

Appendix A Stage 1 to Stage 5 Site Selection Assessment

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Key Settlements

Great Dunmow

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
GtDunmow012 RES	Wood Field, Woodside Way, Great Dunmow	5.38	Have potential to demonstrate suitability, availability, and achievability within 5-15 years. Since the Stage 1 assessment was undertaken, the site has resolution to grant (UTT/22/1802/FUL) for the construction of 120 dwellings, car parking, landscaping, play area and associated infrastructure subject to conditions and S106 Agreement in January 2023. Given its advanced stage, it is not required for further consideration at Stage 2.
GtDunmow 014 RES	Land south of Stortford Road and west of Buttleys Lane, Great Dunmow	2.13	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 019 MIX	Land north of Braintree Road, Great Dunmow	9.08	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 024 RES	Sectors 2 & 3 Woodlands Park, Great Dunmow	0.85	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
GtDunmow 025 RES	Sector 3, Phase 3, Woodlands Park, Great Dunmow	3.76	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

Site Reference	Site Address	Site Area (Ha)	Comment
GtDunmow 026 RES	Sector 3, Woodland Park, Great Dunmow	12.37	Considered deliverable within 0-5 years. The site is under construction and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 027 RES	Sector 2, Phase 4, Woodlands Park, Great Dunmow	8.56	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
GtDunmow 028 RES	Sector 1, Emblems 2, Land to the north of Godfrey Way, Great Dunmow, CM6 1EF	4.97	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 029 RES	Ld at Smiths Farm, Chelmsford Road, Great Dunmow (West of Chelmsford Road)	20.62	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 030 RES	Land East Of Green Hollow, Clapton Hall Lane, Great Dunmow	0.38	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 031 RES	Sector 3 Woodland Park, Great Dunmow, Woodside Way, Dunmow	0.33	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 033 RES	Land East Of St Edmunds Lane, Great Dunmow	1.79	Considered deliverable within 0-5 years. The site is under construction and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 034 RES	Dunmow Farm, The Broadway, Great Dunmow, CM6 3BJ	0.94	Considered deliverable within 0-5 years. The site has prior approval as of 31 March 2023 for economic development and therefore does

Site Reference	Site Address	Site Area (Ha)	Comment
			not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 035 RES	Tiggers Ongar Road, Great Dunmow, CM6 1EX	0.50	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
GtDunmow 036 RES	The Old Mill, Haslers Lane, Great Dunmow, CM6 1XS	0.04	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 037 RES	Plots 417-546 Woodlands Park	1.41	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
GtDunmow 038 RES	The Cricketers, 22 Beaumont Hill, Great Dunmow, CM6 2AP	0.11	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
GtDunmow 039 RES	Green Hollow, Clapton Hall Lane, Great Dunmow, CM6 1JF	0.48	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 040 RES	DS3 Land South of Stortford Road	17.85	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 041 RES	DS2 The Existing HRS Site	10.89	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 044 RES	Land Adjacent The Granary, Stortford Road, Great Dunmow	0.29	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and

Site Reference	Site Address	Site Area (Ha)	Comment
			therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtDunmow 045 RES	77 High Street, Great Dunmow, CM6 1AE	0.30	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
GtDunmow 046 RES	Sector 2, Woodlands Park, Great Dunmow	2.17	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
LtEaston 008 RES	Sector 4, Parsonage Park, Gt Dunmow, Parsonage Downs, Gt Dunmow	11.94	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
GtDunmow 001 RES	Highwood Farm, Buttleys Lane, Great Dunmow	1.30	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites.
GtDunmow 020 RES	Alexia House, Randall Close. Dunmow, CM6 1UN	0.91	
GtDunmow 022 RES	UBLR/17/008 Council Depot, New Street, Great Dunmow, CM6 1BH	0.29	

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

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
GtDunmow 003 RES	Land east of St Edmunds Land and north of Braintree Road, Great Dunmow	7.90	Clear Omission Site Option	The majority of the site has planning permission and assessed as GtDunmow019MIX. The remaining area of the site is proposed for retention for agricultural use and not promoted for strategic residential development.
GtDunmow 006 MIX	Land between B1008 and Clapton Hall Lane, Great Dunmow	28.84	Clear Omission Site Option	The site is poorly related to the existing settlement of Great Dunmow given the A120 separates it from existing facilities and services.
GtDunmow 007 MIX	Land south of A120, Great Dunmow	133.92	Clear Omission Site Option	The site is poorly related to the existing settlement of Great Dunmow given the A120 separates it from existing facilities and services.
GtDunmow 008 MIX	Land east of Great Dunmow, Braintree Road, Great Dunmow	86.31	Marginal Omission Site Option	The site is removed from the main built-up area of Great Dunmow, but is in close proximity to a committed economic development south of Braintree Road. It is separated from Great Dunmow by the existing road network to the north and River Chelmer to the east. The eastern part of the site is in Flood Zone 2 and 3 which would need to be mitigated. The site is of high landscape sensitivity owing to a smaller scale of the landscape and extensive scattered semi-natural habitats across the parcel. The site is poorly related to the existing settlement of Great Dunmow and would require significant infrastructure improvements to support mixed use development in this location. Development of the site is likely to impact the setting of a

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				number of Grade II listed buildings in proximity which would need to be considered.
GtDunmow 009 RES	Land off The Broadway, Great Dunmow	111.50	Clear Preferred Site Option	<p>The site is adjacent the built-up area of Church End. It is not subject to any 'showstopper' constraints, and has potential to deliver a sustainable and proportionate extension to the existing built-up area. It is in a relatively sustainable location in relation to walking and cycling to key destinations within the town centre through appropriate enhancements. Access is available onto the adjacent highway network. Development impacts on the existing highways network could be mitigated through reducing the development capacity to approximately 900 dwellings and improvements via B1057 eastbound through the town centre. The site is of moderate to high landscape sensitivity to residential development. The site is within the setting of a number of designated heritage assets including St Mary's Church, Crouches and Diamond Cottage which would need to be considered. Part of the site is in Flood Zone 3. The site contains or is adjacent to a number of woodland identified as priority habitats but these could be positively incorporated through sensitive design.</p> <p>The assessment has considered the planning history of the site including UTT/19/1802/OP. Owing to the size of the site, it is considered</p>

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

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				unlikely to be appropriately mitigated through sensitive design. The eastern edge of the site is in Flood Zone 3. The site is also of high heritage sensitivity within and adjacent to nationally significant Scheduled Ancient Monument including the Parsonage Farm moated site and Square and Circular Barrows 260m southeast of Parsonage Farm, a number of listed buildings and the setting of the Church End (Great Dunmow) Conservation Area. The site is therefore discounted from further assessment.
GtDunmow 018 RES	Land east of Bigods Lane, Great Dunmow	3.84	Marginal Omission Site Option	The site is adjacent to the built-up area of Church End. Development of the site is in isolation and would provide limited opportunities for mitigating its harm to the rural landscape character and appearance. The site is of moderate to high landscape sensitivity to residential development. The site is therefore discounted from further assessment.
GtDunmow 042 RES	Land East Of St Edmunds Lane North Of Tower View Drive, St Edmunds Lane, Great Dunmow	2.92	Clear Preferred Site Option	The site is located to the southeast of the existing built up area along St Edmund Lane and adjacent to committed residential development to the east and south. The site was previously promoted for 30 dwellings (UTT/20/1744/FUL) which was dismissed at appeal, however the main reason for refusal relate to the scheme's failure to provide policy-compliant affordable housing, which could be mitigated through detailed policy requirements as part of a potential allocation. The Inspector

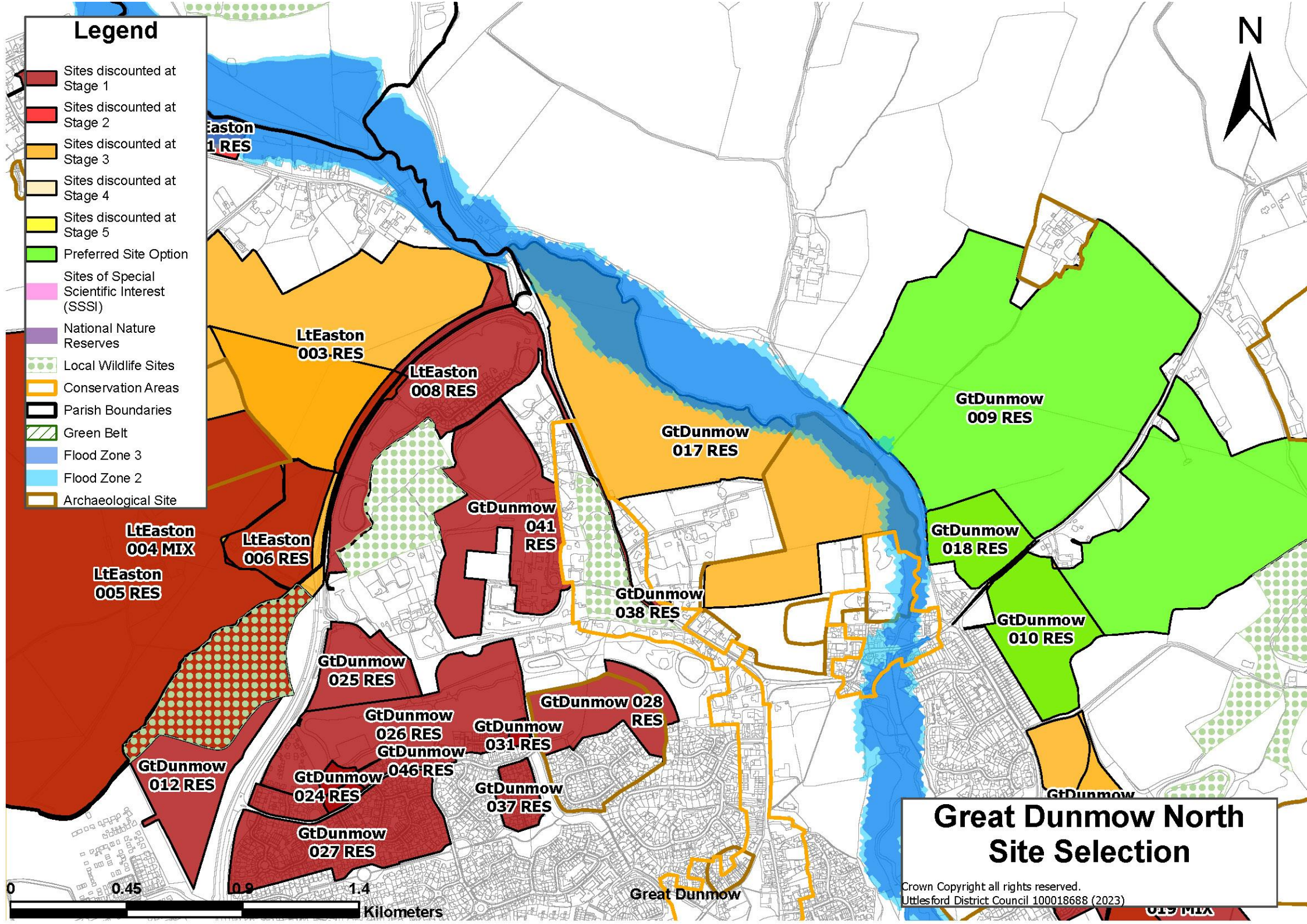
Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				has not found any other showstopper constraints. Residential development on site is unlikely to harm the character and appearance of the area. The site is adjacent to Tower House, a Grade II listed building located to the north west of the site. The Inspector has found less than substantial harm of the development proposals on the setting of the designated heritage asset, which would need to be mitigated such as through enhancing the public footpaths network to allow greater appreciation of Tower House and its setting.

HELAA Sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Preferred Sites

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Preferred Sites
GtDunmow 009 RES	Land off The Broadway, Great Dunmow	111.5	The site is considered as part of the Reasonable Alternatives for Great Dunmow. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
GtDunmow 042 RES	Land East Of St Edmunds Lane North Of Tower View Drive, St Edmunds Lane, Great Dunmow	2.92	The site is considered as part of the Reasonable Alternatives for Great Dunmow. However, under the emerging Spatial Strategy, the site is not required to deliver the scale of planned growth in Great Dunmow.	N/A. Site discounted at earlier stage.

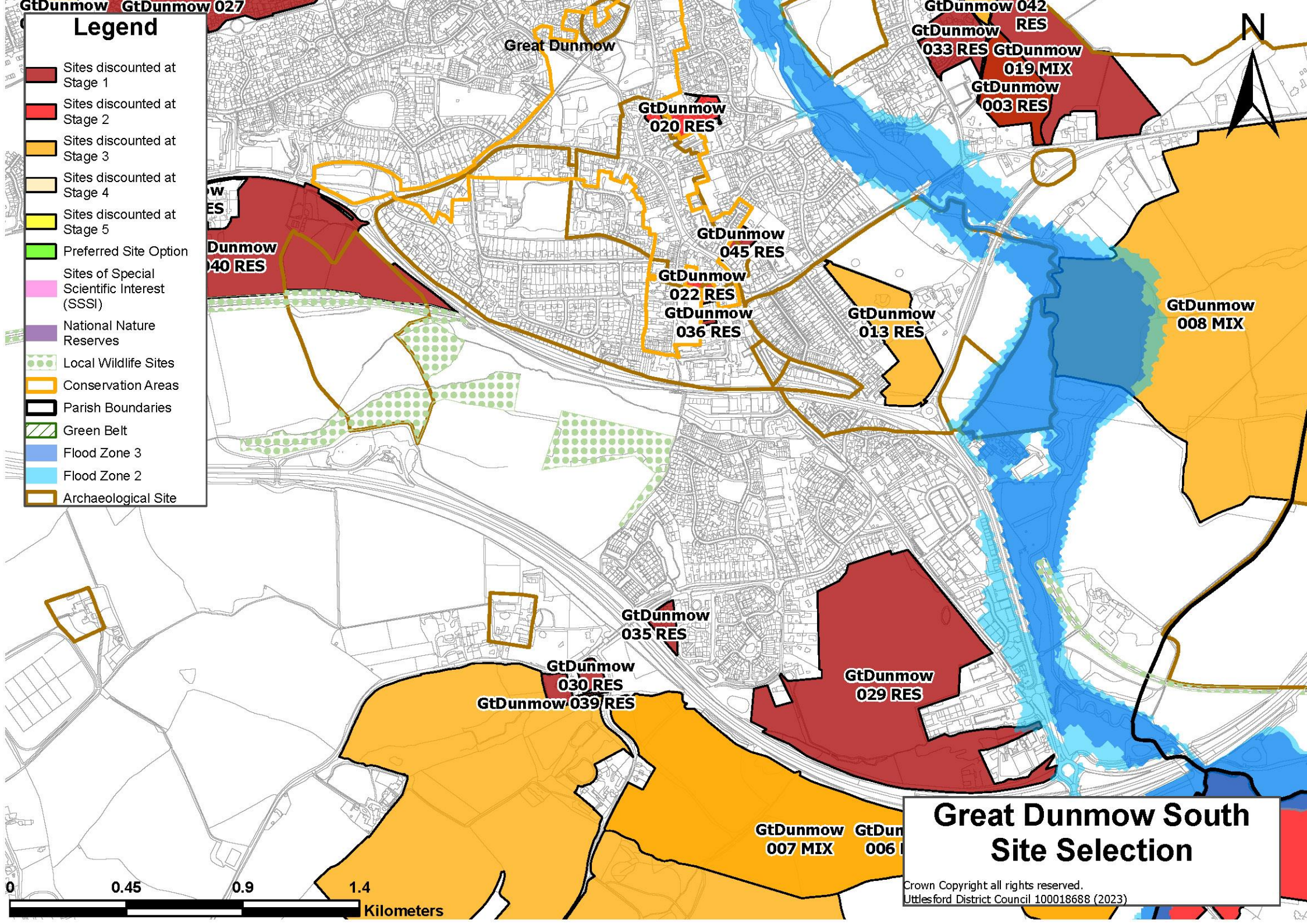
Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Great Dunmow North Site Selection

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Uttlesford District Council 100018688 (2023)



Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site

Great Dunmow South Site Selection

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0 0.45 0.9 1.4 Kilometers

Saffron Walden

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
SafWalden 011 RES	Former Friends School, Saffron Walden, CB11 4AL	3.28	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
SafWalden 014 RES	Parkside, Saffron Walden	0.32	Have potential to demonstrate suitability, availability, and achievability within 5-15 years. Since the Stage 1 assessment was undertaken, the site has planning permission in August 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
SafWalden 021 MIX	Commercial Centre, Ashdon Road, Saffron Walden, CB10 2NH	4.78	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
SafWalden 024 RES	Ashdon Rd, Commercial Centre, Ashdon Rd, Saffron Walden	12.88	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
SafWalden 025 RES	Land South Of Radwinter Road, Saffron Walden	13.13	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
SafWalden 026 RES	Land Off Little Walden Road, Saffron Walden	4.49	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

Site Reference	Site Address	Site Area (Ha)	Comment
SafWalden 027 RES	Land Behind The Old Cement Works, Thaxted Road, Saffron Walden	0.96	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
SafWalden 028 RES	Land East Of Thaxted Road, Saffron Walden	9.27	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
SafWalden 029 RES	Land At Thaxted Road, Saffron Walden	0.54	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
SafWalden 030 RES	Former Walden Dairy, 135 Thaxted Road, Saffron Walden, CB11 3BJ	0.14	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
SafWalden 034 RES	The Gate Inn, 74 Thaxted Road, Saffron Walden, CB11 3AG	0.13	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
SafWalden 035 RES	Land North Of Shire Hill Farm, Shire Hill, Saffron Walden	7.05	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
SafWalden 002 RES	Land to the north of De Vigier Avenue, Saffron Walden	0.48	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
SafWalden 004 RES	46 Radwinter Road, Saffron Walden	0.43	
SafWalden 012 RES	Land west of Little Walden Road, Saffron Walden	1.22	
SafWalden 016 MIX	UBLR/17/001 56 High Street, Saffron Walden CB10 1EF	0.09	
SafWalden 017 RES	UBLR/17/002 Viceroy Coaches, Rear of 10-12 Bridge Street, Saffron Walden, CB10 1BU	0.24	
SafWalden 018 RES	UBLR/17/005 Jossaume, Thaxted Road, Saffron Walden CB11 3AA	0.42	
SafWalden 031 RES	Auton Croft, Saffron Walden	0.52	
SafWalden 036 RES	Land to the North East of Thaxted Road, Granite, Knight Park, Saffron Walden	2.09	

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

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
SafWalden 001 RES	Land east of Shire Hill Farm and south of Radwinter Road	30.02	Clear Preferred Site Option	The site is adjacent to the built-up area and committed residential developments in Saffron Walden. Saffron Walden is the largest settlement in the District and considered a

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				<p>sustainable location for strategic growth. The site is to the east of Saffron Walden and is relatively well connected to its services, facilities and employment offer, as well as being on the less sensitive side of the town in landscape terms. Housing would also be delivered in one of the more affordable areas of the district (notwithstanding relatively high house prices). Mitigation measures would be required in terms of access, landscape, education provision and other infrastructure requirements but nothing that suggests development can't proceed within the plan period.</p>
SafWalden 003 RES	Land south of Radwinter Road, (East of Griffin Place) Saffron Walden	17.47	Clear Preferred Site Option (Outline Planning Permission)	<p>The site is adjacent to the built-up area and committed residential developments in Saffron Walden. Saffron Walden is the largest settlement in the District and considered a sustainable location for strategic growth. The site is to the east of Saffron Walden and is relatively well connected to its services, facilities and employment offer, as well as being on the less sensitive side of the town in landscape terms. Housing would also be delivered in one of the more affordable areas of the district (notwithstanding relatively high house prices). Mitigation measures would be required in terms of access, landscape, education provision and other infrastructure requirements but nothing that suggests</p>

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				<p>development can't proceed within the plan period.</p> <p>The site has outline planning permission for residential development but is taken forward for further consideration for its potential for coordinated masterplanning alongside adjacent strategic sites.</p>
SafWalden 005 RES	Herberts Farm, Debden Road, Saffron Walden	12.07	Clear Preferred Site Option	<p>The site is adjacent to the built-up area and committed residential developments in Saffron Walden. Saffron Walden is the largest settlement in the District and considered a sustainable location for strategic growth. The site is to the south east of Saffron Walden and is relatively well connected to its services, facilities and employment offer, as well as being on the less sensitive side of the town in landscape terms. Housing would also be delivered in one of the more affordable areas of the district (notwithstanding relatively high house prices). Mitigation measures would be required in terms of access, landscape, education provision and other infrastructure requirements but nothing that suggests development can't proceed within the plan period.</p>
SafWalden 006 RES	Land south of Saffron Walden	23.02	Clear Preferred Site Option	<p>The site is adjacent to the built-up area and committed residential developments in Saffron Walden. Saffron Walden is the largest settlement in the District and considered a</p>

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				<p>sustainable location for strategic growth. The site is to the south east of Saffron Walden and is relatively well connected to its services, facilities and employment offer, as well as being on the less sensitive side of the town in landscape terms. Housing would also be delivered in one of the more affordable areas of the district (notwithstanding relatively high house prices). Mitigation measures would be required in terms of access, landscape, education provision and other infrastructure requirements but nothing that suggests development can't proceed within the plan period.</p>
SafWalden 008 RES	Land north east of Thaxted Road, Saffron Walden	4.09	Clear Preferred Site Option	<p>The site is adjacent to the built-up area and committed residential developments in Saffron Walden. Saffron Walden is the largest settlement in the District and considered a sustainable location for strategic growth. The site is to the east of Saffron Walden and is relatively well connected to its services, facilities and employment offer, as well as being on the less sensitive side of the town in landscape terms. Housing would also be delivered in one of the more affordable areas of the district (notwithstanding relatively high house prices). Mitigation measures would be required in terms of access, landscape, education provision and other infrastructure requirements but nothing that suggests</p>

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				development can't proceed within the plan period.
SafWalden 010 RES	Former Friends School Playing Field, Saffron Walden	7.05	Clear Omission Site Option	The site provides valuable open space and sports pitches in Saffron Walden, which has a deficit of sports provision. The site is discounted from further assessment.
SafWalden 037 RES	Land to the South of Debden Road	10.91	Clear Preferred Site Option	The site is adjacent to the built-up area and committed residential developments in Saffron Walden. Saffron Walden is the largest settlement in the District and considered a sustainable location for strategic growth. The site is to the east of Saffron Walden and is relatively well connected to its services, facilities and employment offer, as well as being on the less sensitive side of the town in landscape terms. Housing would also be delivered in one of the more affordable areas of the district (notwithstanding relatively high house prices). Mitigation measures would be required in terms of access, landscape, education provision and other infrastructure requirements but nothing that suggests development can't proceed within the plan period.

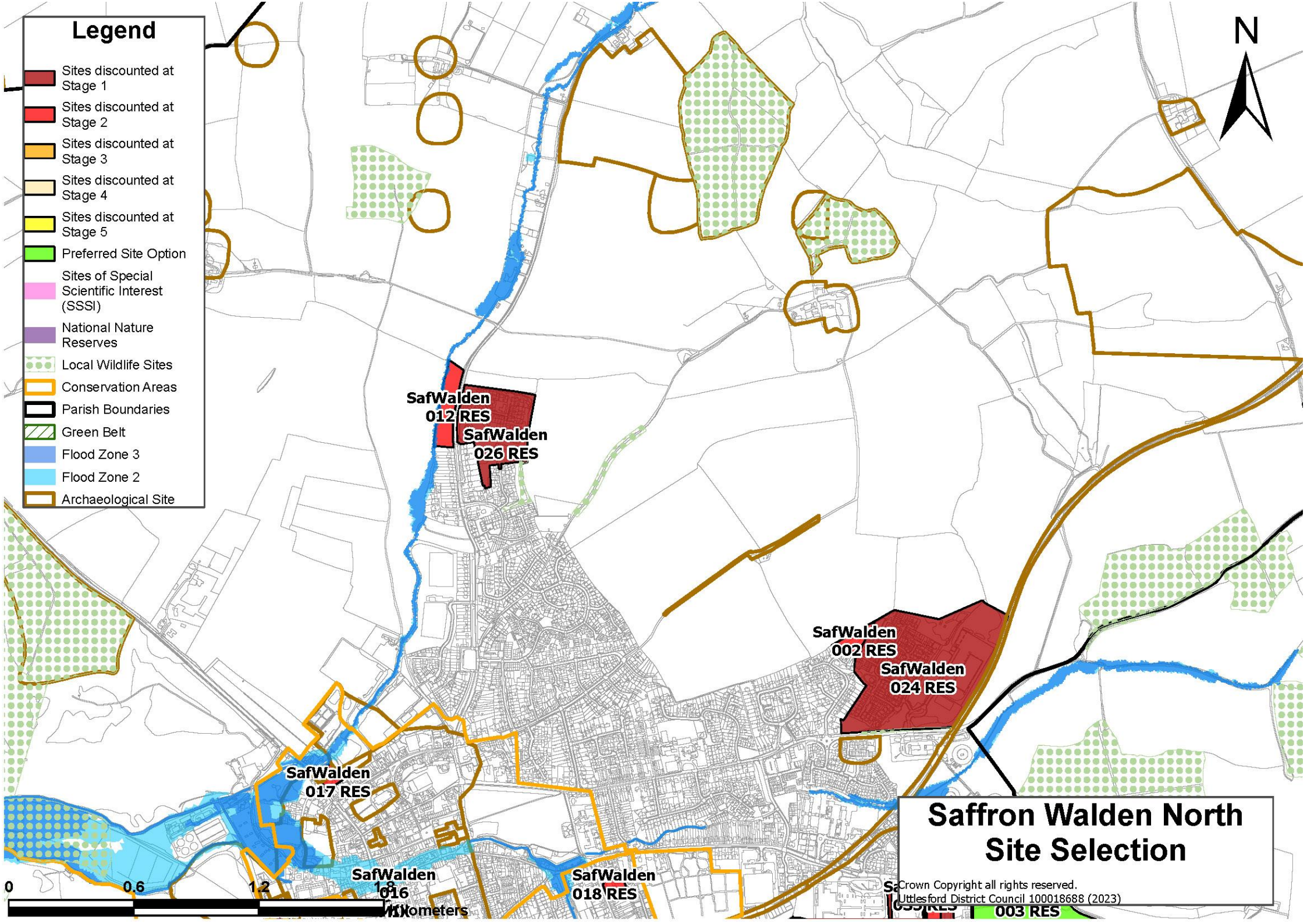
HELAA Sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Preferred Sites

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Preferred Sites
SafWalden 001 RES	Land east of Shire Hill Farm and south of Radwinter Road	30.02	The site is considered as part of the Reasonable Alternatives for Saffron Walden. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
SafWalden 003 RES	Land south of Radwinter Road, (East of Griffin Place) Saffron Walden	17.47	The site is considered as part of the Reasonable Alternatives for Saffron Walden. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
SafWalden 005 RES	Herberts Farm, Debden Road, Saffron Walden	12.07	The site is considered as part of the Reasonable Alternatives for Saffron Walden. It aligns with the Local Plan's emerging Spatial Strategy.	The site is not selected as part of the Preferred Options for consultation owing to higher heritage sensitivity identified following further investigation at masterplanning stage. The site is also not required to support the scale of growth planned at Saffron Walden.
SafWalden 006 RES	Land south of Saffron Walden	23.02	The site is considered as part of the Reasonable Alternatives for Saffron Walden. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
SafWalden 008 RES	Land north east of Thaxted Road, Saffron Walden	4.09	The site is considered as part of the Reasonable Alternatives for Saffron Walden. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for employment use for consultation as SafWalden009EMP, owing to its location adjacent to the existing employment land. The relevant

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Preferred Sites
				assessment is provided in the Employment Land Topic Paper.
SafWalden 037 RES	Land to the South of Debden Road		The site is considered as part of the Reasonable Alternatives for Saffron Walden. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



SafWalden
012 RES
SafWalden
026 RES

SafWalden
002 RES
SafWalden
024 RES

SafWalden
017 RES

SafWalden
016 RES

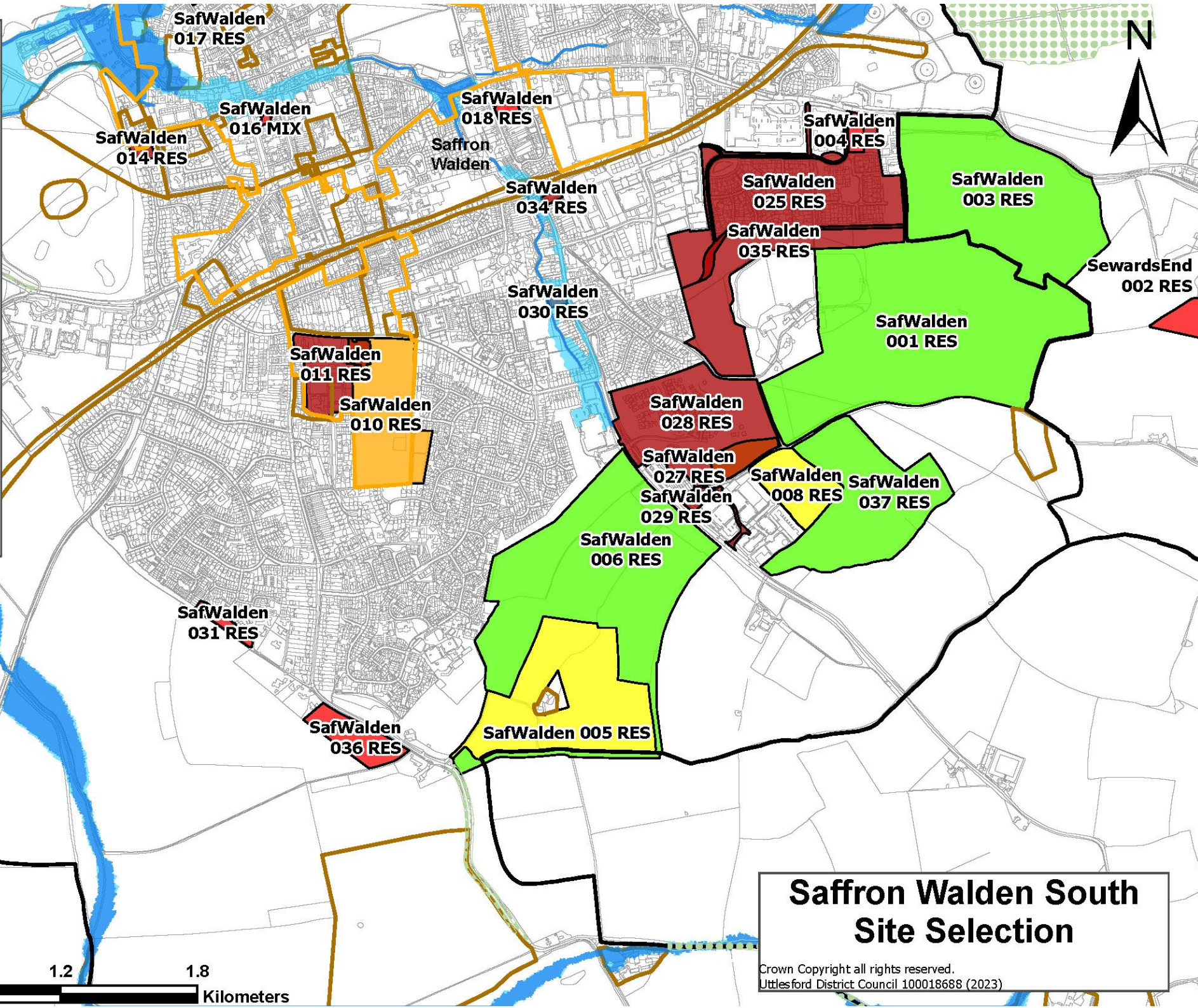
SafWalden
018 RES

SafWalden
005 RES
003 RES

**Saffron Walden North
Site Selection**

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- ### Legend
- Sites discounted at Stage 1
 - Sites discounted at Stage 2
 - Sites discounted at Stage 3
 - Sites discounted at Stage 4
 - Sites discounted at Stage 5
 - Preferred Site Option
 - Sites of Special Scientific Interest (SSSI)
 - National Nature Reserves
 - Local Wildlife Sites
 - Conservation Areas
 - Parish Boundaries
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2
 - Archaeological Site



Saffron Walden South Site Selection

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Stansted Mountfitchet

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Stansted 028 RES	Land North Of Water Lane, Stansted	0.15	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Stansted 036 RES	Marlensdale, Burton End, Stansted	0.27	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Stansted 003 RES	Land at Pines Hill, Stansted Mountfitchet	1.00	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Stansted 008 RES	Land off B1051 Elsenham	0.43	
Stansted 014 RES	Land at Snakes Lane, Stansted Mountfitchet	0.30	
Stansted 019 RES	Stansted Youth Centre, Lower Street Stansted	0.18	
Stansted 021 RES	Land to rear of 19 Bentfield Causeway, Stansted Mountfitchet	1.23	
Stansted 026 RES	Almont House, High Lane, Stansted, CM24 8LE	0.65	
Stansted 029 RES	West Winds Normans Way, Stansted	0.20	

Stansted 032 RES	Police Station Hargrave Close Stansted, CM24 8DL	0.08	
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HELAA Sites carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Stansted 001 RES	Alsa Lodge, Alsa Street, Stansted	3.82	Clear Omission Site Option	The site is poorly related to the existing settlement and is therefore discounted from further assessment. The site also does not have a satisfactory access. Residential development in this location would require significant off site upgrade of the local road network. The site contains a Grade II listed building and priority habitats at the periphery.
Stansted 009 RES	Land to the west of Stansted Mountfitchet	39.70	Clear Omission Site Option	This site is not being taken forward as the site is primarily in the Green Belt. There are no exceptional circumstances under Paragraph 140 of the NPPF at present which supports the changes to Green Belt boundaries in this location.
Stansted 010 RES	Land south of Bentfield End Causeway, Stansted Mountfitchet	5.96	Clear Omission Site Option	This site is not being taken forward as the site is primarily in the Green Belt. There are no exceptional circumstances under Paragraph 140 of the NPPF at present which supports the changes to Green Belt boundaries in this location.
Stansted 011 RES	Land west of Pennington Lane, Stansted Mountfitchet	9.12	Clear Preferred Site Option	The site is adjacent to the built-up area of Stansted Mountfitchet. Stansted Mountfitchet is considered a sustainable location for strategic growth as a Key Settlement. The north of

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				Stansted Mountfitchet is identified to be of moderate to high landscape sensitivity, which is the lowest impact area in this location apart from the Green Belt. West of Pennington Lane is considered more sensitive in landscape terms. The site does not currently have satisfactory access owing the status of Pennington Lane as a historic route. Strategic development at this location would require significant off site upgrade to the local road network.
Stansted 012 RES	Land west of Pennington Lane, Stansted Mountfitchet	52.84	Clear Preferred Site Option	The site is adjacent to the built-up area of Stansted Mountfitchet. Stansted Mountfitchet is considered a sustainable location for strategic growth as a Key Settlement. The north of Stansted Mountfitchet is identified to be of moderate to high landscape sensitivity, which is the lowest impact area in this location apart from the Green Belt. West of Pennington Lane is considered more sensitive in landscape terms. The site does not currently have satisfactory access owing the status of Pennington Lane as a historic route. Strategic development at this location would require significant off site upgrade to the local road network.
Stansted 013 RES	Land east of High Lane, Stansted Mountfitchet	8.98	Clear Preferred Site Option	The site is adjacent to the built-up area of Stansted Mountfitchet. Stansted Mountfitchet is considered a sustainable location for strategic

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				growth as a Key Settlement. The site is in an accessible location within walking distance of Stansted railway station. The site has suitable access onto the Strategic Road Network via the B1383 and through the main settlement. The north of Stansted Mountfitchet is identified to be of moderate to high landscape sensitivity, which is the lowest impact area in this location apart from the Green Belt. The site partly falls within Flood Zone 3 and mitigation measures would need to be included within a site specific policy.
Stansted 015 RES	Land west of Cambridge Road and north of Walpole Meadows, Stansted Mountfitchet	23.01	Clear Preferred Site Option	The site is adjacent to the built-up area of Stansted Mountfitchet. Stansted Mountfitchet is considered a sustainable location for strategic growth as a Key Settlement. The site has suitable access onto the Strategic Road Network via the B1383 and through the main settlement. The north of Stansted Mountfitchet is identified to be of moderate to high landscape sensitivity, which is the lowest impact area in this location apart from the Green Belt. The site partly falls within Flood Zone 3 and mitigation measures would need to be included within a site specific policy.
Stansted 016 RES	Eastfield Stables, May Walk, Stansted Mountfitchet	3.30	Clear Omission Site Option	The site is poorly related to the existing settlement of Stansted Mountfitchet and separated from the main built-up area of Elsenham by Alsa Wood and the M11. It is

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				therefore discounted from further assessment. The site is of a high heritage sensitivity. Development of the site is likely to have a direct and/or indirect impact upon the setting of the Stansted Park.
Stansted 017 RES	B1051, Stansted	3.55	Clear Omission Site Option	The site is poorly related to the existing settlement of Stansted Mountfitchet and separated from the main built-up area of Elsenham by Alsa Wood and the M11. It is therefore discounted from further assessment. The site is of a high heritage sensitivity. Development of the site is likely to have a direct and/or indirect impact upon the setting of the Stansted Park.
Stansted 018 RES	Land at Elms Farm, Stansted Mountfitchet	8.81	Clear Omission Site Option	This site is not being taken forward as the site is primarily in the Green Belt. There are no exceptional circumstances under Paragraph 140 of the NPPF at present which supports the changes to Green Belt boundaries in this location.
Stansted 022 RES	Land south of Elsenham Road, Stansted Mountfitchet	4.56	Marginal Omission Site Option	The site is located at the rural transitional edge of Stansted Mountfitchet along the B1051. It is relatively poorly located to the main built-up area and key services. The site is of moderate to high landscape sensitivity to residential development owing to its rural character, undulating topography, valued-semi-natural habitats, time-depth and the wooded rural setting they provide to Stansted Mountfitchet.

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Stansted 023 RES	Land east of High Lane, Stansted Mountfitchet	3.45	Clear Preferred Site Option	The site is adjacent to the built-up area of Stansted Mountfitchet. Stansted Mountfitchet is considered a sustainable location for strategic growth as a Key Settlement. The site is in an accessible location within walking distance of Stansted railway station. The site has suitable access onto the Strategic Road Network via the B1383 and through the main settlement. The north of Stansted Mountfitchet is identified to be of moderate to high landscape sensitivity, which is the lowest impact area in this location apart from the Green Belt. The site is in close proximity to a number of Grade II listed buildings or structures at Gall End Lane, which would require appropriate mitigation measures to be included within a site specific policy.

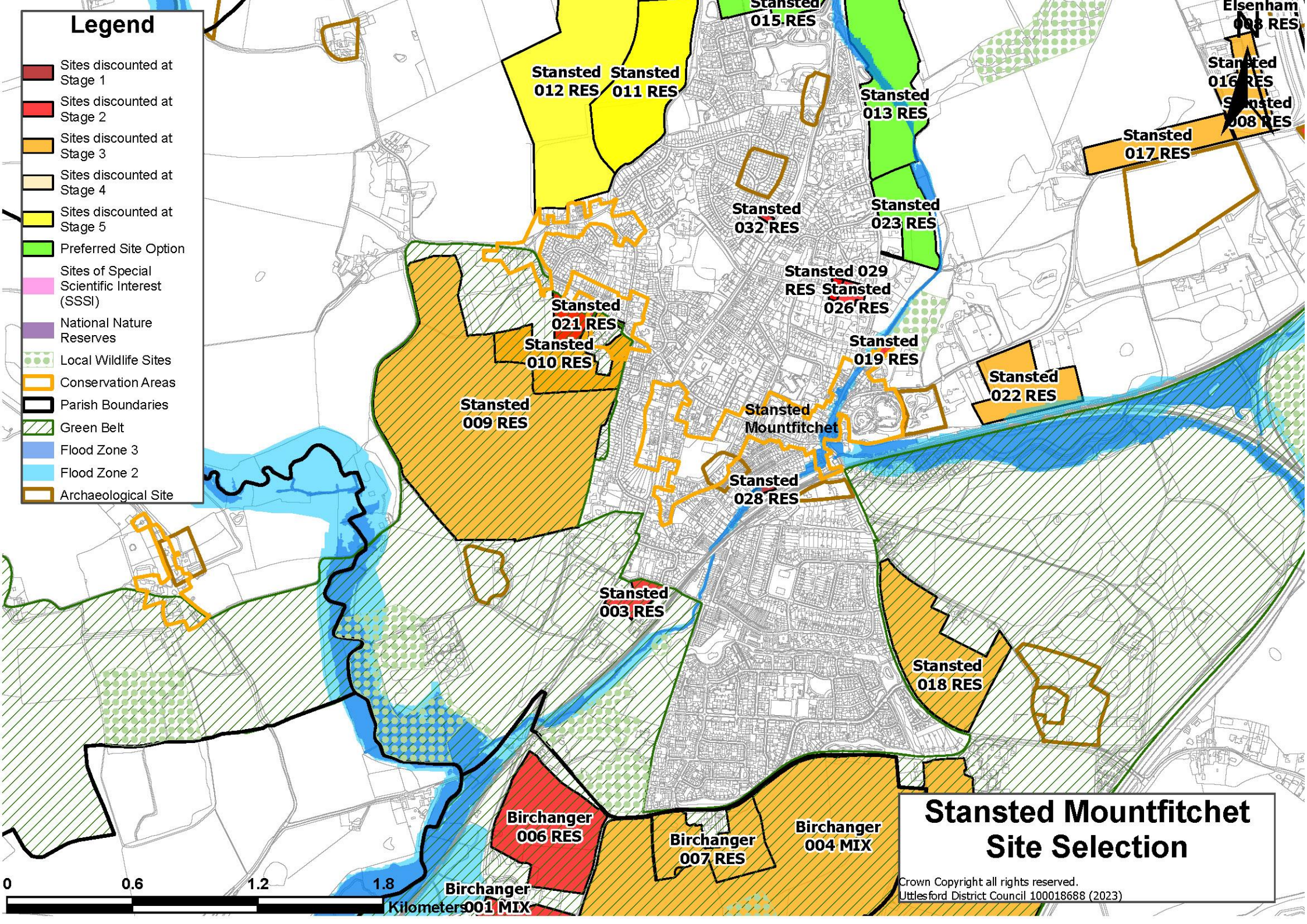
HELAA Sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Preferred Sites

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Preferred Sites
Stansted 011 RES	Land west of Pennington Lane, Stansted Mountfitchet	9.12	The site is considered as part of the Reasonable Alternatives for Stansted Mountfitchet. It aligns with the Local Plan's emerging Spatial Strategy.	The site is not selected as part of the Preferred Options for consultation as it is also not required to support the scale of growth planned at Stansted Mountfitchet. The site does not currently have satisfactory access owing the status of

				Pennington Lane as a historic route. West of Pennington Lane is considered sensitive in landscape terms.
Stansted 012 RES	Land west of Pennington Lane, Stansted Mountfitchet	52.84	The site is considered as part of the Reasonable Alternatives for Stansted Mountfitchet. It aligns with the Local Plan's emerging Spatial Strategy.	The site is not selected as part of the Preferred Options for consultation as it is also not required to support the scale of growth planned at Stansted Mountfitchet. The site does not currently have satisfactory access owing the status of Pennington Lane as a historic route. West of Pennington Lane is considered sensitive in landscape terms.
Stansted 013 RES	Land east of High Lane, Stansted Mountfitchet	8.98	The site is considered as part of the Reasonable Alternatives for Stansted Mountfitchet. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
Stansted 015 RES	Land west of Cambridge Road and north of Walpole Meadows, Stansted Mountfitchet	23.01	The site is considered as part of the Reasonable Alternatives for Stansted Mountfitchet. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
Stansted 023 RES	Land east of High Lane, Stansted Mountfitchet	3.45	The site is considered as part of the Reasonable Alternatives for Stansted Mountfitchet. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
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Stansted Mountfitchet Site Selection



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Local Rural Centres

Elsenham

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Elsenham 005 RES	Land south of Henham Road, Elsenham	5.35	Have potential to demonstrate suitability, availability, and achievability within 5-15 years. Since the Stage 1 assessment was undertaken, The site has planning permission in June 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Elsenham 008 RES	Land To The West Of, Isabel Drive, Elsenham	8.10	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Elsenham 009 RES	Land South Of Rush Lane, Elsenham	2.25	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Elsenham 010 RES	Land To The North West Of Henham Road, Elsenham	19.65	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Henham 006 RES	Land east of Station Road, Elsenham	14.32	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Henham 010 RES	Land South Of The Farmhouse, Old Mead Road, Henham	0.99	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and

			therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Henham 012 RES	Land At Old Mead Road, Henham, CM22 6JL	0.44	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

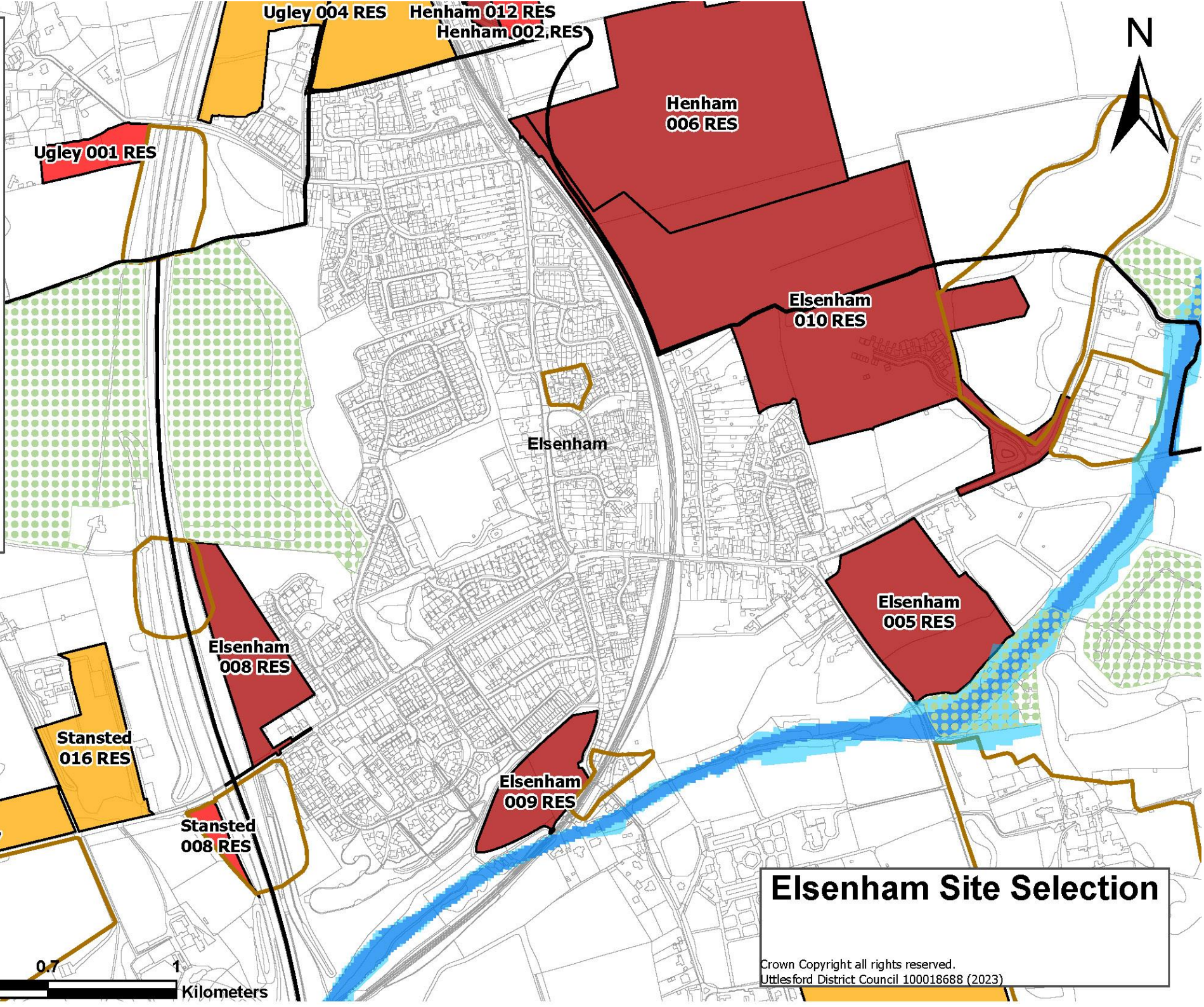
Site Reference	Site Address	Site Area (Ha)	Comment
Henham 001 RES	Land west of Old Mead Road, Elsenham	0.61	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Henham 002 RES	Land east of Old Mead Road, Elsenham	2.50	

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

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Ugley 004 RES	Land at Bedwell Road, Elsenham	13.13	Clear Omission Site Option	The site is located within the Parish of Ugley but adjacent to the settlement of Elsenham. There are currently no evidence which shows that the noise from the M11 motorway and the West Anglia Main Line Railway could be appropriately mitigated. The site is also of high landscape sensitivity. The site is therefore assessed as a Clear Omission Site Option. Further growth at Elsenham does not align with the broad spatial strategy of this Local Plan.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
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- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Elsenham Site Selection

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Great Chesterford

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
GtChesterford 012 RES	Land North Of Bartholomew Close Bartholomew Close, Great Chesterford, CB10 1QA	0.44	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
LtChesterford 001 RES	Land East of London Road, Little Chesterford	7.08	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
LtChesterford 005 RES	Land To The South West Of London Road Little Chesterford	3.20	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
GtChesterford 002 RES	Land between Walden Road and Newmarket Road, Great Chesterford	30.16	Clear Omission Site Option	<p>The site is located to the north of Great Chesterford. Great Chesterford is considered to be a sustainable location for strategic growth. The site is relatively well connected to local services, facilities and employment offer. It is located on the less sensitive side of the town in landscape terms. Part of the site falls within Flood Zone 2 and 3 which would require appropriate mitigation.</p> <p>The site contains and is adjacent to the Scheduled Monument of the Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford. Consultation with Historic England identifies the potential development impacts on the Scheduled Ancient Monument as significant and could not be appropriately mitigated.</p>
GtChesterford 003 RES	Burtonwood Farm Cow Lane, Great Chesterford	141.17	Clear Omission Site Option	<p>The site is in an isolated location within the Parish of Great Chesterford. It does not currently adjoin the existing highway network in Uttlesford, and therefore does not have a satisfactory access to support residential development of this scale. Development of the site would need to be considered alongside other neighbouring sites as a standalone Garden Community to facilitate access. The site is located to the east of Great Chesterford</p>

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				which is identified to be of higher landscape sensitivity. The site includes a Local Wildlife Site which would need to be considered as part of the development proposals. For the purpose of this Local Plan, at present the site is not appropriate for allocation owing to the lack of adequate evidence which demonstrates the deliverability and viability of a standalone Garden Community in this location.
GtChesterford 006 MIX	Land south east of A11 and north east of B184 (1500 scheme)	148.78	Clear Omission Site Option	The site is in an relatively elevated position removed from the settlement of Great Chesterford but adjacent to the A11. Development of the site would poorly relate to the settlement of Great Chesterford and significantly impacts its historic settlement pattern and character. There is currently no adequate evidence which suggests that the site would be supported by frequent sustainable transport. The site includes a Grade II listed building which would need to be considered as part of the development proposals.
GtChesterford 007 MIX	Land south east of A11 and north east of B183 (3500 scheme)	332.44	Clear Omission Site Option	The site is removed from the settlement of Great Chesterford but adjacent to the A11. It is assessed to be of a higher landscape sensitivity to mixed use development, due to the small scale and open character of the landscape and general patten of the built form. There are also extensive long views from Park

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				Farm and new development in this location may be intrusive on views from the surrounding countryside. Development of the site as a standalone Garden Community is likely to have significant adverse impacts on landscape character unlikely to be overcome through the potential mitigation strategies identified. The site includes a Grade II listed building which would need to be considered as part of the development proposals. For the purpose of this Local Plan, at present the site is not appropriate for allocation owing to the lack of adequate evidence which demonstrates the deliverability and viability of a standalone Garden Community in this location.
GtChesterford 008 RES	Field House Farm Field Farm Drive, Great Chesterford	7.98	Clear Omission Site Option	The site is removed from the settlement of Great Chesterford but adjacent to the A11. Adjacent sites including GtChesterford 006 MIX and GtChesterford 007 MIX are assessed as Clear Omission Sites owing to high landscape sensitivity, and therefore the site should be discounted from further assessment as it is unable to deliver strategic development in isolation.
GtChesterford 009 RES	Land south of Ickleton Road, Great Chesterford	21.16	Clear Omission Site Option	The site is located to the west of Great Chesterford. Great Chesterford is considered a sustainable location for strategic growth. The site is relatively well connected to local services, facilities and employment offers. The

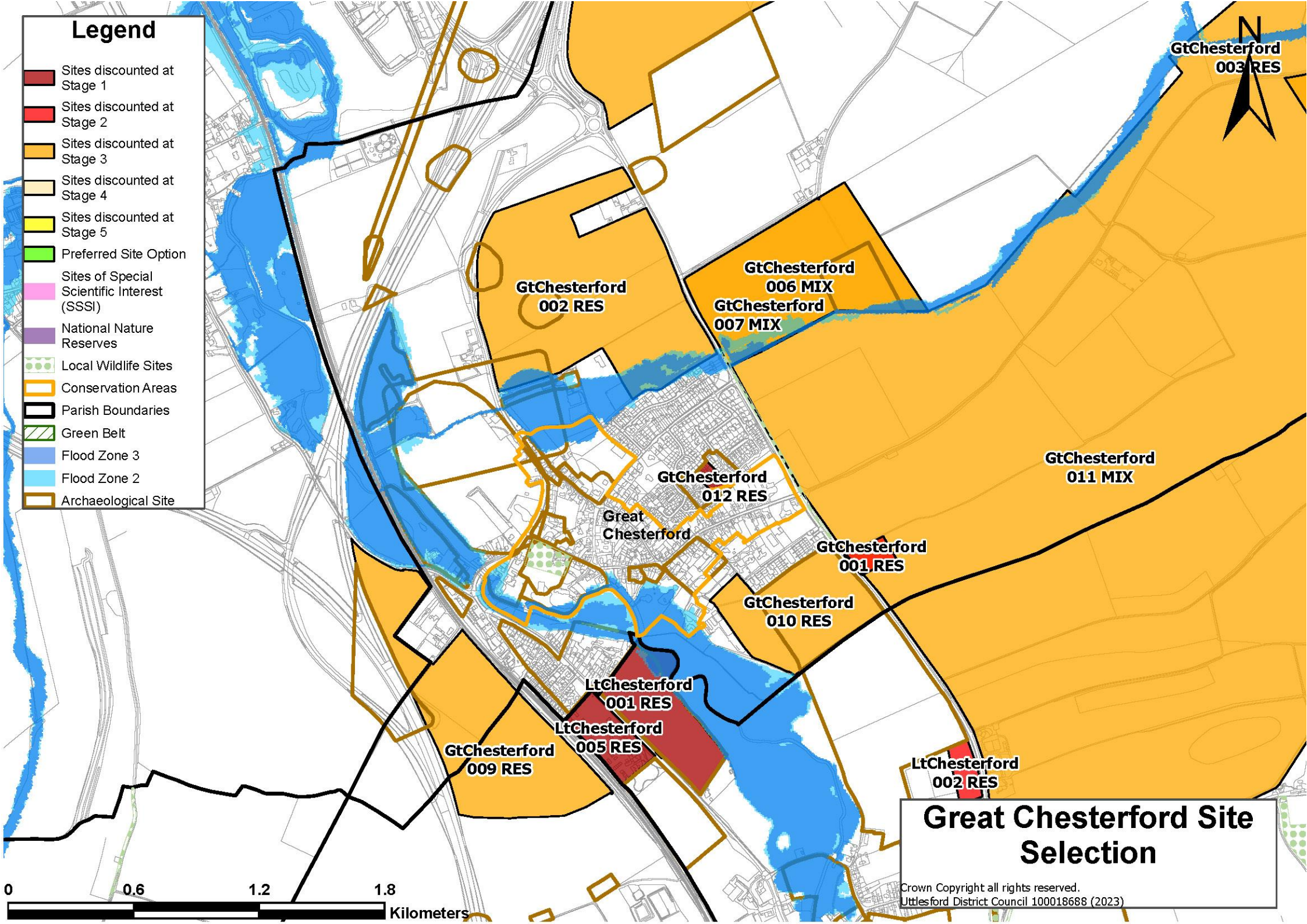
Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				site is in an accessible location adjacent to Great Chesterford Railway Station. Further investigation shows that access would be required through a neighbouring district and on that basis the site could not be considered deliverable. Greater Cambridge are unable to progress a Local Plan at present and therefore there are current no certainty to the delivery of the site through Local Plan allocation.
GtChesterford 010 RES	Land west of Walden Road, Great Chesterford	10.39	Clear Omission Site Option	<p>The site is to the south of Great Chesterford and is relatively well connected to its services, facilities and employment offers. Great Chesterford is considered a sustainable location for strategic growth. Mitigation measures would be required in relation to heritage sensitivity, landscape sensitivity and other infrastructure requirements but nothing that suggests development cannot proceed within the plan period.</p> <p>The site was submitted through the Call for Sites but on investigation it is confirmed as not available for residential development.</p>
GtChesterford 011 MIX	Land North of Walden Road, Great Chesterford	647.00	Clear Omission Site Option	The site is located to the east of Great Chesterford which is identified to be of high landscape sensitivity. Development of this site is likely to significantly extend the historic settlement pattern of Great Chesterford, unlikely to be appropriately mitigated. The site includes a Local Wildlife Site which would

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				need to be considered as part of the development proposals. For the purpose of this Local Plan, at present the site is not appropriate for allocation owing to the lack of adequate evidence which demonstrates the deliverability and viability of a standalone Garden Community in this location.

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

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
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- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Great Chesterford Site Selection

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Hatfield Heath

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Hatfield Heath are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
HatfieldH 001 RES	Land south of Sawbridgeworth Road, Hatfield Heath	1.24	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
HatfieldH 002 RES	Land south of A1060 (Chelmsford Road), Hatfield Heath	0.90	
HatfieldH 007 RES	Land at Peggerells Farm, Hatfield Heath	1.67	
HatfieldH 009 RES	Land east of Oakhanger, Friars Lane, Hatfield Heath	0.74	
HatfieldH 010 RES	Millside, Stortford Road, Hatfield Heath, CM22 7DL	0.54	

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

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
HatfieldH 003 RES	Rainbow Field (land to the west of) Dunmow Road, Hatfield Heath	1.42	Clear Omission Site Option	The site is wholly located within the Green Belt. There are no exceptional circumstances under Paragraph 140 of the NPPF at present which supports the changes to Green Belt boundaries in this location at present.
HatfieldH 005 RES	Land on the north west of Mill Lane, Hatfield Heath	4.16	Clear Omission Site Option	
HatfieldH 006 RES	Land on the East of Mill Lane, Hatfield Heath	0.81	Clear Omission Site Option	
HatfieldH 008 RES	Land at Cox Ley, Hatfield Heath	3.59	Clear Omission Site Option	

No sites in Hatfield Heath are carried forward to Stage 4.

Legend

- Sites discounted at Stage 1
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HatfieldBO
005 MIX

HatfieldH
005 RES

HatfieldH
006 RES

HatfieldH
003 RES

HatfieldH
008 RES

HatfieldH
010 RES

HatfieldH
001 RES

Hatfield
Heath

HatfieldH
007 RES

HatfieldH
009 RES

HatfieldH
002 RES



Hatfield Heath Site Selection



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Newport

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Newport 014 RES	Land West Of London Road, Newport	4.50	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Newport 015 RES	Bricketts, London Road, Newport, CB11 3PP	1.25	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
Newport 016 RES	The Joyce, Frankland Academy, Cambridge Road, Newport, CB11 3TR	4.41	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
Newport 017 RES	Land At Holmwood, Whiteditch Lane, Newport, Saffron Walden, CB11 3UD	1.42	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Newport 001 RES	Land north of Salmon Field, Cambridge Road, Newport	1.56	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Newport 003 RES	Land south of Bricketts, London Road, Newport	0.64	

Site Reference	Site Address	Site Area (Ha)	Comment
Newport 004 RES	Land North of Bury Water Lane, Newport	3.20	
Newport 005 RES	Land south of Bury Water Lane, Newport	0.49	
Newport 006 RES	Five Acres, Whiteditch Lane, Newport	0.58	
Newport 011 RES	Wyndhams Croft, Whiteditch Lane, Newport	0.79	
Newport 018 RES	Coach And Horses Inn, Cambridge Road, Newport, Saffron Walden, CB11 3TR	0.44	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.

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

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Newport 002 RES	Land south of Bury Water Lane, Newport	2.28	Clear Preferred Site Option (Green Infrastructure)	The site is adjacent to the built-up area of Newport. It is predominantly designated as a Local Wildlife Site. Most of the site also falls within Flood Zone 2 or 3. The site is not suitable for residential development and does not need to be considered at further stages, but should be considered as part of the wider green infrastructure network.
Newport 007 RES	The Old Chalk Pit, Chalk Farm Lane, Newport	0.95	Clear Omission Site Option	The site is wholly identified as priority habitat. The site is not suitable to be developed for residential use in isolation. Newport 012 RES and Newport 013 RES are identified as Clear Omission Sites owing to their poor relationship with the existing settlement pattern and high landscape sensitivity. Newport Pond Chalk Pit

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

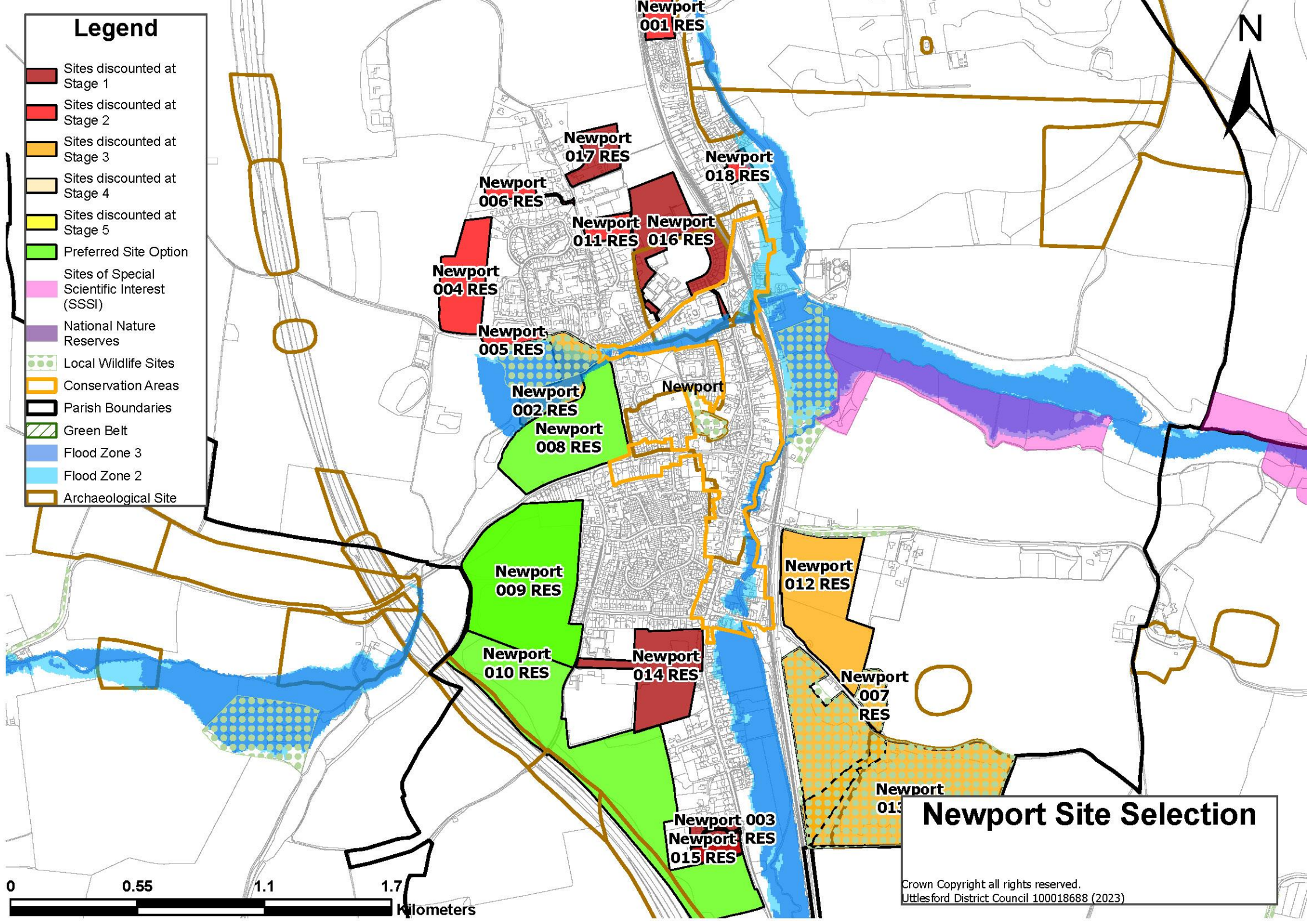
Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				M11 where an appropriate buffer would be required to mitigate the any noise and air quality impacts. The site contains an established vegetated edge, identified as priority habitats, which could support this function. A site specific policy could mitigate the impacts of development.
Newport 010 RES	Land at Pond Cross Farm, Frambury Lane, Newport	26.18	Clear Preferred Site Option	This site is a larger version of Newport 009 RES and could be used to enhance the development opportunity at this location.
Newport 012 RES	Land to the east of Newport, east of Chalk Farm Lane	13.65	Clear Omission Site Option	The site is located to the east of the railway and B1383, opposite to the built-up area of Newport. Residential development at this location would poorly relate to the existing settlement and local services. This side of the village is also identified as being of a higher landscape sensitivity than other areas of Newport. Significant improvements on the local road network would be required to support residential development at this location.
Newport 013 RES	Chalk Farm Quarry, Newport	12.77	Clear Omission Site Option	The site is located to the east of the railway and B1383, opposite to the built-up area of Newport. Residential development at this location would poorly relate to the existing settlement and local services. This side of the village is also identified as being of a higher landscape sensitivity than other areas of Newport. The site currently does not have suitable access onto the Strategic Road Network and has limited opportunities for improvements to support strategic residential development owing to the presence of priority habitats. Significant improvements on the local road network would be required to support residential development at this location. Newport Pond Chalk Pit is identified as a potential Local Wildlife Site. Development of the site may have significant adverse impacts on biodiversity.

HELAA Sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Preferred Sites

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Preferred Sites
Newport 008 RES	Land north of Wicken Road, Newport	6.43	The site is considered as part of the Reasonable Alternatives for Newport. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
Newport 009 RES	Land at Pond Cross Farm, Frambury Lane, Newport	10.74	The site is considered as part of the Reasonable Alternatives for Newport. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
Newport 010 RES	Land at Pond Cross Farm, Frambury Lane, Newport	26.18	The site is considered as part of the Reasonable Alternatives for Newport. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Newport Site Selection

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Takeley / Prior's Green

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Takeley 008 RES	Land east of Parsonage Road, Takeley	6.05	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Takeley 009 RES	Land east of Parsonage Road, Takeley	0.72	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Takeley 010 RES	Land north of Dunmow Road and west of Garnetts, Takeley	14.34	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Takeley 011 RES	Land west of Parsonage Road, Takeley	9.61	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Takeley 023 RES	Land Adjacent to Coppice Close, Dunmow Road, Takeley	1.44	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
Takeley 028 RES	Remarc, Dunmow Road, Takeley	0.13	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

Takeley 029 RES	Land To The South Of The Street, Takeley, CM22 6LY	0.46	Considered deliverable within 0-5 years. The site is now under construction and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtCanfield 002 RES	Land at Great Canfield Road, Takeley	23.06	Not considered developable 15+ years. The site has no potential for housing development within the plan period. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Takeley 017 RES	United House, The Street, Takeley	0.28	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Takeley 020 RES	Beech Close, Takeley	0.15	
Takeley 026 RES	Land Adj. Swan Farm, School Lane, Takeley, CM22 6PJ	3.30	

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

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Takeley 002 MIX	Land north of Dunmow Road, Takeley Street	34.47	Clear Omission Site Option	The site is located immediately to the south of Stansted Airport and the A120. It is in close proximity to Hatfield Forest. It is relatively remote from key services in Takeley, separated by Pincey Brook which defines the eastern extent of Takeley Street. It is unclear whether the site has suitable access onto the wider highway network to support strategic development. The site contains a number of designated heritage assets which fronts Dunmow Road.

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Takeley 003 RES	Land adjoining Millers, Takeley (Option 1)	0.42	Clear Preferred Site Option	The site is adjacent to the built-up area of Takeley. Takeley is considered a sustainable location for strategic growth as a Local Rural Centre. The site is of moderate to high landscape sensitivity for residential development. It provides a rural character to Takeley and separation between Takeley and Takeley Street to the west. The site is in an area of medium heritage sensitivity and in close proximity to the Grade I listed Church of Holy Trinity. It is likely to contribute to the setting of the designated heritage asset which would need to be mitigated through a site specific policy. Access available onto adjacent highway network.
Takeley 004 RES	Land adjoining Millers, Takeley (Option 2)	2.12	Clear Preferred Site Option	The site is adjacent to the built-up area of Takeley. Takeley is considered a sustainable location for strategic growth as a Local Rural Centre. The site is of moderate to high landscape sensitivity for residential development. It provides a rural character to Takeley and separation between Takeley and Takeley Street to the west. The site is in an area of medium heritage sensitivity and adjacent to the Grade I listed Church of Holy Trinity. It is likely to contribute to the setting of the designated heritage asset which would need to be mitigated through a site specific policy. Access available onto adjacent highway network. Access available onto adjacent highway network.
Takeley 006 MIX	Land at Bambers Green	307.06	Clear Omission Site Option	The site is located immediately to the east of Stansted Airport and north of the A120. It was previously considered inappropriate for residential development in this area, however acceptable to enable infrastructure development necessary to support development elsewhere. The site contains a number of interspersed woodland identified as priority habitats which would need to be considered. Part of the eastern boundary falls within Flood Zone 2 and 3. Development of the site is likely to significantly impact the setting of a number of designated heritage assets at Smith's Green, Bamber's Green, the

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				Granger's moated site and near Stansted Airport. The site is a Clear Omission Site Option.
Takeley 007 MIX	Warish Hall Farm, Takeley	87.40	Clear Preferred Site Option	The site is adjacent to the built-up area of Takeley. Takeley is considered a sustainable location for moderate strategic growth as a Local Rural Centre. Recent planning history at this location highlights its landscape and heritage sensitivity, however this could be potentially mitigated through careful masterplanning and comprehensive place-making at Takeley when considering all sites in this location as a whole.
Takeley 016 RES	Land at Parkers Farm Takeley	11.79	Clear Preferred Site Option	The site is adjacent to the built-up area of Takeley. Takeley is considered a sustainable location for moderate strategic growth as a Local Rural Centre. Recent planning history at this location highlights its landscape and heritage sensitivity, however this could be potentially mitigated through careful masterplanning and comprehensive place-making at Takeley when considering all sites in this location as a whole.
LtCanfield 003 RES	Land at Warrens Farm, Little Canfield	19.88	Clear Preferred Site Option	The site is adjacent to the built-up area of Takeley. Takeley is considered a sustainable location for moderate strategic growth as a Local Rural Centre. The site has limited showstopper constraints. The site has access to the existing highway network and active modes of travel. It is in close proximity to existing employment offer and Stansted Airport.
LtCanfield 006 RES	Land south of Stortford Road, Little Canfield	6.64	Marginal Omission Site Option	The site is adjacent to the built-up area of Takeley and Little Canfield. The site is subject to significant heritage sensitivity owing to its close proximity to archaeological sites and its potential impacts on the setting of Grade II listed buildings including Warren Farmhouse and Warren Yard. The site contains protected trees and may potential impact adjacent Local Wildlife Site at Flich Way and identified priority habitats. .

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
HatfieldBO 004 RES	Land West of Station Road, Takeley	18.71	Clear Omission Site Option	The site is opposite to main built up area of Takeley, with Flitch Way acting as a clear and defining physical boundary to development. It also intersects with the Local Wildlife Site of Flitch Way, with potential impacts on identified priority habitats. The site is subject to significant landscape and heritage sensitivities, including potential impact on the setting of the Grade II listed farmhouse Bonningtons. The site is in close proximity to Hatfield Forest and falls within the Hatfield Forest Zone of Influence.

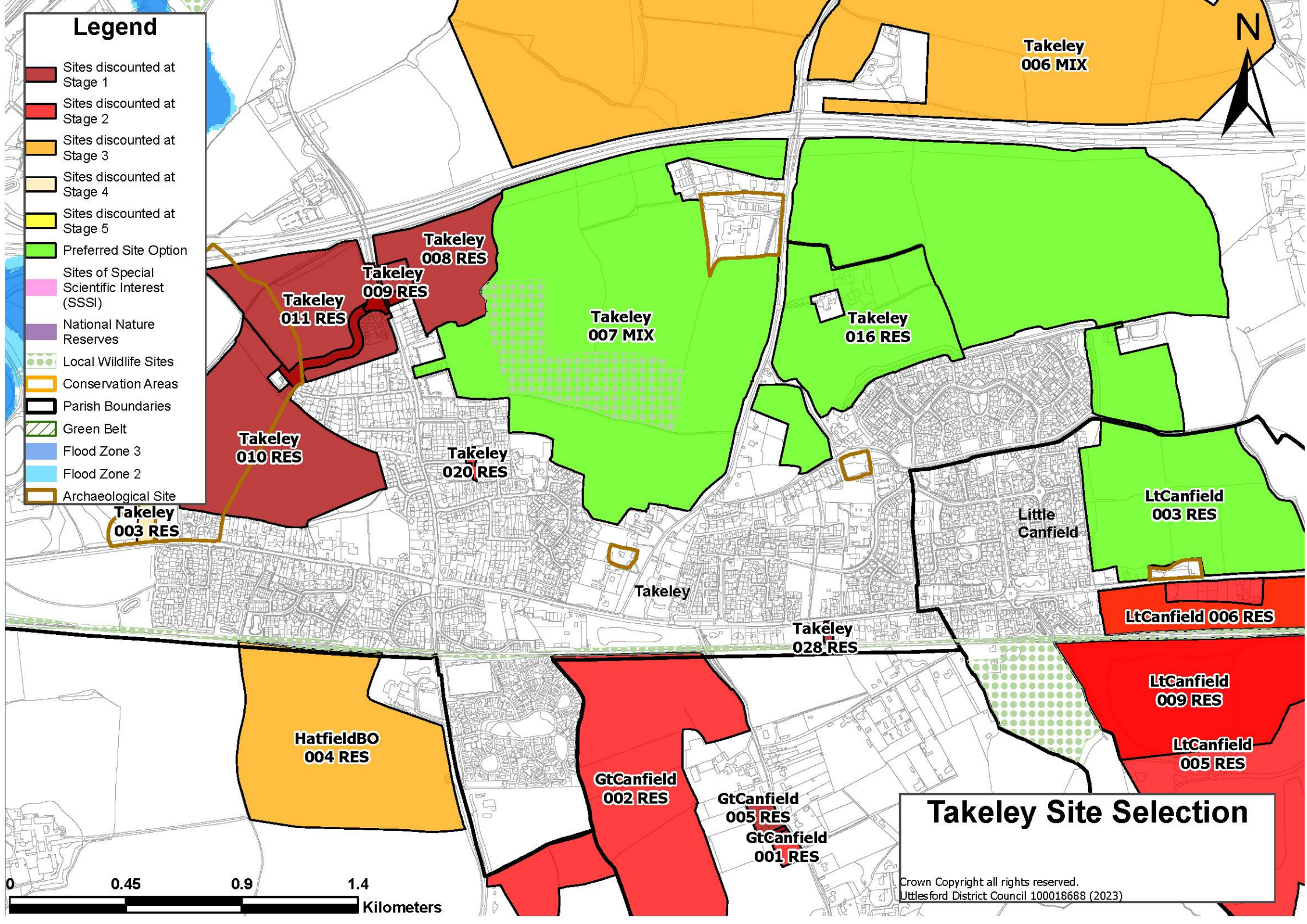
HELAA Sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Preferred Sites

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Preferred Sites
Takeley 003 RES	Land adjoining Millers, Takeley (Option 1)	0.42	The site is considered as part of the Reasonable Alternatives for Takeley. However under the emerging Spatial Strategy, the site is not required to deliver the scale of planned growth in Great Dunmow. The site is unable to deliver strategic growth in isolation.	N/A. Site discounted at earlier stage.
Takeley 004 RES	Land adjoining Millers, Takeley (Option 2)	2.12	The site is considered as part of the Reasonable Alternatives for Takeley. However under the emerging Spatial Strategy, the site is not required to deliver the scale of planned growth in Great Dunmow. The site is unable to deliver strategic growth in isolation.	N/A. Site discounted at earlier stage.
Takeley 007 MIX	Warish Hall Farm, Takeley	87.40	The site is considered as part of the Reasonable Alternatives for Takeley. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Preferred Sites
Takeley 016 RES	Land at Parkers Farm Takeley	11.79	The site is considered as part of the Reasonable Alternatives for Takeley. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
LtCanfield 003 RES	Land at Warrens Farm, Little Canfield	19.88	The site is considered as part of the Reasonable Alternatives for Takeley. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Takeley Site Selection

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0 0.45 0.9 1.4 Kilometers

Thaxted

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Thaxted 007 RES	Bardfield Road, Thaxted	0.34	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Thaxted 023 RES	UBLR/17/004 Claypits Farm, Bardfield Road, Thaxted, CM6 2LW	0.52	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Thaxted 026 RES	J F Knight Roadworks Ltd (Warners Field) Copthall Lane, Thaxted, CM6 2LG	0.83	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Thaxted 027 RES	Land East Of Claypit Villas, Bardfield Road, Thaxted	0.35	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Thaxted 004 RES	Land north of Mayes Place, Monk Street, Thaxted	0.85	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Thaxted 005 RES	Land at Sibley's Lane, Sibley's Green, Thaxted	2.78	

Site Reference	Site Address	Site Area (Ha)	Comment
Thaxted 006 RES	Land at Sibley's Lane, Sibley's Green, Thaxted	0.99	
Thaxted 010 RES	Hunters, Bardfield Road, Thaxted	0.15	
Thaxted 011 RES	East of Dunmow Road, Thaxted	0.88	
Thaxted 012 RES	Land north of Bolford Street, Thaxted	1.49	
Thaxted 021 RES	TX HD8, Brethren Hall	0.30	

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

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Thaxted 002 RES	Land at Barnards Fields, Thaxted (2ha)	1.79	Clear Preferred Site Option	The site is adjacent to the built-up area of Thaxted. Thaxted is considered a sustainable location for moderate strategic growth as a Local Rural Centre. The site is of moderate to high landscape sensitivity, which is the lowest impact area in Thaxted. Development at this location is likely to 'round off' the existing settlement pattern of Thaxted. An acceptable access will need to be created through the site requirement and master plan process working with the Council, landowner and developer. Strategic development at this location would also require significant off site upgrade.
Thaxted 003 RES	Land at Barnards Fields, Thaxted (10ha)	10.41	Clear Preferred Site Option	The site is adjacent to the built-up area of Thaxted. Thaxted is considered a sustainable location for moderate strategic growth as a Local Rural Centre. The site is of moderate to high landscape sensitivity, which is the lowest impact area in Thaxted. Development

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				at this location is likely to 'round off' the existing settlement pattern of Thaxted. An acceptable access will need to be created through the site requirement and master plan process working with the Council, landowner and developer. Strategic development at this location would also require significant off site upgrade.
Thaxted 008 RES	Land south of Bardfield Road, Thaxted	25.17	Marginal Omission Site Option	The site poorly relates to the settlement pattern of Thaxted. It is remote from the strategic round network. Access from Bardfield Road is relatively less accessible when compared to other options in Thaxted.
Thaxted 009 MIX	Land south of Sampford Road, Thaxted (Option 4)	30.44	Clear Omission Site Option	This site is a larger version of Thaxted 018 RES, which is considered to be of a better scale for the settlement and considered a Clear Preferred Option. Thaxted 016 RES lies to the north of the B1051, which is a physical boundary for the settlement. Landscape sensitivity in this additional location is also high for residential development.
Thaxted 013 RES	Land west of Walden Road, Thaxted	5.50	Clear Omission Site Option	The site is within an area of high landscape sensitivity to residential development, owing to its steeper topography, strong rural and perceptual characteristics, setting to the historic edge of Thaxted and open views to the windmill and church. The site is remote from the strategic road network.
Thaxted 014 RES	Land south of Thaxted between B1051 and B184	6.03	Clear Omission Site Option	The site is within an area of high landscape sensitivity to residential development, owing to its steeper topography, strong rural and perceptual characteristics, setting to the historic edge of Thaxted and open views to the windmill and church. The site is also in close proximity to a number of designated heritage assets and may impact their historic setting. The site is remote from the strategic road network. Part of the site is in Flood Zone 3.
Thaxted 015 RES	Land east of Wedow Road, off	2.66	Clear Preferred Site Option	The site is adjacent to the built-up area of Thaxted. Thaxted is considered a sustainable location for moderate strategic growth as a Local Rural Centre. It is assessed as less sensitive to landscape

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
	Elers Way, Thaxted			pressure from development given it has existing development to its northern and western boundary within this moderate to high landscape sensitivity area and therefore suitable for consideration for development.
Thaxted 016 RES	Land north of B1051, Thaxted	8.24	Clear Omission Site Option	The site lies to the north of the B1051, which is a physical boundary for the settlement. Landscape sensitivity in this location is also high for residential development.
Thaxted 017 RES	Land to the east of Guelph's Lane Thaxted	1.64	Clear Preferred Site Option	The site is adjacent to the built-up area of Thaxted. Thaxted is considered a sustainable location for moderate strategic growth as a Local Rural Centre. No direct connection to Highway but would be via existing development if available.
Thaxted 018 RES	Land south of Sampford Road, Thaxted (Option 2)	12.93	Clear Preferred Site Option	The site is adjacent to the built-up area of Thaxted. Thaxted is considered a sustainable location for moderate strategic growth as a Local Rural Centre. Access available onto the adjacent highway network. Development at this location is likely to 'round off' the existing settlement pattern of Thaxted. The site is not subject to any 'showstopper' constraints.
Thaxted 019 RES	Land south of Sampford Road, Thaxted (Option 1)	9.19	Clear Preferred Site Option	The site is adjacent to the built-up area of Thaxted. Thaxted is considered a sustainable location for moderate strategic growth as a Local Rural Centre. Access available onto the adjacent highway network. Development at this location is likely to 'round off' the existing settlement pattern of Thaxted. The site is not subject to any 'showstopper' constraints.
Thaxted 020 RES	Land south of Sampford Road, Thaxted (Option 3)	22.20	Clear Preferred Site Option	This is a larger version of 018 RES and could be considered at this scale to incorporate a higher level of housing or green infrastructure and open space and education provision that is needed.

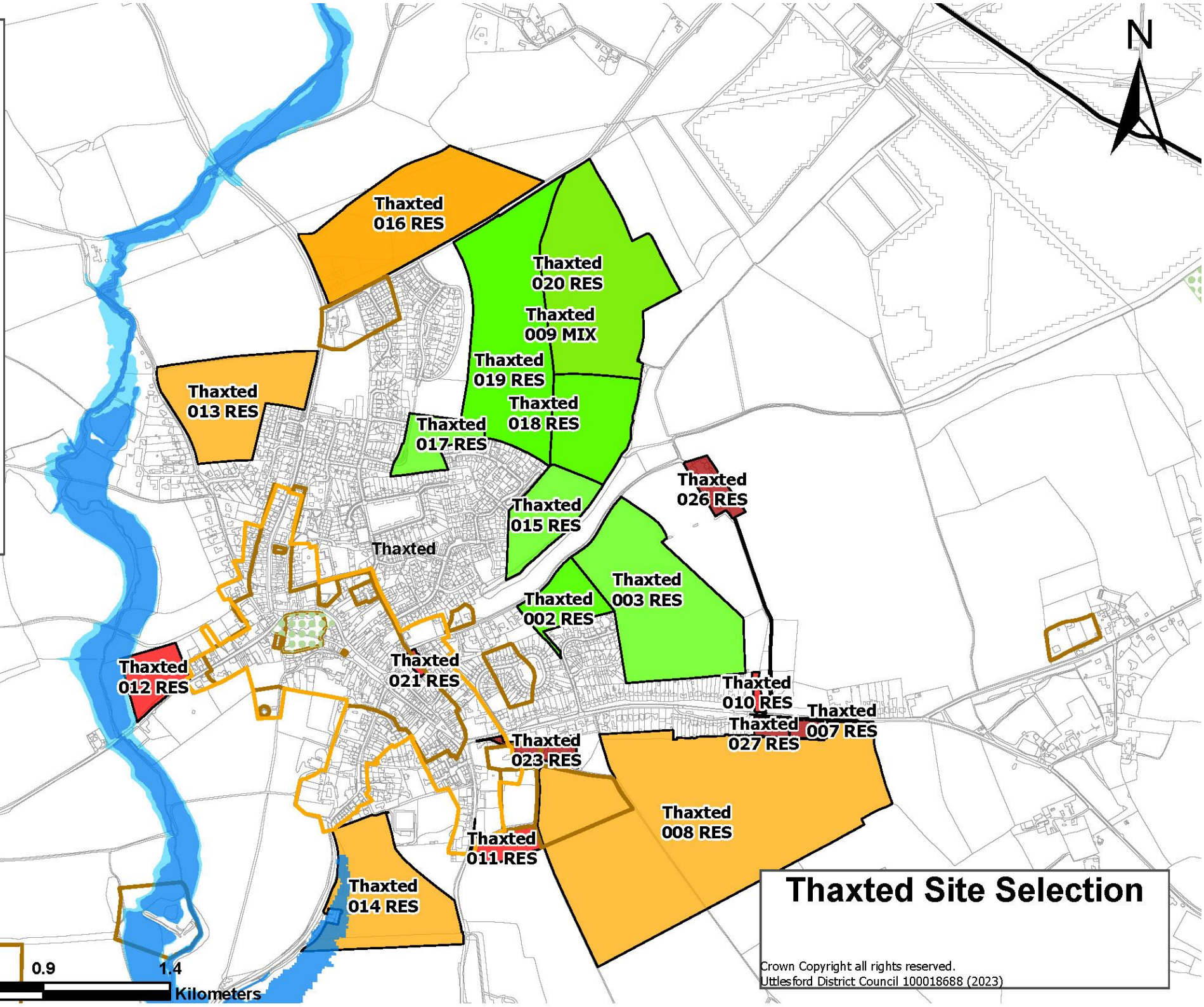
HELAA Sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Preferred Sites

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Preferred Sites
Thaxted 002 RES	Land at Barnards Fields, Thaxted (2ha)	1.79	The site is considered as part of the Reasonable Alternatives for Thaxted. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
Thaxted 003 RES	Land at Barnards Fields, Thaxted (10ha)	10.41	The site is considered as part of the Reasonable Alternatives for Thaxted. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
Thaxted 015 RES	Land east of Wedow Road, off Elers Way, Thaxted	2.66	The site is considered as part of the Reasonable Alternatives for Thaxted. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
Thaxted 017 RES	Land to the east of Guelph's Lane Thaxted	1.64	The site is considered as part of the Reasonable Alternatives for Thaxted. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation. Further investigation shows that the site contains vegetation of natural quality and is not suitable for residential development. It could however support adjacent Preferred Options collectively as a semi-natural open space.
Thaxted 018 RES	Land south of Sampford Road, Thaxted (Option 2)	12.93	The site is considered as part of the Reasonable Alternatives for Thaxted. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Preferred Sites
Thaxted 019 RES	Land south of Sampford Road, Thaxted (Option 1)	9.19	The site is considered as part of the Reasonable Alternatives for Thaxted. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.
Thaxted 020 RES	Land south of Sampford Road, Thaxted (Option 3)	22.20	The site is considered as part of the Reasonable Alternatives for Thaxted. It aligns with the Local Plan's emerging Spatial Strategy.	The site is selected as part of the Preferred Option for consultation.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Thaxted Site Selection

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Larger Villages

Ashdon

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Ashdon are discounted at Stage 1 Housing and Economic Land Availability Assessment.

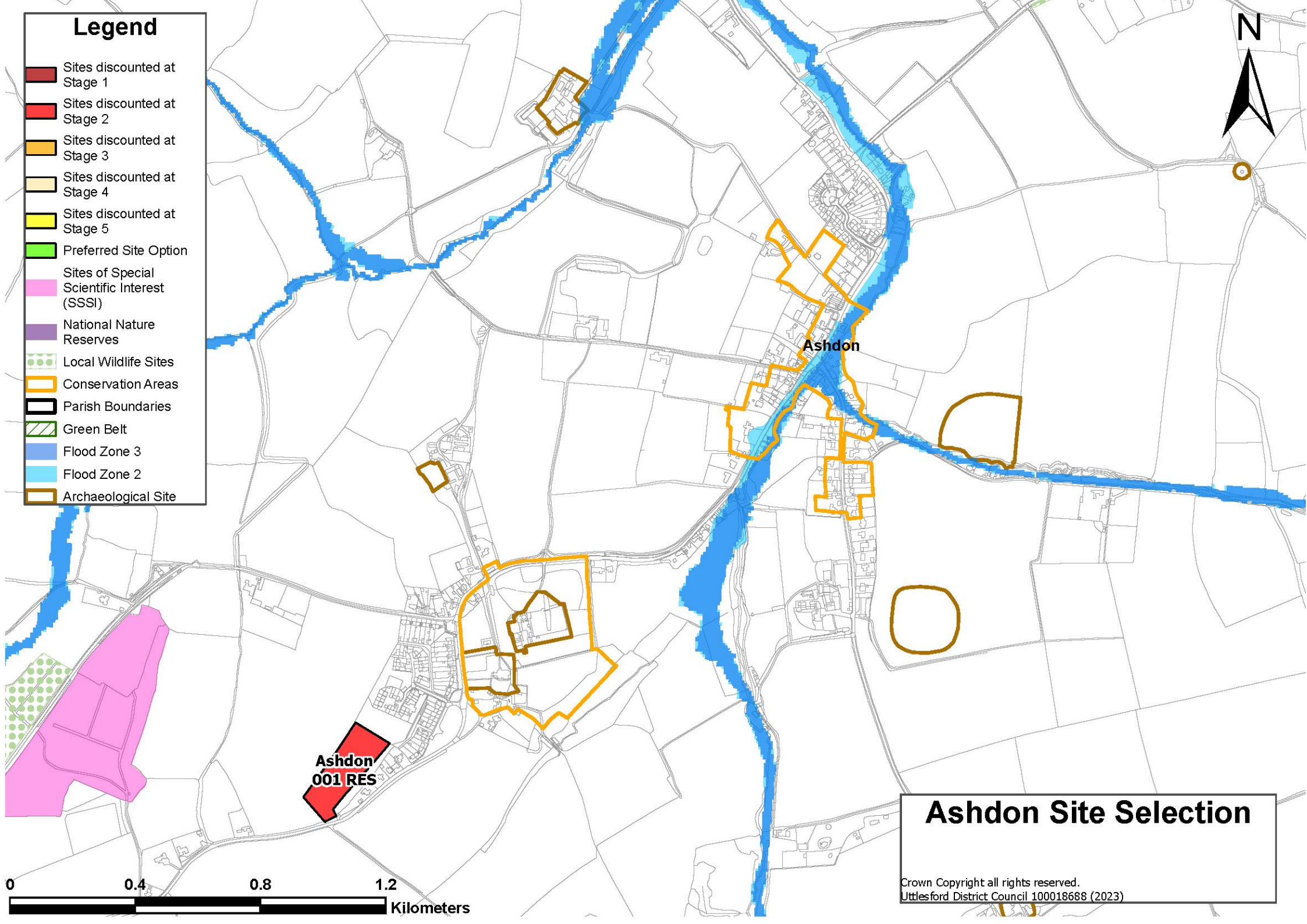
HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Ashdon 001 RES	Land to the west of Walden Road, Church End, Ashdon, CB10 2HJ	1.30	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.

No sites in Ashdon are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Ashdon Site Selection

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Birchanger

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Birchanger are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Birchanger 001 MIX	Sion House, Birchanger Lane, Birchanger, CM23 5PU	4.50	The site is not located within or in close proximity to the top two tier settlements of the District. The site is not of a critical mass capable of delivering a standalone Garden Community (1500 dwellings or more).
Birchanger 003 RES	Former builder's yard at 285-287 Birchanger Lane, Birchanger	0.53	
Birchanger 006 RES	Land adjacent to Forest Hall Road and Tot Lane, Birchanger	8.63	

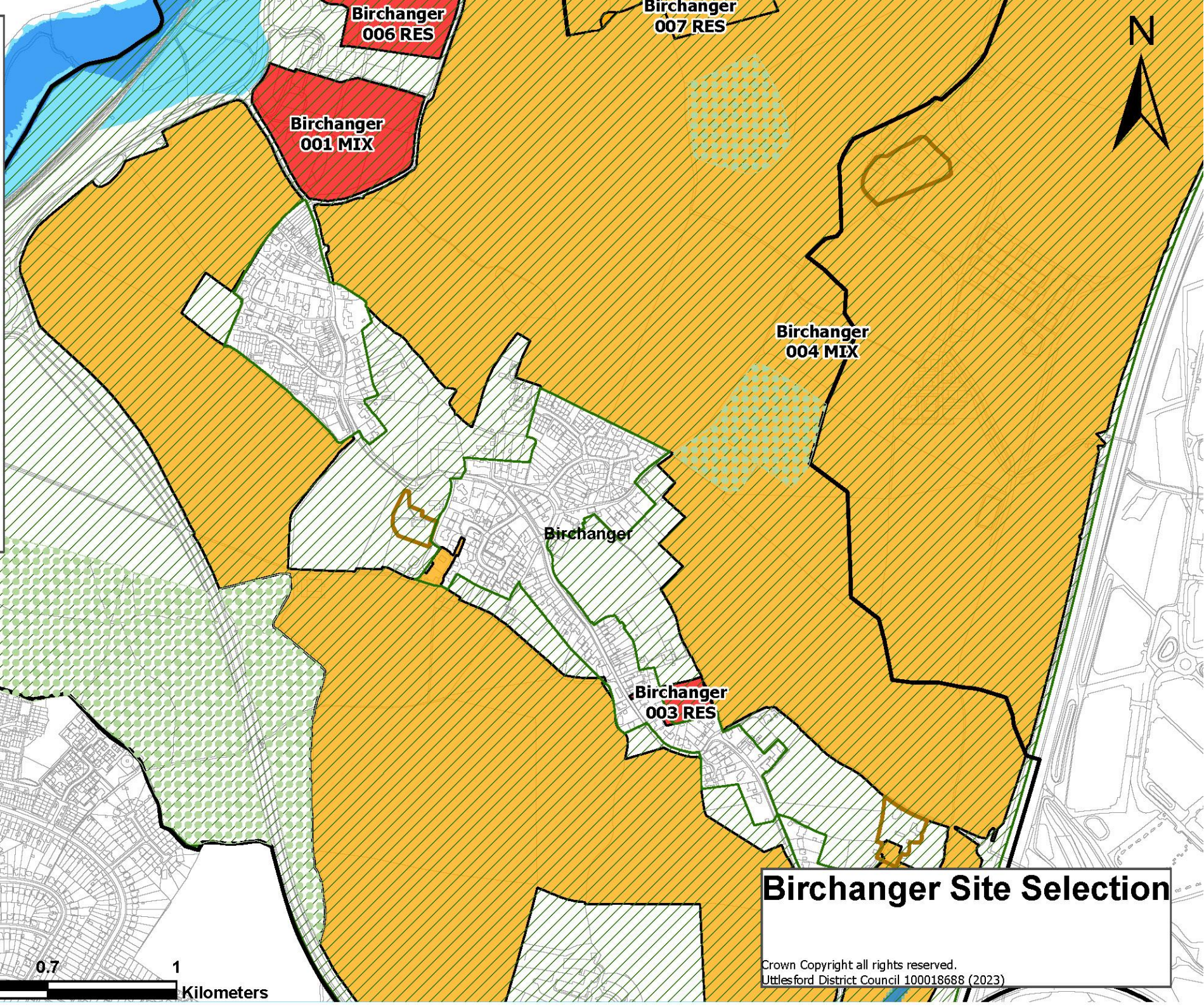
HELAA Sites carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Birchanger 004 MIX	Land between Stansted Mountfitchet, Birchanger and M11 Junction 8	222.43	Clear Omission Site Option	The site is wholly located within the Green Belt. There are no exceptional circumstances under Paragraph 140 of the NPPF at present which supports the changes to Green Belt boundaries in this location at present.
Birchanger 007 RES	Land south of Forest Hall, Forest Hall Road, Stansted Mountfitchet	5.38	Clear Omission Site Option	

No sites in Birchanger are carried forward to Stage 4.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Birchanger Site Selection

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Clavering

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Clavering 001 RES	Land adjacent to Windy Ridge, Clavering	0.91	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Clavering 004 RES	Land rear of Clavering Primary School, Clavering	3.55	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Clavering 013 RES	Land west of Clatterbury Green	0.52	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Clavering 017 RES	Land West Of Stortford Road, Clavering	0.30	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

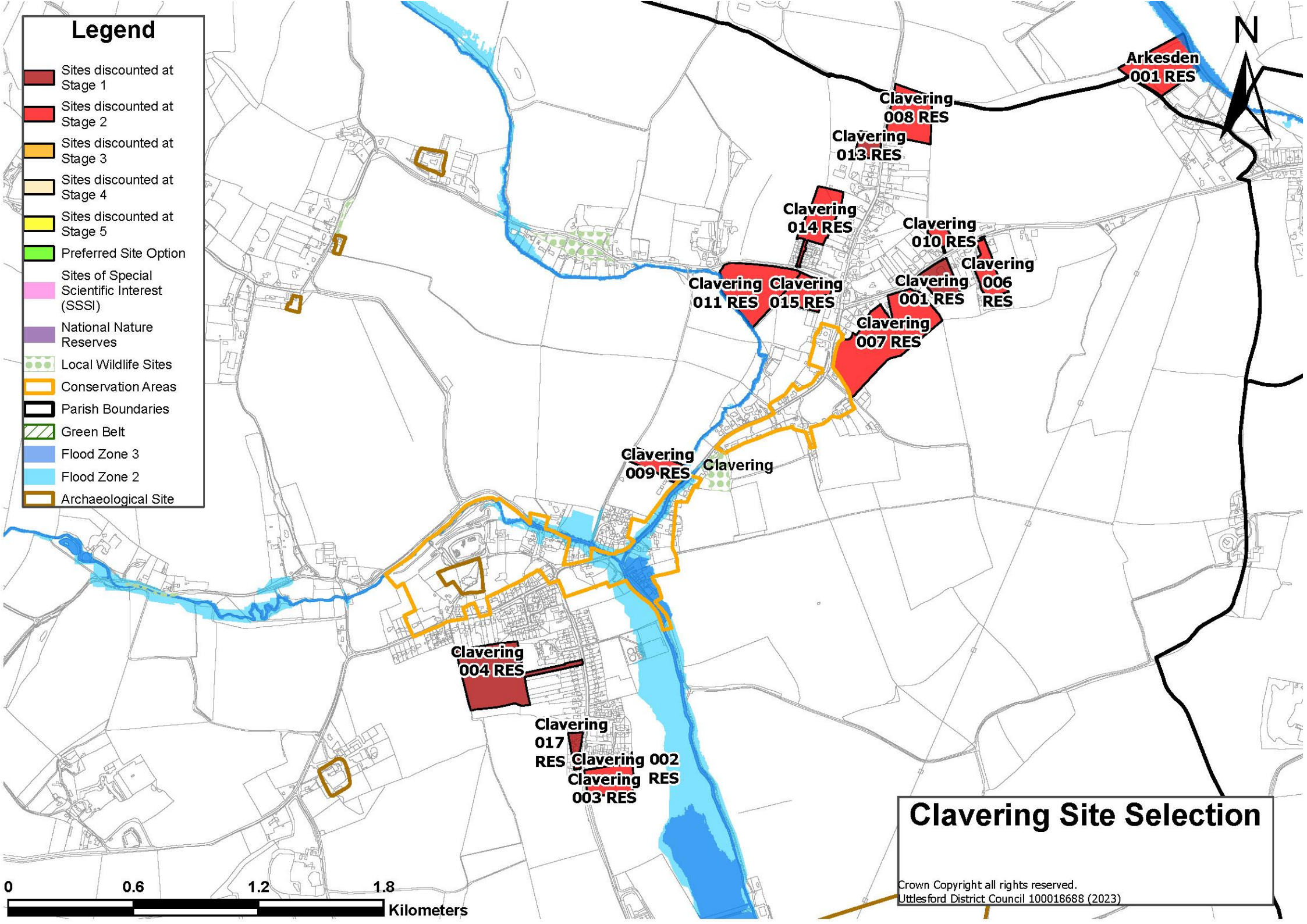
Site Reference	Site Address	Site Area (Ha)	Comment
Clavering 002 RES	Land to the South of Oxley's Close, Stortford Road, Clavering	0.61	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Clavering 003 RES	Land to south of Oxleys Close and east of Stortford Road, Clavering	0.55	

Site Reference	Site Address	Site Area (Ha)	Comment
Clavering 006 RES	Land adjoining Spinney Cottage, Wicken Road, Clavering	0.87	
Clavering 008 RES	Land north of The Burroughs, Clavering	1.81	
Clavering 009 RES	Land off Clatterbury Lane, Clavering	0.83	
Clavering 010 RES	Land North of Hill House, Clavering	0.38	
Clavering 014 RES	Land North of Eldridge Close, Clavering	1.43	
Clavering 007 RES	Hill Green Farm Hill Green, Clavering	4.62	
Clavering 011 RES	Land west of Hill Green Farm	2.66	
Clavering 015 RES	Land West of The Cricketers Pub, Clavering	1.07	

No sites in Clavering are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Clavering Site Selection

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Debden

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Debden 002 RES	Land West of Thaxted Road, Debden	1.97	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

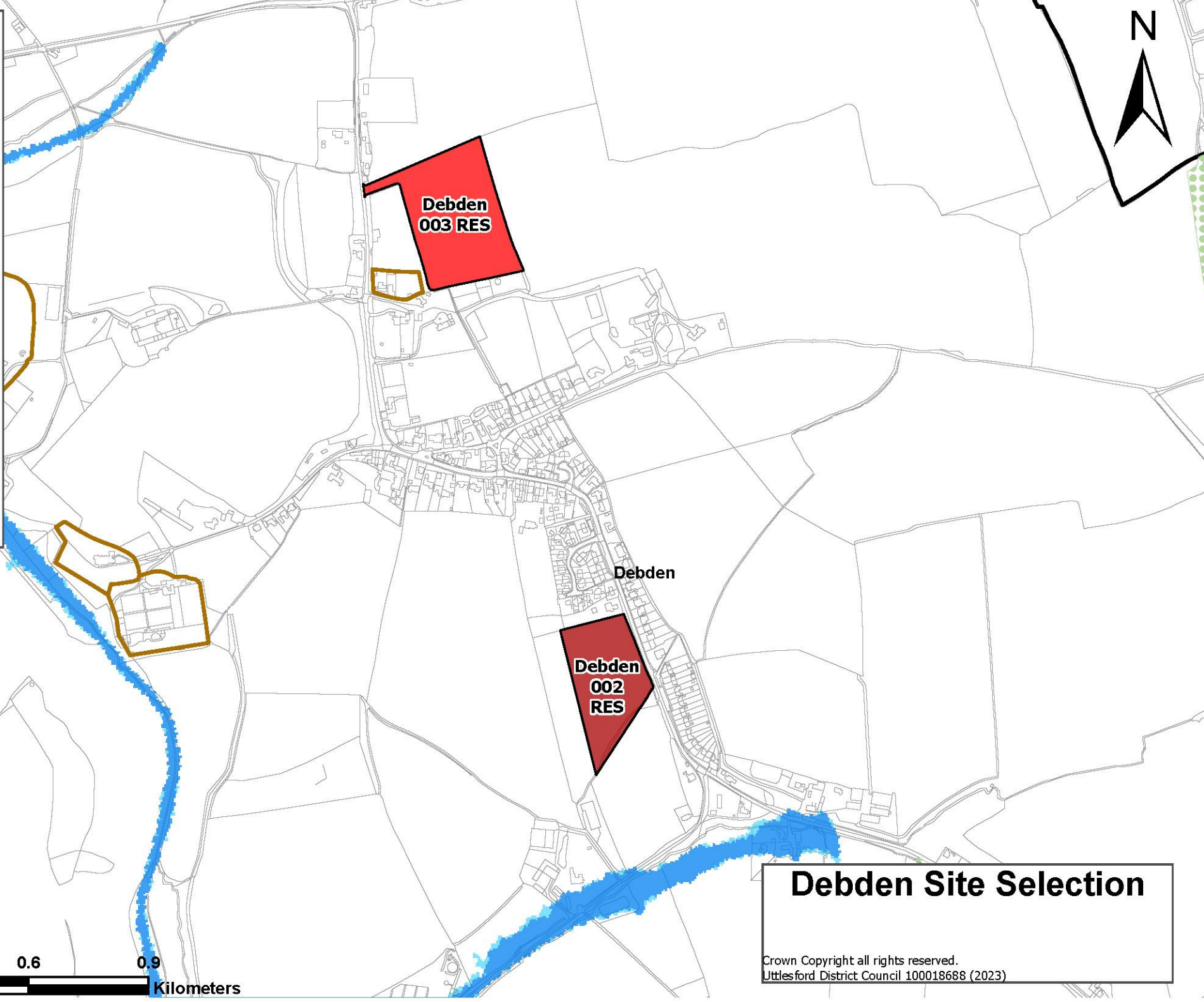
HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Debden 001 RES	Land north of Henham Road, Debden Green	0.56	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Debden 003 RES	Land east of The Allotment Gardens, Ivy Todd Hill, Debden	2.96	

No sites in Debden are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Debden Site Selection

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0 0.3 0.6 0.9 Kilometers

Elder Street (Wimbish)

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Wimbish 003 MIX	UBLR/19/009 Carver Barracks, Wimbish, Saffron Walden, CB10 2YA	79.00	Not considered developable 15+ years. The site has no potential for housing development within the plan period. It is not taken forward for further consideration at Stage 2.

There are no further sites in Elder Street submitted or identified for consideration.

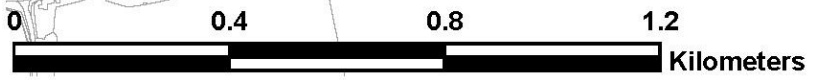
Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



**Wimbish
003 MIX**

Elder Street (Wimbish Parish) Site Selection



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Felsted

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Felsted 020 RES	Gransmore Meadow, Chelmsford Road, Felsted	0.43	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
Felsted 021 RES	Land off Stevens Lane, Felsted, CM6 3NJ	0.63	Considered deliverable within 0-5 years. The site is under construction and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Felsted 022 RES	Land East And North Of Clifford Smith Drive, Watch House Green, Felsted	2.97	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Felsted 023 RES	Land West Of Maranello Watch House Green, Felsted	1.54	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
Felsted 024 RES	Land To The South Of Braintree Road, Felsted	2.97	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Felsted 025 RES	HN2 Sunnybrook Farm	2.85	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Felsted 026 RES	Land at Maranello Watch House Green, Felsted	0.39	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
Felsted 027 RES	Land West of Bury Farm Station Road, Felsted	4.21	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be

Site Reference	Site Address	Site Area (Ha)	Comment
			allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

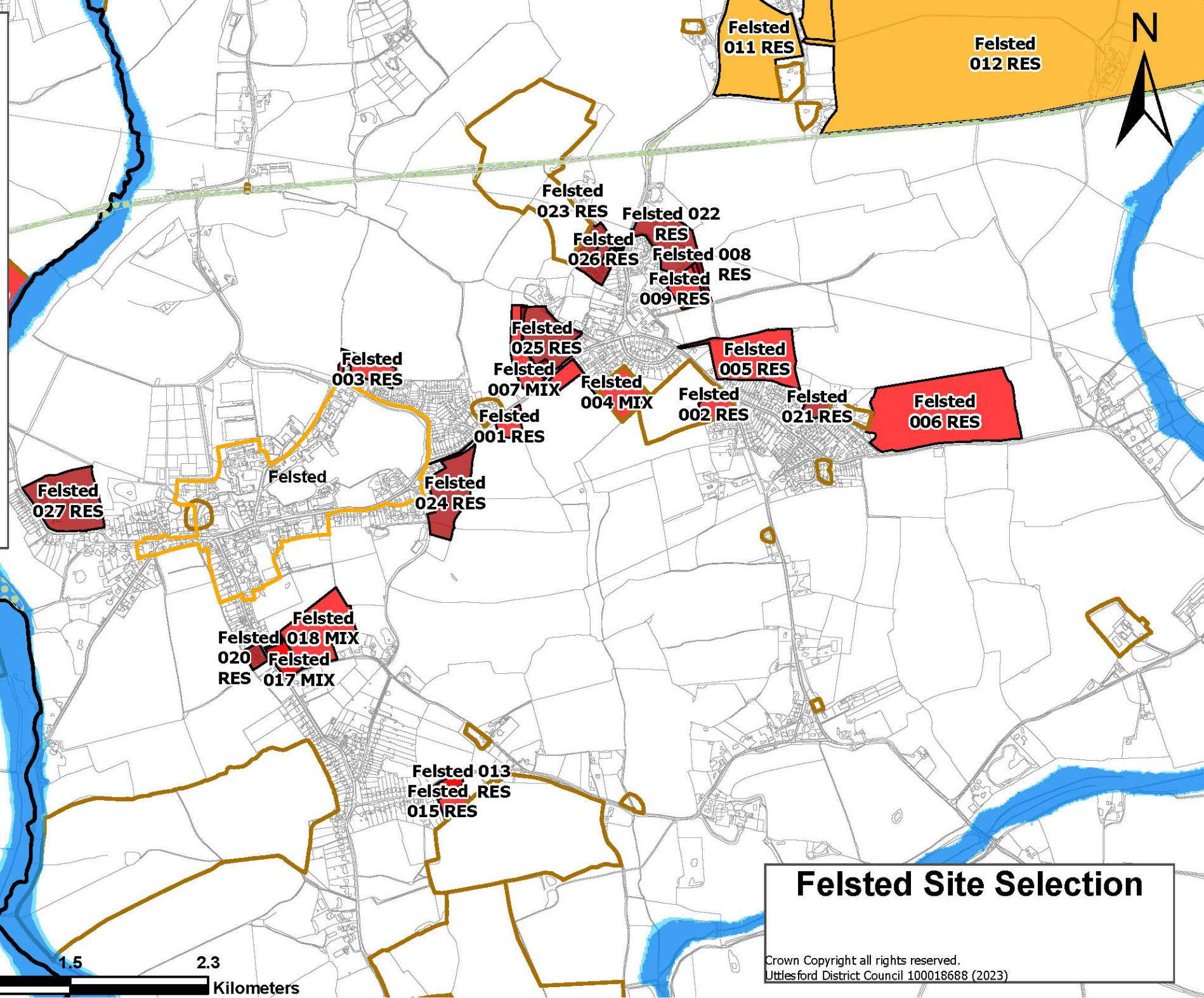
Site Reference	Site Address	Site Area (Ha)	Comment
Felsted 001 RES	Land south of Braintree Road (opposite Chaffix Farm), Felsted	0.68	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Felsted 002 RES	Land north west of Bannister Green Felsted	0.87	
Felsted 003 RES	Land north of Garnetts Lane and Chestnut Walk, Felsted	1.29	
Felsted 013 RES	Land east of The Bungalow, Causeway End Road, Felsted	0.46	
Felsted 015 RES	Land east of The Bungalow, Causeway End Road, Felsted	1.14	
Felsted 019 RES	Land at Willows Green, Felsted	1.61	
Felsted 004 MIX	Land south and west of Watch House Green, Braintree Road, Felsted	2.37	The site is not located within or in close proximity to the top two tier settlements of the District. The site is not of a critical mass capable of delivering a standalone Garden Community (1500 dwellings or more).
Felsted 005 RES	Land off Rayne Road Bannister Green, Felsted	4.52	

Site Reference	Site Address	Site Area (Ha)	Comment
Felsted 006 RES	Land off Rayne Road Bannister Green, Felsted	10.80	
Felsted 007 MIX	Sunnybrook Farm, Braintree Road, Felsted	1.70	
Felsted 008 RES	Land south east of Clifford Smith Drive, Felsted (site 1 - part of field)	0.37	
Felsted 009 RES	Land South East of Clifford Smith Drive, Felsted (site 2 - whole field)	1.44	
Felsted 017 MIX	Frontage land to the east of Chelmsford Road, Felsted	0.86	
Felsted 018 MIX	Land to the east of Chelmsford Road, Felsted	4.66	

No sites within or near the settlement of Felsted are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities. The assessment for other sites which fall within the Parish of Felsted but located within the open countryside are provided in the 'Open Countryside' section.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Felsted
011 RES

Felsted
012 RES

Felsted
023 RES

Felsted 022
RES

Felsted
026 RES

Felsted 008
RES

Felsted
025 RES

Felsted
009 RES

Felsted
003 RES

Felsted
007 MIX

Felsted
004 MIX

Felsted
005 RES

Felsted
002 RES

Felsted
021 RES

Felsted
006 RES

Felsted
027 RES

Felsted

Felsted
024 RES

Felsted
018 MIX

Felsted
020 RES

Felsted
017 MIX

Felsted 013
RES

Felsted
015 RES

Felsted Site Selection

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Great Easton

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
GtEaston 004 RES	Land to the South of The Endway Great Easton	0.35	Not considered developable 15+ years. The site has no potential for housing development within the plan period. It is not taken forward for further consideration at Stage 2.

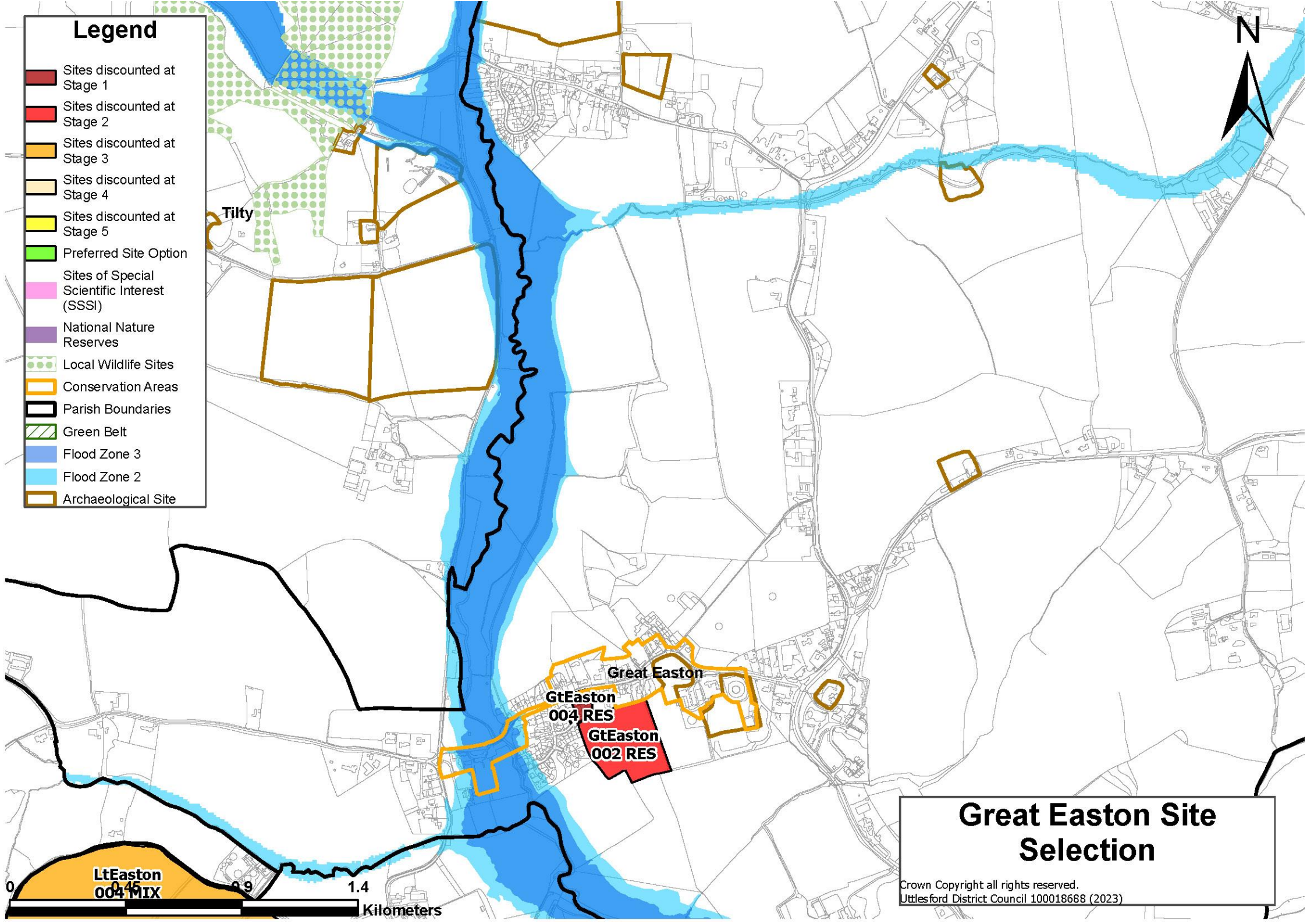
HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
GtEaston 002 RES	Land off Brocks Mead, Great Easton	2.85	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.

No sites within or near the settlement of Great Easton are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities. The assessment for other sites which fall within the Parish of Great Easton but located within the open countryside are provided in the 'Open Countryside' section.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Tilty

Great Easton

GtEaston
004 RES

GtEaston
002 RES

LtEaston
004 MIX

Great Easton Site Selection

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0 0.45 0.9 1.4 Kilometers

Hatfield Broad Oak

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
HatfieldBO 010 RES	Oakbourne, Hammonds Road, Hatfield Broad Oak, CM22 7JN	0.42	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

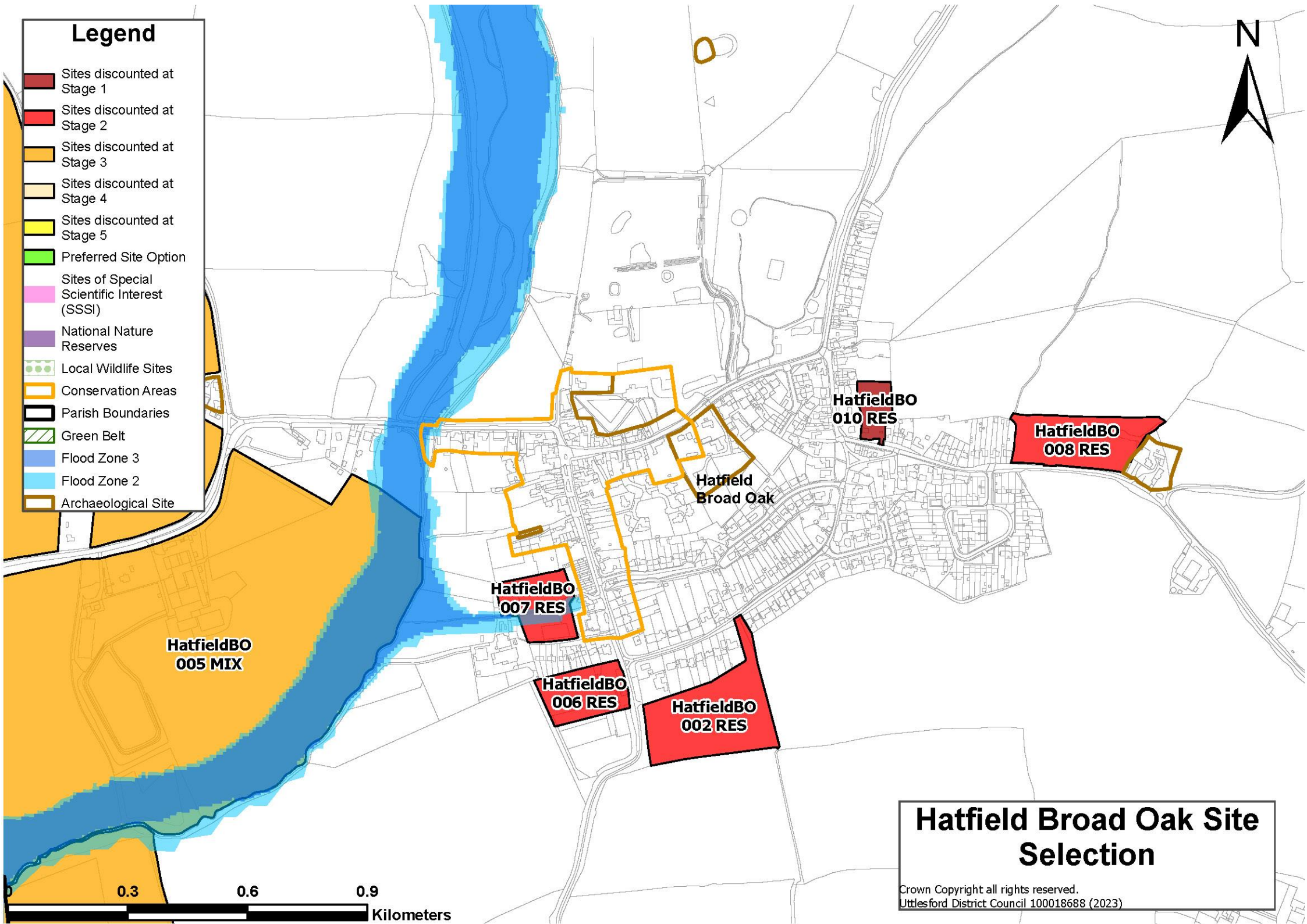
HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
HatfieldBO 002 RES	Land south of Cannons Lane, Hatfield, Broad Oak	2.34	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
HatfieldBO 006 RES	Land South of New Bury Meadow, Hatfield Broad Oak	0.99	
HatfieldBO 007 RES	Land North of New Bury Meadow, Hatfield Broad Oak	1.01	
HatfieldBO 008 RES	Land north of Hammonds Road, Hatfield Broad Oak	1.59	

No sites within or near the settlement of Hatfield Broad Oak are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities. The assessment for other sites which fall within the Parish of Hatfield Broad Oak but located within the open countryside are provided in the 'Open Countryside' section.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
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- Green Belt
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- Flood Zone 2
- Archaeological Site



Hatfield Broad Oak Site Selection

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Henham

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Henham 009 RES	Land south of Vernon's Close, Mill Road, Henham	5.20	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

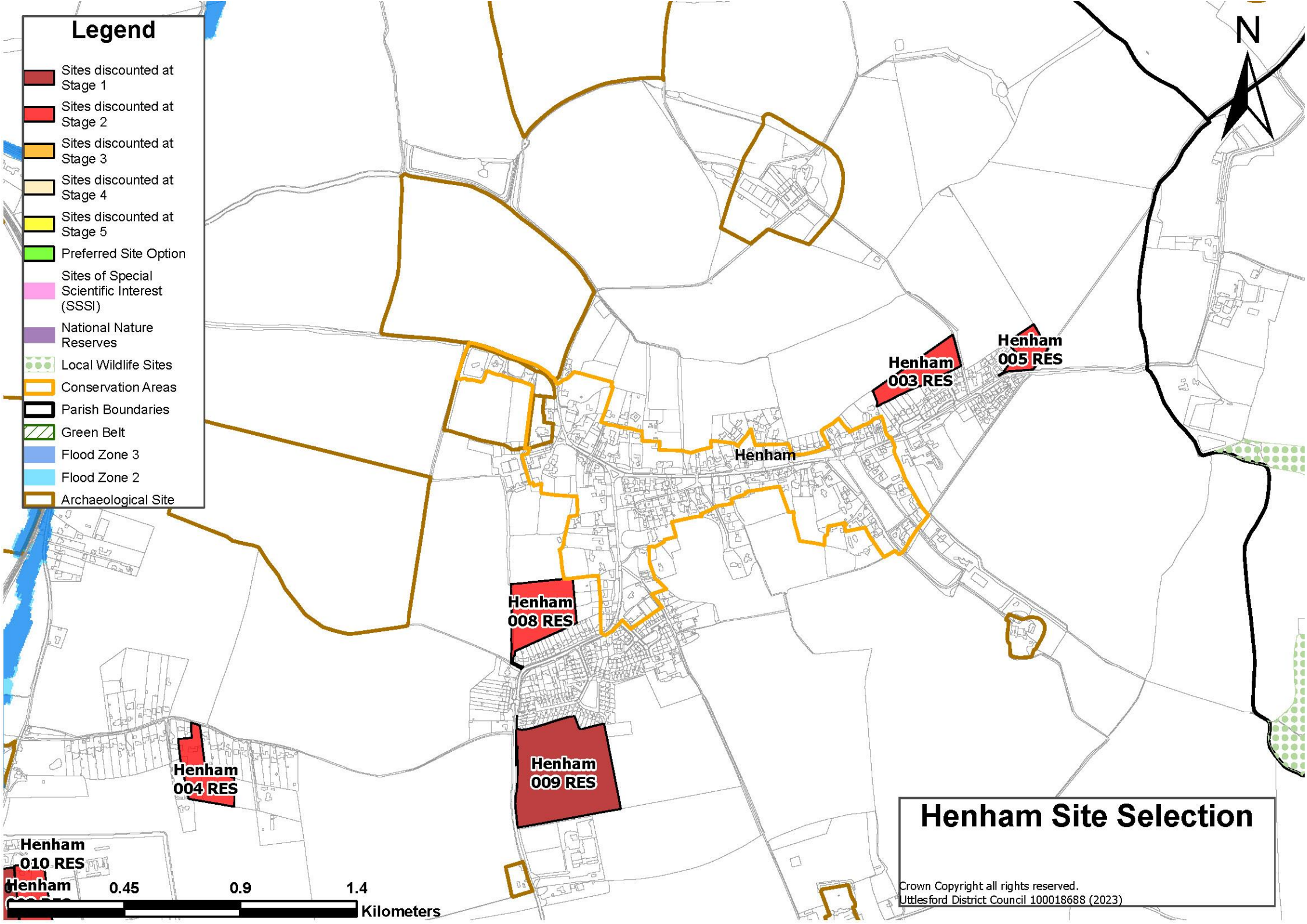
HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Henham 003 RES	Land north of Chickney Road, Henham	1.27	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Henham 004 RES	Land at Four Winds, South of Old Mead Lane, Henham	1.37	
Henham 005 RES	Land at Chickney Road, Henham	0.69	
Henham 008 RES	Land at Mill Road, Henham	2.10	

No sites in Henham are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



**Henham
003 RES**

**Henham
005 RES**

**Henham
008 RES**

**Henham
009 RES**

**Henham
004 RES**

**Henham
010 RES**

Henham Site Selection

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0.45 0.9 1.4
Kilometers

High Easter

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites within or near the settlement of High Easter are submitted or identified for consideration. The assessment for other sites which fall within the Parish of High Easter but located within the open countryside are provided in the 'Open Countryside' section.

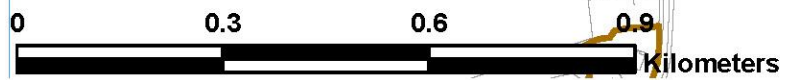
Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



High Easter

High Easter Site Selection



Little Hallingbury

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
LtHallingbury 005 RES	Land at Bonningtons, Little Hallingbury	1.49	Have potential to demonstrate suitability, availability, and achievability within 5-15 years. Since the Stage 1 assessment was undertaken, the site has planning permission for 4 dwellings in August 2022 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
LtHallingbury 006 RES	Land South Of Green Corners, George Green, Latchmore Bank, Little Hallingbury	2.43	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

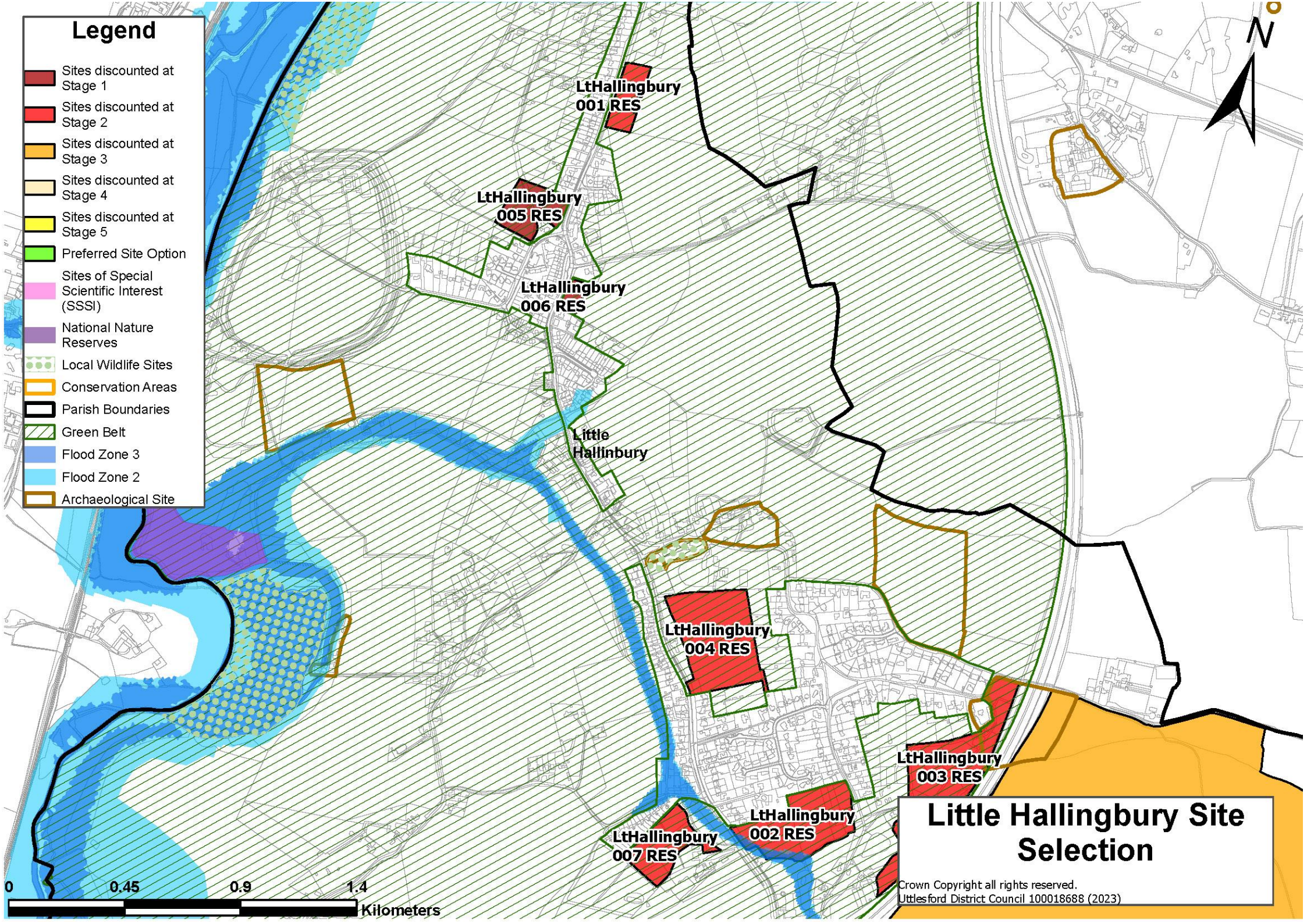
Site Reference	Site Address	Site Area (Ha)	Comment
LtHallingbury 001 RES	Land at Latchmore Bank, Little Hallingbury	0.96	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
LtHallingbury 002 RES	Land East of Lower Road and West of Wrights Green Lane, Little Hallingbury	3.24	
LtHallingbury 003 RES	Land South of Goose Lane and East of Wrights Green Lane, Little Hallingbury	5.10	

Site Reference	Site Address	Site Area (Ha)	Comment
LtHallingbury 004 RES	Land at Lower Road, Little Hallingbury	4.17	
LtHallingbury 007 RES	Dovecote, Lower Road, Little Hallingbury	2.42	

No sites in Little Hallingbury are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Legend

- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries
- Green Belt
- Flood Zone 3
- Flood Zone 2
- Archaeological Site



Little Hallingbury Site Selection

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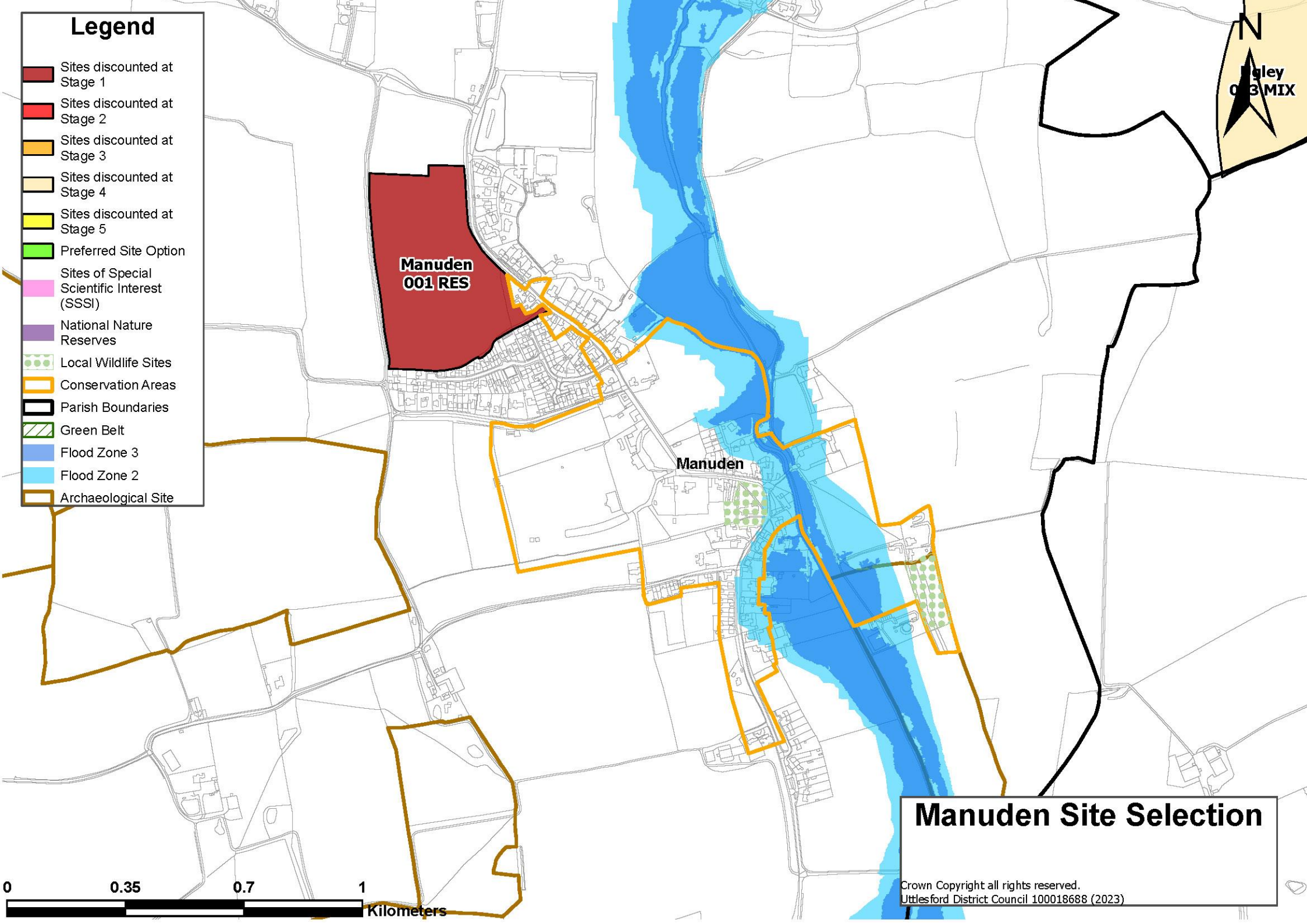
Manuden

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Manuden 001 RES	Land To The North Of Stewarts Way, Manuden	3.80	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

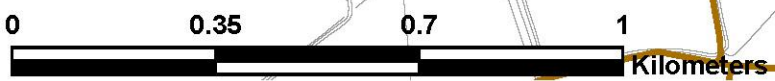
There are no further sites in Manuden submitted or identified for consideration.

- ### Legend
- Sites discounted at Stage 1
 - Sites discounted at Stage 2
 - Sites discounted at Stage 3
 - Sites discounted at Stage 4
 - Sites discounted at Stage 5
 - Preferred Site Option
 - Sites of Special Scientific Interest (SSSI)
 - National Nature Reserves
 - Local Wildlife Sites
 - Conservation Areas
 - Parish Boundaries
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2
 - Archaeological Site



Manuden Site Selection

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Stebbing

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites within or in close proximity to the settlement of Stebbing are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

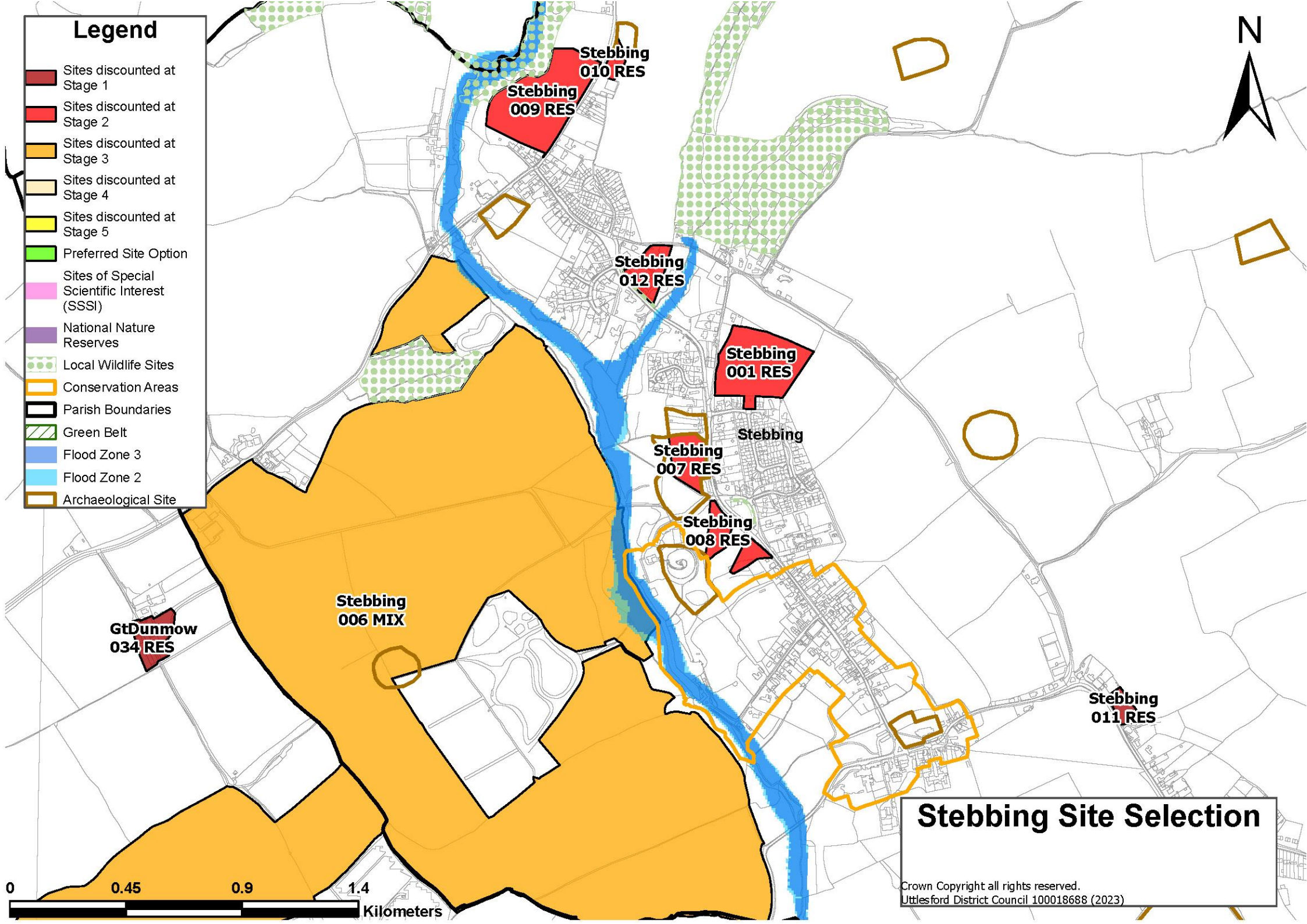
Site Reference	Site Address	Site Area (Ha)	Comment
Stebbing 001 RES	Land to the East of Brick Kiln Lane and North of Pound Gate, Stebbing	2.99	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Stebbing 007 RES	Land at Stebbing (Parcel 1A)	0.98	
Stebbing 008 RES	Land at Stebbing (Parcel 1B)	0.90	
Stebbing 009 RES	Land to the north of Rosemary Lane, Bran End, Stebbing	3.66	
Stebbing 010 RES	Hornsea Lodge, Bran End, Stebbing	0.30	
Stebbing 012 RES	Land at Elm Croft, The Downs, Bran End, Stebbing	0.98	

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

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Stebbing 006 MIX	Land west of Stebbing	130.58	Clear Omission Site Option	The site is located to the east of Stebbing, separated by Stebbing Brook. Part of the site is in Flood Zone 3. The site is poorly located to employment opportunities and sustainable transport services. Access to Strategic Road Network via B1057 is unsatisfactory. Development of the site is also likely to impact the setting of a number of designated heritage assets in close proximity. The site is discounted from further assessment for the purpose of this Local Plan as there are limited opportunities from existing evidence to mitigate the constraints identified.

No sites in Stebbing are carried forward to Stage 4.

- ### Legend
- Sites discounted at Stage 1
 - Sites discounted at Stage 2
 - Sites discounted at Stage 3
 - Sites discounted at Stage 4
 - Sites discounted at Stage 5
 - Preferred Site Option
 - Sites of Special Scientific Interest (SSSI)
 - National Nature Reserves
 - Local Wildlife Sites
 - Conservation Areas
 - Parish Boundaries
 - Green Belt
 - Flood Zone 3
 - Flood Zone 2
 - Archaeological Site



**GtDunmow
034 RES**

**Stebbing
006 MIX**

**Stebbing
009 RES**

**Stebbing
010 RES**

**Stebbing
012 RES**

**Stebbing
001 RES**

Stebbing

**Stebbing
007 RES**

**Stebbing
008 RES**

**Stebbing
011 RES**

Stebbing Site Selection



Small Villages

Aythorpe Roding

There are no sites within or near the settlement of Aythrope Roding submitted or identified for consideration.

Barnston

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Barnston are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Barnston 001 MIX	Land at Barnston, Dunmow	36.59	The site is not located within or in close proximity to the top two tier settlements of the District. The site is not of a critical mass capable of delivering a standalone Garden Community (1500 dwellings or more).

No sites in Barnston are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Berden

There are no sites within or near the settlement of Berden submitted or identified for consideration.

Broxted

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Broxted are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Broxted 001 RES	Land West of Broxted Road, Broxted	2.72	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Broxted 002 RES	Land to the south of Thaxted Road, Broxted	6.23	

No sites in Broxted are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Chrishall

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Chrishall are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Chrishall 001 RES	Land North of Wire Farm, Chrishall	0.36	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Chrishall 002 RES	Gigneys Meadow, Chrishall	2.47	

No sites in Chrishall are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Elmdon

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Elmdon are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Elmdon 001 MIX	Farm Drive Ickleton Drive, Elmdon	2.54	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier

No sites in Elmdon are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Farnham

There are no sites within or near the settlement of Farnham submitted or identified for consideration.

Flitch Green

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
LtDunmow 003 RES	Moors Fields, Station Road, Flitch Green	14.09	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
LtDunmow 011 RES	Priory Lodge Station Road, Little Dunmow CM6 3HF	0.54	Considered deliverable within 0-5 years. The site is now under construction and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
LtDunmow 012 RES	Land to the East Of Station Road, Little Dunmow	1.08	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
LtDunmow 001 RES	Land to the east of Station Road, Flitch Green, Little Dunmow	7.87	The site not located within or in close proximity to the top two tier settlements of the District.
LtDunmow 002 RES	East of Station Road, Little Dunmow	1.61	
LtDunmow 004 RES	Land off Station Road, Flitch Green	11.52	

No sites in Flitch Green are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Great Hallingbury

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
GtHallingbury 001 RES	Cannons Yard Bedlar's Green, Great Hallingbury	0.93	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
GtHallingbury 010 RES	Newlands, Woodside Cottage & Oakside Church Road, Great Hallingbury	0.53	Not considered developable 15+ years. The site has no potential for housing development within the plan period. It is not taken forward for further consideration at Stage 2.
GtHallingbury 011 RES	Land South East Of Great Hallingbury, Manor Bedlars, Green Road, Tilekiln Green, Great Hallingbury	2.02	Not considered developable 15+ years. The site has no potential for housing development within the plan period. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
GtHallingbury 005 RES	Hall Farm Barns, Church Road, Great Hallingbury	0.43	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
GtHallingbury 007 RES	Land at Hall Farm Church Road, Great Hallingbury	0.95	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.

No sites in Great Hallingbury are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Great Sampford

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Great Sampford are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
GtSampford 001 RES	Monks Field, Parsonage Farm, Lane Great Sampford	2.01	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
GtSampford 002 RES	Land east of Moor End, Great Sampford	0.20	
GtSampford 003 RES	Land at Sparepenny Lane, Great Sampford	5.60	
GtSampford 004 RES	Land south of Spare Penny Lane North Great Sampford	2.78	

No sites in Great Sampford are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Hempstead

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Hempstead are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Hempstead 001 RES	Land to the rear of Fanes Cottage, High Street, Hempstead	1.25	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.

No sites in Hempstead are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

High Roding

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
HighRdg 002 RES	Land Opposite Roding Hall, Dunmow Road, High Roding	0.34	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
HighRdg 001 RES	Land south of Ware Farm, Dunmow Road, High Roding	0.68	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
HighRdg 003 RES	Attridges Farm, Rands Road, High Roding, CM6 1NQ	1.71	

No sites in High Roding are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Langley

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Langley are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Langley 001 RES	Land immediately south of Bury/Moat Farm Langley, Upper Green	1.23	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Langley 003 RES	Land North of The Kangles, Upper Green, Langley	1.44	
Langley 004 RES	Next Longley Langley Upper Green	1.15	

No sites in Langley are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Leaden Roding

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Leaden Roding are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

No sites in Leaden Roding are discounted at Stage 2. All sites identified are potentially capable of delivering a standalone Garden Community individually or alongside adjacent sites.

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

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
LeadenRdg 001 RES	Land fronting Stortford Road, Leaden Roding	3.39	Clear Omission Site Option	The site is wholly located within the Green Belt. There are no exceptional circumstances under Paragraph 140 of the NPPF at present which supports the changes to Green Belt boundaries in this location at present.
LeadenRdg 002 RES	Land at Leaden Roding	140.15	Clear Omission Site Option	The site is located in an unsustainable and remote location with unsatisfactory access to support development of this scale. The western part of the site is in Flood Zone 3. The site is of high heritage sensitivity. The site is partly located within the Green Belt.

Lindsell

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Lindsell are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Lindsell 001 RES	The Orchard Bowles Farm, Lindsell	2.62	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.

No sites in Lindsell are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Little Canfield

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Little Canfield are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
LtCanfield 005 RES	Land south west of Crumps Farm, Stortford Road, Little Canfield	47.57	The site is not located within or in close proximity to the top two tier settlements of the District. The site is not of a critical mass capable of delivering a standalone Garden Community (1500 dwellings or more).
LtCanfield 009 RES	Land south west of Crumps Farm, Stortford Road, Little Canfield	15.30	
LtCanfield 007 RES	Land east of Crumps Farm, south of Stortford Road, Little Canfield	0.97	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
LtCanfield 008 RES	Canfield Moat, High Cross Lane West, Little Canfield	3.43	

No sites within or near the settlement of Little Canfield are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities. The assessment for other sites within the Parish of Little Canfield but adjacent to the settlement of Takeley is provided in the 'Local Rural Centres' section of this Appendix.

Little Dunmow

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
LtDunmow 013 RES	The Moors Moors Lane, Little Dunmow	0.54	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
LtDunmow 005 RES	Land east of Station Road, Little Dunmow (200 residential)	7.83	The site not located within or in close proximity to the top two tier settlements of the District.
LtDunmow 006 RES	Land east of Station Road, Little Dunmow (150 residential)	5.08	
LtDunmow 007 RES	Land east of Station Road, Little Dunmow (150 retirement)	5.08	
LtDunmow 008 RES	Land west of Station Road, Little Dunmow (200 residential)	7.17	
LtDunmow 009 RES	Land west of Station Road, Little Dunmow (100 residential)	3.78	
LtDunmow 010 RES	Land west of Station Road, Little Dunmow (100 retirement)	3.78	

No sites in Little Dunmow are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Little Easton

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
LtEaston 007 RES	Land at the rear of The Stag PH, Little Easton	3.72	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
LtEaston 001 RES	Mawbyns Mill End, Lt Easton	1.00	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.

No sites within or near the small village of Little Easton are carried forward to Stage 3. The assessment for other sites which fall within the Parish of Little Easton but adjacent to Great Dunmow or Easton Park are detailed in the 'Key Settlements' and 'Open Countryside / Others' section of this Appendix.

Littlebury

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Littlebury are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Littlebury 001 RES	Rectory Farm, Littlebury	1.08	The site not located within or in close proximity to the top two tier settlements of the District.
Littlebury 003 RES	Land west of Cambridge Road	5.11	

No sites in Littlebury are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Quendon and Rickling

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
QuendonR 006 RES	Foxley House, Rickling Green Road, Rickling Green, Saffron Walden CB11 3YD	0.90	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
QuendonR 001 RES	Land north east of St Simon and St Jude, Quendon	0.88	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
QuendonR 002 RES	Land south of St Simon and St Jude, Quendon	2.56	
QuendonR 003 RES	Land at Coney Acre, South of Brick Kiln Lane, Rickling Green	1.47	
QuendonR 004 RES	Land at Belcham's Lane, Rickling Green	6.36	

No sites in Quendon and Rickling are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Radwinter

There are no sites within or near the settlement of Radwinter submitted or identified for consideration.

Sewards End

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in Sewards End are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
SewardsEnd 001 RES	Plots 41, 43, 45, 47, 49, 51, Radwinter Road, Sewards End, Saffron Walden	0.60	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
SewardsEnd 002 RES	Land west of Cole End Lane, Sewards End	2.27	
SewardsEnd 003 RES	Land at 6 Walden Road, Sewards End	1.81	
Wimbish 001 RES	Land east of Cole End Lane, Sewards End	4.30	The site is not located within or in close proximity to the top two tier settlements of the District.
Wimbish 002 RES	Land south of Sewards End	15.44	

No sites in Sewards End are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Wendens Ambo

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
WenAmbo 004 RES	Land South Of The Mill Royston Road, Wendens Ambo	2.90	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
WenAmbo 001 RES	Land north of Royston Road, Wendens Ambo	1.05	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
WenAmbo 002 RES	Land North West of Wenden Place Farm, Wendens Ambo	0.95	

No sites in Wendens Ambo are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

White Roding

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

No sites in White Roding are discounted at Stage 1 Housing and Economic Land Availability Assessment.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
WhiteRdg 002 RES	St Martin's Close, White Roding	0.68	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.

No sites in White Roding are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Widdington

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Widdington 001 RES	Land to rear of Malt House, Cornells Lane, Widdington	0.45	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Widdington 004 RES	Land Rear Of Malt Place, Cornells Lane, Widdington	14.00	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Widdington 002 RES	Land north of Cornells Lane (part paddock), Widdington	0.48	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Widdington 003 RES	Land north of Cornells Lane (whole paddock), Widdington	1.39	

No sites in Widdington are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Open Countryside / Others

HELAA Sites Discounted at Stage 1 Housing and Economic Land Availability Assessment

Location	Site Reference	Site Address	Site Area (Ha)	Comment
Gaunt's End	Elsenham 007 RES	Land To The West Of The Oak Barn, Green Street, Elsenham	0.35	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
Cutler's Green	Thaxted 029 RES	Cutlers Green Farm, Cutlers Green, Cutlers Green Lane, Thaxted	0.86	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Gallow's Green	GtEaston 003 RES	Woodside Farm, Gallows Green Road, Lindsell	1.15	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Great Canfield	GtCanfield 005 RES	Land South of Canfield Park Cottage, Great Canfield Road, Great Canfield	0.58	Not considered developable 15+ years. The site is built with no identified potential for further residential development within the plan period. It is not taken forward for further consideration at Stage 2.
Clay Lane / Stebbing Green	Stebbing 011 RES	H1 Garden/Paddock adjacent Watch House	0.65	Have potential to demonstrate suitability, availability, and achievability within 5-15 years. Since the Stage 1 assessment was undertaken, the site has outline planning permission in April 2021 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

Location	Site Reference	Site Address	Site Area (Ha)	Comment
Stebbing Green	Stebbing 014 RES	Sabre House, Dunmow Road, Stebbing, CM6 3LF	0.45	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Bishops Stortford	GtHallingbury 012 RES	Barnmead, Start Hill, Stane Street, Great Hallingbury, Bishops Stortford, CM22 7TA	0.44	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Easton Park	LtEaston 005 RES	Land East of High Wood Quarry, Great Dunmow	149.41	Have potential to demonstrate suitability, availability, and achievability within 5-15 years. Since the Stage 1 assessment was undertaken, the site has planning permission through a recovered appeal in September 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Easton Park	LtEaston 006 RES	Hoglands Cottage, Park Road, Little Easton	4.12	Have potential to demonstrate suitability, availability, and achievability within 5-15 years. Since the Stage 1 assessment was undertaken, the site has planning permission through a recovered appeal in September 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.
Margaret Roding	MargaretRdg 002 RES	Farm Building at Marks Hall, Marks Hall Lane, Margaret Roding, Dunmow CM6 1QT	0.03	Considered deliverable within 0-5 years. The site has planning permission as of 31 March 2023 for residential development and therefore does not need to be allocated within the Local Plan. It is not taken forward for further consideration at Stage 2.

HELAA Sites Discounted at Stage 2 Site Sifting

Location	Site Reference	Site Address	Site Area (Ha)	Comment
Pharisee Green	GtDunmow 016 RES	Brands Farm, Pharisee Green, Great Dunmow	3.94	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Gaunt's End	Elsenham 003 MIX	Water Circle, London Stansted	18.59	The majority of the site has planning permission with the remaining site area proposed for economic development (considered in the Employment Land Site Selection Topic Paper).
Little Walden	SafWalden 013 RES	Land east of Petts Lane, Little Walden	1.00	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Little Chesterford	LtChesterford 002 RES	Land off Walden Road, Little Chesterford	1.19	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
South of Takeley / west of Great Canfield	HatfieldBO 001 RES	Land formerly part of Woodlands, Hatfield Broad, Oak Road, Takeley	1.93	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Great Canfield	GtCanfield 001 RES	Land at Canfield Road, Great Canfield	0.49	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Great Canfield	GtCanfield 003 RES	Land west of Canfield Road, Hope End Green	1.88	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not

Location	Site Reference	Site Address	Site Area (Ha)	Comment
				located within or in close proximity to the top two tier settlements of the District.
Bacon End	GtCanfield 004 RES	Land east of Hobbs Farm, Bacon End, Great Dunmow	1.12	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Black Chapel	HighEaster 002 RES	Land at Lawn Hall Farm - South of Lawn Hall Chase North End, Dunmow	2.89	The site is not located within or in close proximity to the top two tier settlements of the District. The site is not of a critical mass capable of delivering a standalone Garden Community (1500 dwellings or more).
Black Chapel	HighEaster 003 RES	Land at Lawn Hall Farm - North of Lawn Hall Chase, North End, Dunmow	4.72	The site is not located within or in close proximity to the top two tier settlements of the District. The site is not of a critical mass capable of delivering a standalone Garden Community (1500 dwellings or more).
Stebbing Green	Stebbing 002 MIX	Cafe Field, Land north of Dunmow Road, Stebbing	5.07	The site is not located within or in close proximity to the top two tier settlements of the District.
Bishops's Stortford	GtHallingbury 006 RES	Land south of Beldams Lane, Bishop's Stortford	1.93	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District. The site is located within the Green Belt.
Bishops's Stortford	GtHallingbury 009 RES	Beldams Lane, Bishop's Stortford	6.49	The site is not located within or in close proximity to the top two tier settlements of the District. The site is not of a critical mass capable of delivering a standalone Garden Community (1500 dwellings or more). The site is located within the Green Belt.
Easton Park	LtEaston 009 RES	Brook End Farm Stables, Easton Lodge, Park	0.55	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not

Location	Site Reference	Site Address	Site Area (Ha)	Comment
		Road, Little Easton, Dunmow, CM6 2BD		located within or in close proximity to the top two tier settlements of the District.
Arkesden	Arkesden 001 RES	Land North of Brand's Grove, Poore Street, Arkesden	2.26	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Hadstock	Hadstock 001 RES	Land to 5 The Row, Linton Road, Hadstock	1.30	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Hadstock	Hadstock 002 RES	Land on Linton Road, Hadstock	1.71	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Little Bardfield	LtBardfield 001 RES	Land east of Styles, Little Bardfield	0.55	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Little Bardfield	LtBardfield 002 RES	Land South of Bardfield Road, Little Bardfield	1.71	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Sampford Hall Lane	LtSampford 001 RES	Land at Merrylands Fields, north of B1051 Mill House Farm Gt Sampford	0.50	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
Sampford Hall Lane	LtSampford 002 RES	Tindon Field Opposite Salix Farm, Gt Sampford	1.17	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not

Location	Site Reference	Site Address	Site Area (Ha)	Comment
				located within or in close proximity to the top two tier settlements of the District.
Margaret Roding	MargaretRdg 001 RES	Land at Margaret Roding	1.38	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
	Ugley 001 RES	Land South East of Homestead Farm, Bedwell Road, Ugley Green	1.09	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
	Ugley 002 RES	Hascombe Farm, North Hall Road, Quendon	1.19	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.
	Ugley 005 RES	Hft Bradley Resource Centre, Pound Lane, Ugley, Bishops Stortford, CM22 6HP	1.23	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two tier settlements of the District.

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

Settlement	Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Gaunt's End / Tye Green	Elsenham 001 RES	Land at Tye Green, Elsenham	181.26	Clear Omission Site Option	The site functions as a rural landscape which provides a backdrop to the scenic hamlet of Tye Green, and separation between Elsenham and Stansted Airport. The Landscape Sensitivity Assessment shows it would be difficult to reconcile

Settlement	Site Reference	Site Address	Site Area (Ha)	Rating	Comment
					new development while respecting the key sensitivities of the site, especially in retaining the rural separation between Elsenham and Stansted and the character of Stansted Airport as an 'airport in the countryside', and the rural setting to Tye Green. This is unlikely to be overcome through potential landscape mitigation strategies identified. The site also lies immediately adjacent to the Stansted Airport runway. It is located within an area of sensitive noise levels (> 66 dB) where significant noise mitigation would be required to support residential development. The site is discounted from further consideration for the purpose of this Local Plan.
Gransmore Green	Felsted 010 RES	Kinvara Business Park, Felsted	0.68	Clear Omission Site Option	The site is previously developed land adjacent to Felsted012RES. Felsted012RES was considered through the previous withdrawn Local Plan as part of the West of Braintree Garden Community. The Inspector concluded that the West of Braintree Garden Community was not viable and sustainable, owing to uncertainty of the costs, viability and deliverability of the Rapid Transit System, and therefore, was not deliverable. There is no additional information available, which demonstrates otherwise. The site, Felsted010RES, is unable to deliver 100 dwellings or more in isolation and is therefore discounted from further assessment in this local plan. It may be potentially suitable for non-strategic residential development.

Settlement	Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Gransmore Green	Felsted 011 RES	Sparlings Farm, Braintree Road, Felsted (Parcels ABCD and western part of E)	46.22	Clear Omission Site Option	The site was considered through the previous Local Plan as part of the West of Braintree Garden Community. The Inspector concluded that the West of Braintree Garden Community was not viable and sustainable, owing to uncertainty of the costs, viability and deliverability of the Rapid Transit System, and therefore, was not deliverable. There is no additional information available which demonstrates otherwise at this stage.
Gransmore Green	Felsted 012 RES	Sparlings Farm, Braintree Road, Felsted (Eastern part of Parcel E)	75.56	Clear Omission Site Option	The site was considered through the previous Local Plan as part of the West of Braintree Garden Community. The Inspector concluded that the West of Braintree Garden Community was not viable and sustainable, owing to uncertainty of the costs, viability and deliverability of the Rapid Transit System, and therefore, was not deliverable. There is no additional information available which demonstrates otherwise at this stage.
North of Hatfield Heath	HatfieldBO 005 MIX	Land at the Forest, Hatfield Broad Oak	580.71	Clear Omission Site Option	The site is in a relatively isolated location north of Hatfield Heath. It is partly within and adjacent to the Hatfield Forest SSSI and National Nature Reserve. Part of the site is located within the Green Belt. The site has significant access constraints which could not be appropriately mitigated. The site is also subject to significant landscape and heritage sensitivities.
Stebbing Green	Stebbing 003 RES	Land north of A120, Boxted Wood, Stebbing Green	109.45	Clear Omission Site Option	The site was considered through the previous now withdrawn Local Plan as part of the West of Braintree Garden Community. The Inspector concluded that

Settlement	Site Reference	Site Address	Site Area (Ha)	Rating	Comment
					the West of Braintree Garden Community was not viable or sustainable owing to uncertainty of the costs, resulting in viability and deliverability concerns of the Rapid Transit System, and therefore, not deliverable. There is no additional information available since the withdrawn plan which demonstrates otherwise. Large Garden Communities capable of delivering 5,000 homes or above are considered inappropriate for further consideration in this Local Plan, to avoid over-relying on the delivery of single sites above the identified need to be accommodated on strategic sites without adequate evidence to demonstrate their viability. This does not mean larger scale development would not be appropriate for consideration in the longer term through the next Plan.
Stebbing Green	Stebbing 005 MIX	Land north of the B1256 adjacent Saling Airfield	805.59	Clear Omission Site Option	The site was considered through the previous now withdrawn Local Plan as part of the West of Braintree Garden Community. The Inspector concluded that the West of Braintree Garden Community was not viable or sustainable owing to uncertainty of the costs, resulting in viability and deliverability concerns of the Rapid Transit System, and therefore, not deliverable. There is no additional information available since the withdrawn plan which demonstrates otherwise. Large Garden Communities capable of delivering 5,000 homes or above are considered inappropriate for further consideration in this Local Plan, to avoid over-relying on the delivery

Settlement	Site Reference	Site Address	Site Area (Ha)	Rating	Comment
					of single sites above the identified need to be accommodated on strategic sites without adequate evidence to demonstrate their viability. This does not mean larger scale development would not be appropriate for consideration in the longer term through the next Plan.
Easton Park	LtEaston 003 RES	Land adjacent Woodside Way and Duck Street, Great Dunmow	23.00	Clear Omission Site Option	The site is adjacent to a recovered appeal at Easton Park, however this part of the site is proposed as meadows and allotments to retain a rural and landscape gap between the development and Great Dunmow. Development of the site would harm to the landscape character and settlement pattern at this location.
Brixton Lane	Ugley 003 MIX	Bollington Hall Farm, Cambridge Road, Ugley	322.88	Marginal Preferred Site Option	The site is proposed as a standalone Garden Community to the west of Ugley. It is in close proximity to Stansted Mountfitchet although a landscape gap could be potentially created to avoid coalescence. There are limited showstopper constraints identified at present. A small part of the site on the lower eastern edge is in Flood Zone 2 which would need to be mitigated. The site is in close proximity to designated heritage assets and identified archaeological site and would require appropriate mitigation. The site contains priority habitats which would need to be retained. The site is of medium landscape sensitivity. Frequent sustainable transport infrastructure would be required to support development at this scale.

Settlement	Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Easton Park	LtEaston 004 MIX	Easton Park, Great Dunmow	808.95	Clear Omission Site Option	<p>The site consists of a promoted new settlement to the west of Great Dunmow, known as 'Easton Park' comprises the former Easton Park estate. The eastern extent of the site (Land east of Highwood Quarry) has planning permission through a recovered appeal in September 2023 for residential development and therefore does not need to be allocated within the Local Plan.</p> <p>The site is subject to significant constraints in landscape, heritage and biodiversity as explored through the Inspector's letter to the withdrawn Local Plan (2020). There are also clear transport connectivity challenges, including the viability and ultimately deliverability of a Bus Rapid Transport (BRT) scheme. There is no additional information available since the withdrawn plan which demonstrates otherwise.</p> <p>Large Garden Communities capable of delivering 5,000 homes or above are considered inappropriate for further consideration in this Local Plan, to avoid over-relying on the delivery of single sites above the identified need to be accommodated on strategic sites without adequate evidence to demonstrate their viability. This does not mean larger scale development would not be appropriate for consideration in the longer term through the next Plan.</p>

HELAA Sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Preferred Sites

Location	Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Preferred Sites
Brixton Lane	Ugley 003 MIX	Bollington Hall Farm, Cambridge Road, Ugley	13.13	Ugley Garden Community has been considered as part of a Reasonable Alternative. However, this growth scenario performs poorly against the broad spatial strategy and objective of this Local Plan, particularly in delivering improved services, facilities and infrastructure that benefit existing settlements in Uttlesford. The site is therefore not selected as a Preferred Site for further consideration.	N/A. Site discounted at earlier stage.