ensure that the site is safeguarded for such a use. Recommended that in line with separate representations on INF2, a review of the Council's evidence base for sport is undertaken and that this is used to inform and justify the need for additional site allocations for meeting community sports facility requirements.

SERCLE

According to developers when queried at an 'Open Display' on additional hospital facilities being required for such a vast increase in population, responsibility would seem to sit firmly with the NHS to provide the service. Given current financial constraints affecting all aspects of health provision, likelihood of such investment is optimistic if not fantasy. Anecdotally, waiting times for ambulances to discharge their patients at Chelmsford and Colchester may already be up to 6 hours. Surely, it cannot be permissible to create life-threatening situations by disregarding basic requirements.

Developers and Landowners

'Land off B1256/Stortford Road' Little Canfield should be allocated in the emerging Local Plan for mixed employment development, including a Council Depot. The site extends to 6.2ha and is relatively unconstrained. Discussions have been taking place between Uttlesford District Council and our Client over the last 18 months, and a hybrid planning application is currently being prepared for the following development, with full details provided for the Council Depot and outline proposals for the mixed employment uses: Construction of a new Council Depot comprising vehicle workshop, office building, external storage, grounds maintenance storage, parking, landscaping, vehicular access and all supporting infrastructure, together with outline proposals for up to 4.2ha 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). A number of technical reports have been prepared to support the planning application, which confirms the site is free from constraints and demonstrates the deliverability of the site. Given the quantum of residential development currently underway and planned for in and around Great Dunmow, we believe that additional employment land will provide much needed new jobs in this area to meet demand. Indeed, we understand that updates to the employment evidence base may be commissioned by Uttlesford District Council in due course. We note from the Council's SLAA that the site was assessed as being both available for development and achievable (site reference 09LtCan15). Indeed, the assessment concluded that: Although this is a countryside location, which is prominent from the A120 and B1256, the site, for employment development, is considered to benefit from its location with the A120 Dunmow West junction. It is therefore considered that its

suitability for employment development should be considered further. Notwithstanding the site's location within the countryside, its proximity to the A120 means that the site is considered potentially suitable for employment, and development is considered deliverable. We consequently believe that, in light of the above, 'Land off B1256/Stortford Road' should be allocated in the Local Plan as an employment site, and that amendments should be made to the proposals maps accordingly. The site is free from overriding constraints, and as noted above, a joint hybrid planning application is currently being prepared with Uttlesford District Council for mixed employment uses at the site, as well as a Council Depot.

Land east of Stansted Road, Bishop's Stortford, Birchanger Parish. SLAA ref 06Bir15: Site should be allocated for employment development. The ELR identifies that the Site should be considered for allocation for a range of employment uses. These conclusions are supported by East Herts employment study for Bishop's Stortford. Only apparent reason why the site has not been identified for employment development is that Uttlesford's Green Belt Study concluded that the larger study area including the site should remain part of the Green Belt. At no point does the Council appear to have considered whether the Site alone could be removed from the Green Belt; hence there is no firm basis for its apparent ignoring of the recommendations of both employment studies. The conclusions of the LLA Green Belt Assessment clearly indicate that the Site could be removed from the Green Belt without affecting the purposes and role of the Green Belt.

Junction of Bedlars Green Road and Dunmow Road, Start Hill, Great Hallingbury
The respondent's land at the junction of Bedlars Green Road and Dunmow Road extends to some 2.0 hectares.

The land is well screened and accessible to the highway network, being almost immediately adjacent to Junction 8 of the M11.

Discussions with the Highway Authority have revealed that a junction on to Dunmow Road would be acceptable and an initial design has been agreed. The site is bounded by a number of trees, which can be protected and would be clear of any development. The site has also been the subject of detailed phase one habitat assessments, which reveal that the site could be developed with some ecology mitigation. There is also the possibility of some ecological enhancement, with land being provided as part of any development, as a termination of the Local Wildlife designation of the Flich Way.

Surface water can be managed on the site, as part of a sustainable drainage strategy.

The site is not within the Green Belt; however, it is acknowledged that the land falls within the Countryside Protection Zone (CPZ) around the airport. It should be noted however, that the author of these representations made a similar case to the Draft Local Plan abandoned in 2015, in relation to the recently developed site at Dunmow Road, Start Hill. This site, which is adjacent to the Stansted Distribution Centre, and is now known as Vision Stansted, was also in the Countryside Protection Zone at the time the representations were made. However, having regard to the planning balance, it was allocated for employment use, a planning permission was subsequently granted and the site was quickly built and occupied as predicted, due to the known demand and the lack of available employment sites in the District. This same scenario is being repeated now, it is fair to say that if a business wishes to erect a new employment shed in the District now, there are no sites currently available, which have good accessibility to the strategic highway network. The respondents put the respondent's site forward in a pre-application submission, based on a specific requirement at the time from The Samaritans, for a proposal to build their European Headquarters. Officers

did not support the proposal, simply because the site was not allocated and in view of its location within the CPZ. The Samaritans, frustrated by the lack of available land and the time taken to secure a site, chose to move operations to the USA. The case made to Officers in the pre-app, continues to be valid now. That case includes details of the employment land supply that was available (September 2016) which has not improved and provides details of the list of known requirements for land held by local commercial agents Coke Gearing. The evidence is that allocations for future employment land being placed in just two locations (Chesterford and MAG Northern Ancillary Area) does not assist businesses seeking land that is available now, for non-office related employment development. The airport land is not available in the short to medium term and is entirely dependent on the operations of a private business, who holds the monopoly on the only available of non-office related employment development land in the District, this cannot be a healthy position and does not assist the creation of jobs in the District. The employment policies of the Draft Plan are not consistent with the advice provided to local authorities in the National Planning Policy Framework (NPPF). It cannot be said that the policies and employment strategy as proposed in the Plan, is consistent with the NPPF, which requires at para 21 that :- Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should: set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances; plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

Land at Thaxted Road, (Granite Site) Saffron Walden

- Permission was granted in May 2013 for development of the majority of the Site (2.49 ha) for food and non-food retail development together with an internal access road. Scheme has been part-implemented following construction and opening of the Aldi store in the western quadrant of the Site in July 2015. Revision to Permission is subject of a current Application. If approved, will see development of eastern quadrant of Granite's ownership for non-food development. Expected to complete during 2018. Leaves southern element of the Site (0.62 ha) fronting Thaxted Road remaining. Site is available and expected to come forward by 2018.
- According to Proposals Map, site lies within defined Settlement Boundary and is designated as an Existing Employment Site (EMP1). This covers land outside of Granite's control.
- Support site's position within Settlement Boundary as correctly reflects position as part of wider Saffron Walden urban settlement and the development that has and will take place. Object to designation of site as an Existing Employment Site.

- Conformity with Local Plan Employment Definition: Local Plan defines Employment Land as B Class' uses (see Para 5.4) and excludes other types of employment (or Economic Development as defined by the NPPF) such as retailing (see Para 5.5). This represents a strengthening of site-specific policy compared to the current Local Plan definition which supports retail uses in this location (as part of a wider employment policy) provided the retail policy tests are met.
- Majority of site in Granite's control has consent for retail which has been part implemented. Whilst job creation and economic investment benefits of this part of the site are clear, existing/ immediate uses on site do not constitute 'Employment' for purposes of draft Plan. Therefore designation is inconsistent with existing/ permitted land use and is no reasonable basis to define it as Existing Employment and seek its protection under EMP1.
- Designation serves no reasonable purpose in absence of existing Employment floorspace and available land for such form of development. Designation should be deleted which will ensure the policy is effective and overall supply of Employment land that is genuinely available for development in the Plan period is known.
- 0.62 ha parcel of land that falls outside extent of Food/ Non-Food Permission has been vacant/ available for development for circa 12 years since before the first redevelopment scheme for the Site was granted in 2007 (App Ref: UTT/1788/07/OP).
- Site is appropriate for commercial development due to its location and physical relationship with the existing and emerging retail scheme.
- Para 24 of NPPF is clear that planning policies should avoid long-term protection of land for employment purposes, where there is no reasonable prospect of a site being used for that use. Long-term period that the Site has been designated for employment (since adoption of current Local Plan in 2005) and failure of any B class development to come forward in that time, represents more than adequate evidence of there being no reasonable prospect of B class development coming forward. This also demonstrates that the size, shape and location of the Site is also not suited to employment use / development and can therefore be reasonably released for alternatives.
- Evidence Base documents identify the Site as being (in theory) suitable for B1c, B2 and B8, the very limited land that is actually available following the Retail development renders the actual possibility of such a form of development proceeding as nil.
- Loss of this small parcel of land will not undermine the wider Employment strategy. Residual land parcel is 6% of the net requirement and due to its location on the south-eastern edge of Saffron Walden, there is no prospect of it being of viable interest to suit a strategic industrial land requirement. This has also been demonstrated by its status since the original Local Plan allocation. Site can therefore be removed as an Employment allocation and removed from the strategy in line with NPPF Paragraph 24. 0.62Ha site should be removed from the inset map and Appendix 6.

Land south west of Great Notley / Slamseys Farm Felsted

Some of the sites in the DLP have no potential for further development; they are correctly identified as not being within the range of land available for additional land (Land at Slamsey's Farm, Great Notely) in the future. As such, alternative sites which have the potential to be redeveloped for future employment should be put forward in place of those which cannot. 11Fel15 is no longer being put forward for residential development.

City Meadows / Elsenham Industrial Estate, Gaunts End, Elsenham

Cheergrey objects to the latest proposals for their site at City Meadows, Elsenham in the current draft Local Plan, which only identifies a small part of the overall site as an employment site rather than the site as a whole which was shown in previous versions of the Plan for the following reasons.

1. Change of Policy. Throughout the long period of Plan preparation the Council has been supportive of Cheergrey's plans for further development of the wider site until, without explanation or justification, the current draft Local Plan fails to allocate the site for development, despite being endorsed by the Council in the local Plan process in 2012, 2014, 2015 and 2016. We are at an advanced stage in the process of preparing a planning application and EIA for further development and the recent apparent change of policy has created uncertainty and confusion, which needs to be rectified.
2. Inconsistency with evidence base. There are numerous references in the Plan itself and the Council's own Economic Development Strategy which support further development including references to *Trisail as a prestigious office development ..which is likely to attract further investment*. In addition, every Employment Land Review which has been undertaken on behalf of the Council since 2011 has recommended allocation of further land at City Meadows, Elsenham. Moreover, the Inspector who examined the 2014 Local Plan (which allocated the site) found the employment aspects of the Plan to be sound.
3. Flawed methodology in the Plan. The Plan forecast of future employment needs is based on the historic share of regional employment which Uttlesford has provided. This trend based projection seriously underestimates the true potential for future growth since it is based on an existing baseline which is very low. This approach lacks ambition and does not recognise the potential of City Meadows, Elsenham to attract inward investment and stimulate and diversify the current employment base.
4. Opportunity for Inward Investment. Cheergrey has demonstrated with the Water Circle and TriSail development that there is an opportunity to attract significant inward investment to the District with high quality, flexible office space set in an attractive, mixed use business location. The proximity to the M11/A120 corridor and London Stansted Airport is a major benefit of this location, since Stansted is a core public transport hub with excellent connections by road, rail, air and bus services.
5. Cheergrey Vision for City Meadows, Elsenham. Cheergrey's vision for the site as a whole is to create a mixed use, high quality business location, building on the high architectural and environmental standards which have been established with the Water Circle and TriSail. This is a large, attractive site, in the ownership of an established developer. This location is particularly attractive to larger, high value businesses, serving a regional or national market, that want to expand their operations or move away from central London and international businesses, attracted by the proximity to London Stansted airport. The further allocation of employment land at City Meadows, Elsenham would be of strategic significance to the District in helping to further diversify Uttlesford's business base.

Individuals

- What non-residential allocations are proposed for enabling, or expanding, health facilities across the district? As the population is predicted to increase significantly, this will raise the requirement for hospitals, health centres, doctors' and dentists' surgeries.