

APPENDIX 2

Identification of larger scale housing and housing-led developments

Single land parcel¹, whether promoted through one submission or multiple submissions, which conforms to the following:

- 30-year horizon²
- 8.4 years lead-in time³
- 21.6 years at 73 dpa⁴ = 1,576.8 homes
- 1,576.8 homes / 30 dph⁵ = 52.56 ha net developable area
- 52.56 (net) / 60⁶ = 0.876
- 0.876 x 100 = **87.6 ha gross site area**
- Adjust if there are sites close to threshold

Results:

Larger Development Name	Type of Development	Gross site area (ha)	Assumed capacity (No. homes)	Reference
West of Great Dunmow	New Settlement (Landsec, Mr and Mrs French and Mr C and Mr T Trembath)	808.45 + 23 + 5.38 = 836.83	14,552	LtEaston 004 MIX (Lt Easton 005 RES) LtEaston 003 RES GtDunmow 015 RES
West of Hatfield Broad Oak	New Settlement (Pelican Developments, Mr Milne and Mr Garton)	580.71	10,453	HatfieldBO 005 MIX
East of Great Chesterford	New Settlement (Grosvenor, James Barr & Son Farms and Valletta Capital)	332.44 + 141.17 + [tbc] = 473.61	8,525	GtChesterford 007 MIX (GtChesterford 006 MIX) GtChesterford 003 RES [Representation]
West of Ugley	New Settlement (Bollington Hall Farm)	322.88	5,812	Ugley 003 MIX
East of Stansted Airport	New Settlement (Legal & General)	307.06	5,527	Takeley 006 MIX

¹ Small gaps in ownership/promotion will not prevent a site being considered a 'single land parcel'

² NPPF paragraph 22 (Note: 2 Aug letter to PINS confirms that PPG will be updated to add detail)

³ Lichfields 2020: Start to Finish, Second Edition. Lead-in time for 2,000+ homes (i.e. longest).

⁴ Lichfields 2020: Start to Finish, Second Edition. Median figure 500-999 homes (i.e. slowest).

⁵ SLAA Methodology (April 2021). Density assumptions.

⁶ SLAA Methodology (April 2021). Gross to net ratio.

East of Stebbing Green	New Settlement (Countryside, Andrewsfield New Settlement Consortium and Galliard Homes)	176 (UDC area) + 109.45 = 285.45	5,138	Stebbing 005 MIX Stebbing 003 RES
Birchanger	Extension to Existing Settlement (Consortium of Developers and Landowners)	222.43 + 8.63 + 5.38 + 4.5 = 240.94	4,337	Birchanger 004 MIX Birchanger 006 RES Birchanger 007 RES Birchanger 001 MIX
Takeley	Extension to Existing Settlement (Consortium of Developers and Landowners)	87.40 + 6.05 + 9.61 + 14.34 + 2.12 + 11.79 + 19.88 + 47.54 = 198.73	3,577	Takeley 007 MIX Takeley 008 RES Takeley 011 RES Takeley 010 RES Takeley 004 RES Takeley 016 RES LtCanfield 003 RES LtCanfield 005 RES
Tye Green, Elsenham	New Settlement (Brook Farm)	181.26	3,263	Elsenham 001 RES
Carver Barracks	New Settlement (MoD land)	153.9	2,770	Not promoted
Leaden Roding	Extension to Existing Settlement (Strutt and Parker Farms)	140.15	2,523	LeadenRdg 002 RES
South of Great Dunmow	New Settlement (Bishop's Stortford College)	133.92	2,411	GtDunmow 007 MIX
Stebbing	Extension to Existing Settlement (Montare LLP and Newfields Agricultural Holdings Ltd)	130.58	2,350	Stebbing 006 MIX
Gransmore Green, Felsted	New Settlement (Croudace Homes, Mr P Moore and Mr P Frost)	46.22 + 75.56 = 121.78	2,192	Felsted 011 RES
Stansted Mountfitchet	Extension to Existing Settlement (Consortium of Developers and Landowners)	52.84 + 23.01 + 3.82 + 8.98 + 3.45 = 92.1	1,658	Stansted 012 RES Stansted 015 RES Stansted 001 RES Stansted 013 RES Stansted 023/024 RES
Saffron Walden	Extension to Existing Settlement (Consortium of	17.47 + 30.02 + 4.09 +	1,560	SafWalden 003 RES SafWalden 001 RES SafWalden 008 RES

	Developers and Landowners)	23.02 + 12.07 = 86.67		SafWalden 006 RES SafWalden 005 RES
Great Dunmow East	Extension to Existing Settlement (Baker and Metson Ltd)	86.31	1,554	GtDunmow 008 MIX