


**Arkesden 001 RES - Land North of Brand's Grove, Poore Street, Arkesden, CB11 3UJ**

<b>Settlement:</b>		Arkesden	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.26
	Housing assumed capacity:			59
	Employment floorspace (sqm)			N/A

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>		No	

**Flooding**

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>		AMBER	

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**Arkesden 002 EMP - Buildings To The Rear Of Mulberry House, Wenden Road, Arkesden, CB11 4HD**

<b>Settlement:</b>		Arkesden	<b>Source:</b>	<b>Housing Land Monitoring</b>
<b>Site History:</b> UTT/18/1179/FUL and UTT/19/2333/FUL Refused:change of use of building "A" to B1. Retrospective change of use of building "B" to B2 and B8. UTT/21/0098/FUL and UTT/21/3746/FUL Refused 24.3.22: Demolition of existing buildings/redundant agricultural buildings and erection of 9 no. dwellings including car parking and landscaping				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural, Farm Buildings	<b>Proposed use:</b>	Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.8299999999999996
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	<b>AMBER</b>
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**Local Policy Constraints**

<b>Green Belt</b>	<b>GREEN</b>	<b>Countryside Protection Zone</b>	<b>GREEN</b>
<b>Public Safety Zone</b>	<b>GREEN</b>	<b>Important Woodland</b>	<b>GREEN</b>
<b>Special Verge</b>	<b>GREEN</b>	<b>Protected Lanes</b>	<b>GREEN</b>
<b>Historic Park and Garden</b>	<b>GREEN</b>	<b>Protected Open Spaces</b>	<b>GREEN</b>
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	<b>GREEN</b>	<b>Groundwater Flood Zone</b>	<b>GREEN</b>
<b>Surface Water Flood Zone</b>	<b>GREEN</b>		

**Pollution**

<b>Aircraft Noise Contour</b>	<b>GREEN</b>	<b>AQMA</b>	<b>GREEN</b>
<b>Groundwater Source Protection Zone</b>	<b>GREEN</b>	<b>Waste Consultation Area</b>	<b>GREEN</b>

**Natural Environment**

<b>SSSI</b>	<b>GREEN</b>	<b>SAC, SPA and RAMSAR</b>	<b>GREEN</b>
<b>National Nature Reserve</b>	<b>GREEN</b>	<b>Local Wildlife Site</b>	<b>GREEN</b>
<b>Priority Habitat</b>	<b>GREEN</b>	<b>Ancient Woodland</b>	<b>GREEN</b>
<b>Local Geological Site</b>	<b>GREEN</b>	<b>Right of Way</b>	<b>GREEN</b>
<b>Landscape Sensitivity</b>	<b>GREEN</b>	<b>Heritage Sensitivity</b>	<b>GREEN</b>

TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Ashdon 001 RES - Land to the west of Walden Road, Church End, Ashdon, CB10 2HJ

<b>Settlement:</b>	Ashdon		<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.3
	Housing assumed capacity:			41
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites



## Barnston 001 MIX - Land at Barnston, Dunmow, CM6 1NA

<b>Settlement:</b>		Barnston	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	36.59		
	Housing assumed capacity:	768		
	Employment floorspace (sqm)	N/A		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN

# Housing and Economic Land Availability Assessment Summary of Sites



Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	AMBER	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## Birchanger 001 MIX - Sion House, Birchanger Lane, Birchanger, CM23 5PU

<b>Settlement:</b>	Birchanger	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
	Residential	Residential, Employment	
<b>CAPACITY:</b>	<b>Area (ha):</b>	4.5	
	Housing assumed capacity:	118	
	Employment floorspace (sqm)		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>AMBER</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

**Birchanger 003 RES - Former builder's yard at 285-287 Birchanger Lane, Birchanger, CM23 5QP**

<b>Settlement:</b>		Birchanger	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.53
	Housing assumed capacity:			17
	Employment floorspace (sqm)			N/A

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**Birchanger 004 MIX - Land between Stansted Mountfitchet, Birchanger and M11 Junction 8**

<b>Settlement:</b>	Birchanger	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	222.43	
	Housing assumed capacity:	6006	
	Employment floorspace (sqm)		

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

**Pollution**

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	AMBER
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## Birchanger 005 EMP - Land east of Stansted Road, Bishop's Stortford, CM23 5QG

<b>Settlement:</b>		Birchanger	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Employment. Approximately 6ha for employment and 6ha for landscaping, habitat creation and woodland planting
<b>CAPACITY:</b>	<b>Area (ha):</b>			12.25
	Housing assumed capacity:			0
	Employment floorspace (sqm)			24,000

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN

Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**Birchanger 006 RES - Land adjacent to Forest Hall Road and Tot Lane, Birchanger, CM24 8TS**

<b>Settlement:</b>	Birchanger	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	8.63	
	Housing assumed capacity:	227	
	Employment floorspace (sqm)	N/A	

**Suitability Criteria**

*National Constraints*

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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*Local Policy Constraints*

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

*Flooding*

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

*Pollution*

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

*Natural Environment*

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**Birchanger 007 RES - Land south of Forest Hall, Forest Hall Road, Stansted Mountfitchet, CM24 8TU**

<b>Settlement:</b>		Birchanger	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/0984/FUL refused 2.3.2020 - Demolition of existing no.2 dilapidated structures and construction of 6 no. three bedroom semi-detached houses with accommodation in roof				
<b>USAGE:</b>	<b>Existing use:</b>	Commercial storage, grazing	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			5.38
	Housing assumed capacity:			141
	Employment floorspace (sqm)			N/A

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER

TPO	AMBER	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Broxted 001 RES - Land West of Broxted Road, Broxted, CM6 2BX

<b>Settlement:</b>		Broxted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural, grazing	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						2.72
	Housing assumed capacity:						71
		Employment floorspace (sqm)			N/A		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>


**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.</b>

## Broxted 002 RES - Land to the south of Thaxted Road, Broxted, CM6 2BX, CM6 2BX

<b>Settlement:</b>		Broxted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			6.23
	Housing assumed capacity:			164
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	AMBER	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Chrishall 001 RES - Land North of Wire Farm, Chrishall, SG8 8QN

<b>Settlement:</b>		Chrishall	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/2487/FUL refused 27.9.2021 - Erection of 6 no. residential units UTT/21/3492/FUL refused 24.1.2022 - Erection of 6 no. residential units				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.36
	Housing assumed capacity:			13
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Chrishall 002 RES - Gigneys Meadow, Chrishall, SG8 8QR

<b>Settlement:</b>		Chrishall	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.47		
	Housing assumed capacity:	65		
	Employment floorspace (sqm)	N/A		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

# Housing and Economic Land Availability Assessment Summary of Sites



Essex Coast RAMS Zone of Influence	GREEN
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## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Clavering 001 RES - Land adjacent to Windy Ridge, Clavering, CB11 4QT, CB11 4QT

<b>Settlement:</b>		Clavering	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/22/0355/FUL Approved - Proposed erection of 5 no. detached dwellings, detached garages and associated development.				
<b>USAGE:</b>	<b>Existing use:</b>	Vacant, previously grazing land	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.91
	Housing assumed capacity:			29
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Clavering 002 RES - Land to the South of Oxley's Close, Stortford Road,  
Clavering, CB11 4PB, CB11 4PB

<b>Settlement:</b>	Clavering	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/1998/FUL pending decision			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.61	
	Housing assumed capacity:	19	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.


<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Clavering 003 RES - Land to south of Oxleys Close and east of Stortford Road,  
Clavering, CB11 4PB, CB11 4PB

<b>Settlement:</b>		Clavering	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						0.55
	Housing assumed capacity:						17
		Employment floorspace (sqm)			N/A		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Clavering 004 RES - Land rear of Clavering Primary School, Clavering, CB11 4PE, CB11 4PE

<b>Settlement:</b>		Clavering	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/20/2639/OP approved 21.12.2021. Erection of up to 31 no. dwellings and 38 no. visitor parking spaces for the adjacent school.				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.55
	Housing assumed capacity:			93
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	A: Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment Summary of Sites



# Housing and Economic Land Availability Assessment

## Summary of Sites

Clavering 006 RES - Land adjoining Spinney Cottage, Wicken Road, Clavering, CB11 4QT, CB11 4QT

<b>Settlement:</b>		Clavering	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/2016/FUL - Approved 29.7.2021 - Erection of 1 no. dwelling and detached garage - Land Adj. Spinney Cottage Wicken Road Clavering CB11 4QT. Not started Mar 2022				
<b>USAGE:</b>	<b>Existing use:</b>	Paddock associated with Spinney Cottage	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.87
	Housing assumed capacity:			27
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

Essex Coast RAMS Zone of Influence	GREEN
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*Historic Environment*

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

*Highways and Access*

Highways	AMBER
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*Conclusions*

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites



## Clavering 007 RES - Hill Green Farm Hill Green, Clavering, CB11 4QS, CB11 4QS

<b>Settlement:</b>		Clavering	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/2720/FUL - Erection of 3 no. dwellings with carports, highway access and associated works - Approved 29/6/22				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.62
	Housing assumed capacity:			121
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Clavering 008 RES - Land north of The Burroughs, Clavering, CB11 4QU, CB11 4QU

<b>Settlement:</b>		Clavering	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						1.81
	Housing assumed capacity:						57
		Employment floorspace (sqm)			N/A		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Clavering 009 RES - Land off Clatterbury Lane, Clavering, CB11 4QR, CB11 4QR

<b>Settlement:</b>	Clavering	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural/pasture	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.83	
	Housing assumed capacity:	26	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites



Clavering 010 RES - Land North of Hill House, Clavering, CB11 4QT

<b>Settlement:</b>		Clavering	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						0.38
	Housing assumed capacity:						13
		Employment floorspace (sqm)			N/A		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Clavering 011 RES - Land west of Hill Green Farm (in conjunction with Clavering 012 and 013), CB11 4QS, CB11 4QS

<b>Settlement:</b>		Clavering	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.66
	Housing assumed capacity:			70
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Clavering 013 RES - Land west of Clatterbury Green (in conjunction with Clavering 011 and 012), CB11 4QU

<b>Settlement:</b>	Clavering	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.52	
	Housing assumed capacity:	16	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Clavering 014 RES - Land North of Eldridge Close, Clavering, CB11 4QU, CB11 4QU

<b>Settlement:</b>	Clavering	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/20/1628/OP - REFUSED and Appeal Dismissed 23.8.2021- Outline planning application with all matters reserved except access for up to 9 dwellings (Class C3) including, public open space, sustainable drainage systems, landscaping and all associated infra			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>		1.43
	Housing assumed capacity:		45
	Employment floorspace (sqm)		N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	AMBER	Hatfield Forest Zone of Influence	GREEN

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Clavering 015 RES - Land West of The Cricketers Pub, Clavering, CB11 4QS

<b>Settlement:</b>		Clavering	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.07
	Housing assumed capacity:			34
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Clavering 016 EMP - Clavering Farm Mill Lane, Clavering, Saffron Walden, CB11 4RL, CB11 4RL

<b>Settlement:</b>	Clavering	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/16/3415/FUL Change of use of agricultural building to a mixed business use including B1 and B8 uses. Completed			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.26	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	1594	

### Suitability Criteria

#### National Constraints

Land Classification	Brownfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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## Clavering 017 RES - Land West Of Stortford Road, Clavering, CB11 4PB, CB11 4PB

<b>Settlement:</b>		Clavering	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/3326/PIP, UTT/19/2852/FUL approved 24.7.2020. Technical Details pursuant to Planning in Principle ref UTT/18/3326/PIP for the erection 8 dwellings. Under construction Mar 2022				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.30
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Debden 001 RES - Land north of Henham Road, Debden Green, CB11 3LZ

<b>Settlement:</b>		Debden	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.56
	Housing assumed capacity:			18
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Debden 002 RES - Land West of Thaxted Road, Debden, CB11 3LW

<b>Settlement:</b>		Debden	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/18/1708/FUL refused and Appeal dismissed 9 Sept 2019.UTT/20/0264/OP pending. Outline permission with all matters reserved for the erection of 25 no. private and affordable dwellings				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.97
	Housing assumed capacity:			62
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Debden 003 RES - Land east of The Allotment Gardens, Ivy Todd Hill, Debden, CB11 3LA



<b>Settlement:</b>	Debden	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.96	
	Housing assumed capacity:	78	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Site



Elmdon 001 MIX - Farm Drive, Ickleton Drive, Elmdon, CB11 4LT

<b>Settlement:</b>		Elmdon	<b>Source:</b>		Call for sites
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>		2.54		
	Housing assumed capacity:		67		
	Employment floorspace (sqm)		N/A		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

# Housing and Economic Land Availability Assessment Summary of Site



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access


Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## Elsenham 001 RES - Land at Tye Green, Elsenham, CM22 6DY

<b>Settlement:</b>		Elsenham	<b>Source:</b>	Call for Sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential-led mixed use
<b>CAPACITY:</b>	<b>Area (ha):</b>			181.26
	Housing assumed capacity:			3806
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	AMBER	Important Woodland	AMBER
Special Verge	AMBER	Protected Lanes	AMBER
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

#### Pollution

Aircraft Noise Contour	AMBER	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	AMBER	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## Elsenham 002 EMP - Land at Tye Green, Elsenham, CM22 6DY

<b>Settlement:</b>	Elsenham	<b>Source:</b>	Call for Sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>	181.26	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	725,040	

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	AMBER	Important Woodland	AMBER
Special Verge	AMBER	Protected Lanes	AMBER
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

#### Pollution

Aircraft Noise Contour	AMBER	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	AMBER	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## Elsenham 003 MIX - Water Circle, London Stansted, CM22 6DR

<b>Settlement:</b>	Elsenham	<b>Source:</b>	Call for Sites
<b>Site History:</b> UTT/1473/11/FUL Demolition of existing office and car park. Construction of three interlinked buildings (7 storeys, 6 storeys, 5 storeys) containing 6,978 sqm of offices and 1,394 sqm floorspace of ancillary mixed retail, Café/restaurant and health/spa facilities with underground parking, landscaping and ancillary works. Creation of new access onto Hall Road & alterations to existing access (Green Street). Construction not started Mar 2022) UTT/19/2832/DOC - Application to discharge Conditions 8 (landscaping) and 10 (completion of hard/soft landscaping) attached to UTT/1473/11/FUL - Approved 20th May 2020.			
<b>USAGE:</b>	<b>Existing use:</b>	Commercial, Agricultural	<b>Proposed use:</b> Mixed use
<b>CAPACITY:</b>	<b>Area (ha):</b>	18.59	
	Housing assumed capacity:		
	Employment floorspace (sqm)		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN



Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	AMBER	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**Elsenham 004 EMP - Land adjoining Elsenham Meadows, Gaunts End, Elsenham, CM22 6DS**

<b>Settlement:</b>		Elsenham	<b>Source:</b>	Call for Sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Employment - Office; Storage/Distribution; Light Industrial / R&D; Data Centre
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.71
	Housing assumed capacity:			0
	Employment floorspace (sqm)			2,840

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN

Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## Elsenham 005 RES - Land south of Henham Road, Elsenham, CM22 6DH

<b>Settlement:</b>	Elsenham	<b>Source:</b>	Call for Sites
<b>Site History:</b> UTT/22/2174/PINS Residential development comprising 130 dwellings and associated works – Outline permission granted			
<b>USAGE:</b>	<b>Existing use:</b>	Grazing	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	5.35	
	Housing assumed capacity:	140	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**


<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years.
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## Elsenham 006 EMP - Tri Sail Water Circle Elsenham Meadows Elsenham CM2 6DS

<b>Settlement:</b>		Elsenham	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/1473/11/FUL Demolition of existing office and car park. Construction of three interlinked buildings (7 storeys, 6 storeys, 5 storeys) containing 6,978 sqm of offices and 1,394 sqm floorspace of ancillary mixed retail, Café/restaurant and health/spa facilities with underground parking, landscaping and ancillary works. Creation of new access onto Hall Road & alterations to existing access (Green Street) UTT/19/1476/NMA				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.91
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Mixture	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	AMBER	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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**Elsenham 007 RES - Land To The West Of The Oak Barn, Green Street, Elsenham, CM22 6DR**

<b>Settlement:</b>		Elsenham	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/1608/FUL (completed March 2023)				
<b>USAGE:</b>	<b>Existing use:</b>	Office Building	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.35
	Housing assumed capacity:			12
	Employment floorspace (sqm)			N/A

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN



Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	C: Not considered developable 15+ years
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## Elsenham 008 RES - Land To The West Of, Isabel Drive, Elsenham, CM22 6LL

<b>Settlement:</b>		Elsenham	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/19/2470/OP allowed on appeal 31.12.2020. UTT/21/2461/DFO Reserved matters. Pending. Reserved Matters (Appearance, Landscaping, Layout and Scale) for 99 residential dwellings (Use Class C3), and associated works to include details required by Conditions; 17 (sound insulation measures) and 19 (Surface water drainage scheme) of planning permission ref: UTT/19/2470/OP				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			8.10
	Housing assumed capacity:			213
	Employment floorspace (sqm)			

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**


<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years
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## Elsenham 009 RES - Land South Of Rush Lane, Elsenham, CM22 6ED

<b>Settlement:</b>		Elsenham	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/19/0437/OP allowed on appeal 2.9.2020 Outline application for the erection of up to 40 dwellings with all matters reserved except for access				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.25
	Housing assumed capacity:			59
	Employment floorspace (sqm)			

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**


<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years
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## Elsenham 010 RES - Land To The North West Of Henham Road, Elsenham, CM22 6DF

<b>Settlement:</b>		Elsenham	<b>Source:</b>	Housing Land Monitoring
<p><b>Site History:</b> UTT/17/3573/OP allowed on appeal 22.12.2020 17.12.2021 Details following outline approval UTT/17/3573/OP for access road infrastructure to serve up to 350 new homes and associated uses - details of appearance, landscaping, layout and scale.</p>				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			19.65
	Housing assumed capacity:			413
	Employment floorspace (sqm)			

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Farnham 001 COM - Land north of A120 Bishop's Stortford, CM23 1JB



<b>Settlement:</b>		Farnham	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>		21.09	
	Housing assumed capacity:		0	
	Employment floorspace (sqm)		210,900	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN



# Housing and Economic Land Availability Assessment Summary of Sites



Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	AMBER
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years for the proposed use.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Felsted 001 RES - Land south of Braintree Road (opposite Chaffix Farm), Felsted, CM6 3DZ

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						0.68
	Housing assumed capacity:						21
		Employment floorspace (sqm)			N/A		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites



Felsted 002 RES - Land north west of Bannister Green Felsted, CM6 3NL

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						0.87
	Housing assumed capacity:						27
		Employment floorspace (sqm)			N/A		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Felsted 003 RES - Land north of Garnetts Lane and Chestnut Walk, Felsted, CM6 3EE

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.29
	Housing assumed capacity:			41
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

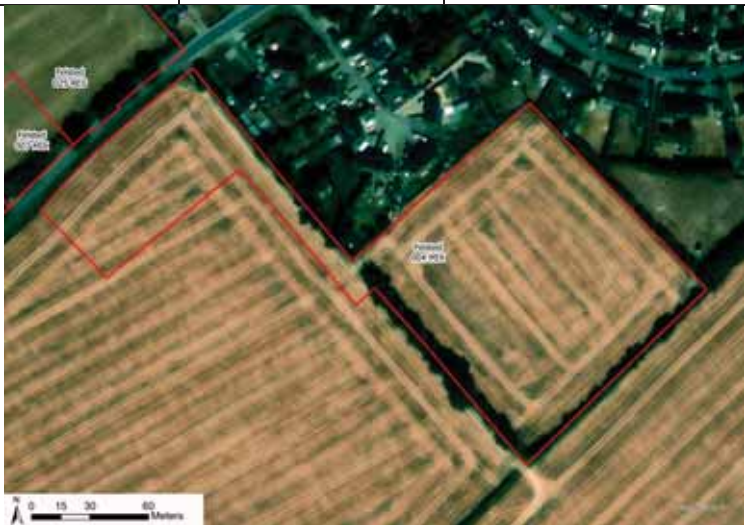
<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Felsted 004 MIX - Land south and west of Watch House Green, Braintree Road, Felsted, CM6 3EQ

<b>Settlement:</b>	Felsted	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural	<b>Proposed use:</b>	Residential & Retail
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.37	
	Housing assumed capacity:	62	
	Employment floorspace (sqm)	Not provided in submission	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Felsted 005 RES - Land off Rayne Road Bannister Green, Felsted, CM6 3NL



<b>Settlement:</b>		Felsted		<b>Source:</b>	Call for sites
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				4.52
	Housing assumed capacity:				119
	Employment floorspace (sqm)				N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Felsted 006 RES - Land off Rayne Road Bannister Green, Felsted, CM6 3NJ



<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						10.80
	Housing assumed capacity:						284
		Employment floorspace (sqm)			N/A		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Felsted 007 MIX - Sunnybrook Farm, Braintree Road, Felsted, CM6 3EW

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential & Retail
<b>CAPACITY:</b>	<b>Area (ha):</b>						1.7
	Housing assumed capacity:						54
	Employment floorspace (sqm)			Not provided in submission			

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Felsted 008 RES - Land south east of Clifford Smith Drive, Felsted (site 1 - part of field), CM6 3UG

<b>Settlement:</b>	Felsted		<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.37
	Housing assumed capacity:			13
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Felsted 009 RES - Land South East of Clifford Smith Drive, Felsted (site 2 - whole field), CM6 3UG

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						1.44
	Housing assumed capacity:						45
		Employment floorspace (sqm)			N/A		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites



## Felsted 010 RES - Kinvara Business Park, Felsted, CM6 3LB

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/18/0176/FUL approved 24.4.2018 Demolition of existing structures and the construction of a new building to provide 4 commercial units with associated landscaping and parking. Check employment monitoring				
<b>USAGE:</b>	<b>Existing use:</b>	Business Area	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.68
	Housing assumed capacity:			21
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Felsted 011 RES - Sparlings Farm, Braintree Road, Felsted (Parcels ABCD and western part of E), CM6 3LB

<b>Settlement:</b>	Felsted		<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>			46.22
	Housing assumed capacity:			971
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>AMBER</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Felsted 012 RES - Sparlings Farm, Braintree Road, Felsted (Eastern part of Parcel E), CM6 3LD

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			75.56
	Housing assumed capacity:			1,587
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN



<b>Essex Coast RAMS Zone of Influence</b>	<b>AMBER</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>AMBER</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Felsted 013 RES - Land east of The Bungalow, Causeway End Road, Felsted, CM6 3LU

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/17/1320/FUL refused. Appeal dismissed. 5 no. detached dwellings together with associated access, garaging and landscaping. 20.8.2018 UTT/19/0604/OP for 3 no. dwellings refused				
<b>USAGE:</b>	<b>Existing use:</b>	Meadow	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.46
	Housing assumed capacity:			14
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites



Felsted 014 EMP - Dunmow Road, Blake End, Rayne, CM6 3LD

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Employment B8
<b>CAPACITY:</b>	<b>Area (ha):</b>						4.57
	Housing assumed capacity:						0
		Employment floorspace (sqm)			45700		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Felsted 015 RES - Land east of The Bungalow, Causeway End Road, Felsted, CM6 3LU

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/17/1320/FUL refused. Appeal dismissed. 5 no. detached dwellings together with associated access, garaging and landscaping. 20.8.2018 UTT/19/0604/OP for 3 no. dwellings refused				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.14
	Housing assumed capacity:			36
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Felsted 016 RES - Land east of The Bungalow, Causeway End Road, Felsted, CM6 3LU

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/17/1320/FUL refused. Appeal dismissed. 5 no. detached dwellings together with associated access, garaging and landscaping. 20.8.2018 UTT/19/0604/OP for 3 no. dwellings refused				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.14
	Housing assumed capacity:			36
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Felsted 017 MIX - Frontage land to the east of Chelmsford Road, Felsted, CM6 3ET

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>		0.86	
	Housing assumed capacity:		27	
	Employment floorspace (sqm)		Not provided in submission	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN

<b>Essex Coast RAMS Zone of Influence</b>	<b>AMBER</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Felsted 018 MIX - Land to the east of Chelmsford Road, Felsted, CM6 3ET

<b>Settlement:</b>		Felsted	<b>Source:</b>		Call for sites
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>		4.66		
	Housing assumed capacity:		122		
	Employment floorspace (sqm)		Not provided in submission		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Felsted 019 RES - Land at Willows Green, Felsted, CM3 1QD

<b>Settlement:</b>		Felsted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.61
	Housing assumed capacity:			51
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Felsted 020 RES (Built Mar 2022) - Gransmore Meadow, Chelmsford Road, Felsted, CM6 3LT

<b>Settlement:</b>		Felsted	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/0034/FUL allowed on appeal 10.10.2017 Proposed residential development and associated infrastructure to erect 9 no. dwellings. Built Mar 2022				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.43
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN



<b>Essex Coast RAMS Zone of Influence</b>	AMBER
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**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	AMBER	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	C: Not considered developable 15+ years
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# Housing and Economic Land Availability Assessment Summary of Sites

Felsted 021 RES - Land off Stevens Lane, Felsted, CM6 3NJ

<b>Settlement:</b>		Felsted	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/0649/OP UTT/20/0028/DFO Details of access, appearance, landscaping, layout, scale for 7 no. dwellings. Under construction March 2022				
<b>USAGE:</b>	<b>Existing use:</b>	Meadow	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.63
	Housing assumed capacity:			20
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Felsted 022 RES - Land East And North Of Clifford Smith Drive, Watch House Green, Felsted, CM6 3JX

<b>Settlement:</b>		Felsted	<b>Source:</b>		Housing Land Monitoring
<b>Site History:</b> UTT/18/0784/OP, UTT/19/2118/OP approved 16.4.2020 Outline application with all matters reserved except for access for the erection of up to 41 no. dwellings served via new access from Clifford Smith Drive, complete with related infrastructure, open space and landscaping					
<b>USAGE:</b>	<b>Existing use:</b>	Meadow	<b>Proposed use:</b>	Residential	
<b>CAPACITY:</b>	<b>Area (ha):</b>				2.97
	Housing assumed capacity:				78
	Employment floorspace (sqm)				N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Felsted 023 RES - Land West Of Maranello Watch House Green, Felsted, CM6 3EF

<b>Settlement:</b>		Felsted	<b>Source:</b>	Housing Land Monitoring
<p><b>Site History:</b> UTT/18/1011/OP, UTT/20/0757/DFO completed March 2023. Details following outline application UTT/18/1011/OP (granted under appeal ref: APP/C1570/W/18/3210501) for 28 dwellings. Details of appearance, landscaping, and scale.</p>				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.54
	Housing assumed capacity:			49
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscapes Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites



## Felsted 024 RES - Land To The South Of Braintree Road, Felsted, CM6 3DU

<b>Settlement:</b>	Felsted	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/3529/OP. UTT/21/1755/DFO approved 4.11.2021. Not started March 2022. Details following outline approval UTT/18/3529/OP (approved under appeal reference APP/C1570/W/19/3234739) for the erection of up to 30 no. Dwellings with associated roads and infrastructure - details of appearance, landscaping, layout and scale.			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.97	
	Housing assumed capacity:	78	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites



## Felsted 025 RES - HN2 Sunnybrook Farm, CM6 3EW

<b>Settlement:</b>	Felsted	<b>Source:</b>	Neighbourhood Plan allocation
<b>Site History:</b> UTT/20/1882/FUL Construction of 24 no. dwellings and school related community car park served via a new access from Braintree Road, complete with related infrastructure and landscaping. Permitted at 1 <sup>st</sup> April 2023			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.85	
	Housing assumed capacity:	75	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	Yes - for a compatible use		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Felsted 026 RES - Land at Maranello Watch House Green, Felsted, CM6 3EF

<b>Settlement:</b>		Felsted	<b>Source:</b>		Housing Land Monitoring
<b>Site History:</b> UTT/20/1596/OP UTT/21/0757/DFO approved 10.6.2021. Completed March 2023. Details following outline approval UTT/20/1596/OP for 7 no. dwellings - details of layout, scale, landscaping and appearance.					
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential	
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.39
	Housing assumed capacity:				14
	Employment floorspace (sqm)				N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites



## Felsted 027 RES - Land West of Bury Farm Station Road, Felsted, CM6 3HD

<b>Settlement:</b>	Felsted	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/2508/OP approved 21.3.2021. Outline application with all matters reserved, with the exception of access, for a mixed use development comprising a Doctors Surgery and a residential development of up to 38 new dwellings, new accesses, parking provision, landscaping and associated development.			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	4.21	
	Housing assumed capacity:	111	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	Yes - for a compatible use		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	A: Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment Summary of Sites

GtCanfield 001 RES - Land at Canfield Road, Great Canfield, CM22 6ST

<b>Settlement:</b>		Felsted	<b>Source:</b>		Call for sites
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.49
	Housing assumed capacity:				15
	Employment floorspace (sqm)				N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

## GtCanfield 002 RES - Land at Great Canfield Road, Takeley, CM22 6TD

<b>Settlement:</b>	Great Canfield	<b>Source:</b>	Call for sites
<b>Site History:</b> Covering north part of site: UTT/18/0318/OP appeal dismissed 8.8.2019 - Outline planning permission for the erection of up to 135 dwellings with public open space, landscaping and sustainable drainag			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	23.06	
	Housing assumed capacity:	484	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.	<b>C:</b> Not considered
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# Housing and Economic Land Availability Assessment Summary of Sites

GtCanfield 003 RES - Land west of Canfield Road, Hope End Green, CM22 6SU

<b>Settlement:</b>	Great Canfield	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	1.88	
	Housing assumed capacity:	59	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

GtCanfield 004 RES - Land east of Hobbs Farm, Bacon End, Great Dunmow, CM6 1JP

<b>Settlement:</b>	Great Canfield	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>		1.12
	Housing assumed capacity:		35
	Employment floorspace (sqm)		N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites



GtCanfield 005 RES - Land South of Canfield Park Cottage, Great Canfield Road, Great Canfield, CM22 6ST

<b>Settlement:</b>		Great Canfield	<b>Source:</b>		Housing Land Monitoring
<b>Site History:</b> UTT/18/0507/OP, UTT/19/2670/DFO approved 9.4.2021 completed at March 2023. 5 no. dwelling houses					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.58
	Housing assumed capacity:				18
	Employment floorspace (sqm)				N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	The site is not available as it has been completed.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	C: Not considered developable 15+ years
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# Housing and Economic Land Availability Assessment Summary of Sites

GtEaston 002 RES - Land off Brocks Mead, Great Easton, CM6 2HR



<b>Settlement:</b>	Great Easton	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.85	
	Housing assumed capacity:	75	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

GtEaston 003 RES - Woodside Farm, Gallows Green Road, Lindsell, CM6 3QS

<b>Settlement:</b>		Great Easton	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/22/1764/FUL   Demolition of existing dwelling and erection of replacement dwelling. Approved 31 Jan 2023.				
<b>USAGE:</b>	<b>Existing use:</b>	Former poultry farm & manager's house	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.15
	Housing assumed capacity:			36
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites



GtEaston 004 RES - Land to the South of The Endway Great, Easton, CM6 2HQ

<b>Settlement:</b>	Great Easton	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/0259/OP for 9 no. dwelling, UTT/18/0103/DFO Details following outline application details of appearance and scale. Completed at March 2023.			
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.35	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

Land Classification	Brownfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	AMBER
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C:</b> Not considered developable 15+ years
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtHallingbury 001 RES - Cannons Yard Bedlar's Green, Great Hallingbury, CM22 7UZ

<b>Settlement:</b>		Great Hallingbury	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/2755/OP Approved 31.5.22 - Outline application with all matters reserved for 14 no. dwellings (Class C3), parking, landscaping and all associated development				
<b>USAGE:</b>	<b>Existing use:</b>	Mixed commercial / employment / storage / car repairs	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.93
	Housing assumed capacity:			29
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Brownfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	AMBER	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER



Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	AMBER	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtHallingbury 002 EMP - Thremhall Park, Start Hill, Bishop's Stortford, CM22 7WE

<b>Settlement:</b>		Great Hallingbury	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/20/0398/FUL Approved 23.4.2020. Application to vary condition on UTT/16/0735/FUL ('The erection of four buildings to provide offices with cafe, gym and function room together with the provision of new hard surfaced parking.				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.278
	Housing assumed capacity:			0
	Employment floorspace (sqm)			2,750

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	AMBER
Listed Building	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtHallingbury 004 EMP - Hall Farm Barns, Church Road, Great Hallingbury, CM22 7TY

<b>Settlement:</b>		Great Hallingbury	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Former agricultural	<b>Proposed use:</b>	Commercial
<b>CAPACITY:</b>	<b>Area (ha):</b>						0.43
	Housing assumed capacity:						0
		Employment floorspace (sqm)			1720		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtHallingbury 005 RES - Hall Farm Barns, Church Road, Great Hallingbury, CM22 7TY

<b>Settlement:</b>		Great Hallingbury	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.43
	Housing assumed capacity:			14
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtHallingbury 006 RES - Land south of Beldams Lane, Bishop's Stortford, CM23 5LH

<b>Settlement:</b>		Great Hallingbury	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/2755/OP Approved 31.5.22 - Outline application with all matters reserved for 14 no. dwellings (Class C3), parking, landscaping and all associated development				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.93
	Housing assumed capacity:			61
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtHallingbury 007 RES - Land at Hall Farm Church Road, Great Hallingbury, CM22 7TY

<b>Settlement:</b>		Great Hallingbury	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.95
	Housing assumed capacity:			30
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtHallingbury 008 EMP - Land at Hall Farm Church Road, Great Hallingbury, CM22 7TY

<b>Settlement:</b>		Great Hallingbury	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.78
	Housing assumed capacity:			0
	Employment floorspace (sqm)			3120

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN

Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	AMBER
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtHallingbury 009 RES - Beldams Lane, Bishop's Stortford, CM23 5LG



<b>Settlement:</b>		Great Hallingbury	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			6.49
	Housing assumed capacity:			170
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtHallingbury 010 RES - Newlands, Woodside Cottage & Oakside Church Road,  
Great Hallingbury, CM22 7TS

<b>Settlement:</b>	Great Hallingbury	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/0831/10/FUL. Complete at March 2023			
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.53	
	Housing assumed capacity:	17	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtHallingbury 011 RES - Land South East Of Great Hallingbury, Manor Bedlars, Green Road, Tilekiln Green, Great Hallingbury, CM22 7FJ

<b>Settlement:</b>		Great Hallingbury	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/16/3669/OP, UTT/20/0336/DFO. Completed at March 2023				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.02
	Housing assumed capacity:			53
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtHallingbury 012 RES - Barnmead, Start Hill, Stane Street, Great Hallingbury, Bishops Stortford, CM22 7TA

<b>Settlement:</b>		Great Hallingbury	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/1982/FUL Demolition of existing dwelling house and replacement with 9 dwelling houses & associated works - Approved 4th Jan 2019. Under construction at March 2022				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.44
	Housing assumed capacity:			14
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites



### GtHallingbury 014 EMP - Land At Tilekiln Green, Start Hill, Great Hallingbury, CM22 7TA

<b>Settlement:</b>		Great Hallingbury	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/21/0332/FUL Refused - Development of the site to create an open logistics facility with associated new access, parking areas and ancillary office and amenity facilities. UTT/22/0267/FUL Refused 14.2.23 - Creation of an open logistics facility with associated new access and ancillary office with amenity facilities				
<b>USAGE:</b>	<b>Existing use:</b>	Grassland	<b>Proposed use:</b>	Logistics
<b>CAPACITY:</b>	<b>Area (ha):</b>			5.17
	Housing assumed capacity:			0
	Employment floorspace (sqm)			20680

#### Suitability Criteria

##### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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##### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

##### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

##### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

##### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

# Housing and Economic Land Availability Assessment Summary of Sites



Essex Coast RAMS Zone of Influence	GREEN
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## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtSampford 001 RES - Monks Field, Parsonage Farm, Lane Great Sampford, CB10 2RW

<b>Settlement:</b>		Great Sampford	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/1618/OP refused. UTT/22/1275/OP Refused 10.2.23. Outline planning permission with all matters reserved apart from access for a residential and community development including 27 dwellings (14 private and 13 affordable) a community shop. a play area, shared gardens and public green space and all associated parking.				
<b>USAGE:</b>	<b>Existing use:</b>	Greenfield/Agricultural	<b>Proposed use:</b>	Residential & A1 Retail with Playground and Community Garden
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.01
	Housing assumed capacity:			53
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN



Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtSampford 002 RES - Land east of Moor End, Great Sampford, CB10 2RQ

<b>Settlement:</b>		Great Sampford	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/1655/FUL refused. UTT/20/0300/FUL refused & dismissed at appeal 9.6.2021. Construction of 5no dwellings.				
<b>USAGE:</b>	<b>Existing use:</b>	Unused/ deserted former quarry	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.20
	Housing assumed capacity:			7
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## GtSampford 003 RES - Land at Sparepenny Lane, Great Sampford, CB10 2RP

<b>Settlement:</b>		Great Sampford	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/16/2555/OP appeal dismissed. UTT/22/0618/OP refused 24.11.22. Outline application with all matters reserved except access and layout for the erection of 18 no. dwellings, community building, provision of allotment gardens, surface water drainage pond and associated means of vehicular and pedestrian access.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			5.60
	Housing assumed capacity:			147
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites



GtSampford 004 RES - Land south of Spare Penny Lane North Great Sampford, CB10 2RG

<b>Settlement:</b>		Great Sampford	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Seasonal horse grazing land	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.78
	Housing assumed capacity:			73
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>		No	

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>		GREEN	

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>		GREEN	

#### Historic Environment

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

#### Highways and Access

<b>Highways</b>	AMBER
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#### Conclusions


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.

# Housing and Economic Land Availability Assessment Summary of Sites



<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

## GtChesterford 001 RES - The old chalk pit Walden Road, Great Chesteford

<b>Settlement:</b>		Great Chesterford	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Former landfill site	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.91
	Housing assumed capacity:			29
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN



Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**GtChesterford 002 RES - Land between Walden Road and Newmarket Road, Great Chesterford**

<b>Settlement:</b>	Great Chesterford	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	30.16	
	Housing assumed capacity:	633	
	Employment floorspace (sqm)	N/A	

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	AMBER	Archaeological Sites	AMBER
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## GtChesterford 003 RES - Burtonwood Farm Cow Lane, Great Chesterford

<b>Settlement:</b>	Great Chesterford	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	141.17	
	Housing assumed capacity:	2965	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## GtChesterford 004 OTH - Burtonwood Farm Cow Lane, Great Chesterford

<b>Settlement:</b>		Great Chesterford	<b>Source:</b>	<b>Call for sites</b>
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Open space, Biodiversity net gain, Carbon absorption
<b>CAPACITY:</b>	<b>Area (ha):</b>			141.17
	Housing assumed capacity:			0
	Employment floorspace (sqm)			1,411,700

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	AMBER
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER

TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	AMBER
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## GtChesterford 005 EMP - Burtonwood Farm Cow Lane, Great Chesterford

<b>Settlement:</b>		Great Chesterford	<b>Source:</b>	<b>Call for sites</b>
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Housing / Commercial / Other Built Development and/or open space, biodiversity gain, and/or carbon absorption / balancing / offsetting.
<b>CAPACITY:</b>	<b>Area (ha):</b>			141.17
	Housing assumed capacity:			0
	Employment floorspace (sqm)			564,680

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
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National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

#### *Historic Environment*

Scheduled Monuments	GREEN	Archaeological Sites	AMBER
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

#### *Highways and Access*


Highways	AMBER
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#### *Conclusions*

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## GtChesterford 006 MIX - Land south east of A11 and north east of B184 (1500 scheme)

<b>Settlement:</b>	Great Chesterford	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Mixed use
<b>CAPACITY:</b>	<b>Area (ha):</b>	148.78	
	Housing assumed capacity:	3124	
	Employment floorspace (sqm)	Not provided in submission	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	AMBER	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	AMBER	Archaeological Sites	AMBER
Listed Building	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## GtChesterford 007 MIX - Land south east of A11 and north east of B183 (3500 scheme)

<b>Settlement:</b>	Great Chesterford	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Mixed use
<b>CAPACITY:</b>	<b>Area (ha):</b>	332.44	
	Housing assumed capacity:	6981	
	Employment floorspace (sqm)	Not provided in submission	

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	AMBER	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	AMBER	SAC, SPA and RAMSAR	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>AMBER</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>AMBER</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## GtChesterford 008 RES - Field House Farm Field Farm Drive, Great Chesterford

<b>Settlement:</b>	Great Chesterford	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Residential, Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	7.98	
	Housing assumed capacity:	209	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## GtChesterford 009 RES - Land south of Ickleton Road, Great Chesterford

<b>Settlement:</b>	Great Chesterford	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	21.16	
	Housing assumed capacity:	444	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## GtChesterford 010 RES - Land west of Walden Road, Great Chesterford

<b>Settlement:</b>	Great Chesterford	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	10.39	
	Housing assumed capacity:	273	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## GtChesterford 011 MIX - Land North of Walden Road, Great Chesterford

<b>Settlement:</b>	Great Chesterford	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Mixed use
<b>CAPACITY:</b>	<b>Area (ha):</b>	647	
	Housing assumed capacity:	13587	
	Employment floorspace (sqm)	Not provided in submission	

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	AMBER	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>AMBER</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>AMBER</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**GtChesterford 012 RES - Land North Of Bartholomew Close Bartholomew Close, Great Chesterford, CB10 1QA**

<b>Settlement:</b>		Great Chesterford	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/2745/DFO, UTT/19/2288/FUL completed at March 2023. Proposed residential development of up to 13 dwellings including associated external works and parking.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.44
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 001 RES - Highwood Farm, Buttleys Lane, Great Dunmow, CM6 1WY

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/22/3013/OP - Outline application with all matters reserved except for access for a residential development comprising 14 no. self-build dwellings together with access from and improvements to Buttleys Lane. Awaiting Decision				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Affordable residential - 100% affordable eco housing scheme
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.3
	Housing assumed capacity:			53
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 002 EMP - The Yard, Stortford Road, Great Dunmow, CM6 1SY

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/22/3353/SCO				
<b>USAGE:</b>	<b>Existing use:</b>	Greenfield with planning permission for commercial use	<b>Proposed use:</b>	Discount food store E(a) / commercial employment E(g)(I to iii)
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.24
	Housing assumed capacity:			0
	Employment floorspace (sqm)			4960

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtDunmow 003 RES - Land east of St Edmunds Land and north of Braintree Road, Great Dunmow, CM6 3UA

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> South part of site relates to UTT/21/2719/FUL - Proposed erection of 32 no. self build and custom build dwellings - Approved 4th November 2022				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			7.90
	Housing assumed capacity:			267
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 004 OTH - Land east of B1008 and north of A120, Great Dunmow, CM6 1LL

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.77
	Housing assumed capacity:			0
	Employment floorspace (sqm)			7,700

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN

Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 005 OTH - Land west of B1008 and south of A120, Great Dunmow, CM6 1LP

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Electric Vehicle (EV) charging station to include electric vehicle charging points, energy storage and mix of complementary commercial facilities
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.68
	Housing assumed capacity:			0
	Employment floorspace (sqm)			1500

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN



Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

#### *Historic Environment*

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

#### *Highways and Access*

Highways	AMBER
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#### *Conclusions*

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites



GtDunmow 006 MIX - Land between B1008 and Clapton Hall Lane, Great Dunmow, CM6 1JF

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Mixed use development comprising residential and Electric Vehicle Charging Station to include electric vehicle charging points, energy storage and mix of complementary commercial facilities.
<b>CAPACITY:</b>	<b>Area (ha):</b>	28.84		
	Housing assumed capacity:	779		
	Employment floorspace (sqm)	750 - 1500m2		

## Suitability Criteria

### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN

Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 007 MIX - Land south of A120, Great Dunmow, CM6 1JQ

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>		133.92	
	Housing assumed capacity:		3616	
	Employment floorspace (sqm)		N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER

Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	AMBER	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 008 MIX - Land east of Great Dunmow, Braintree Road, Great Dunmow, CM6 3DJ

<b>Settlement:</b>	Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural	<b>Proposed use:</b>	Mixed use neighbourhood
<b>CAPACITY:</b>	<b>Area (ha):</b>	86.31	
	Housing assumed capacity:	2,330	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 009 RES - Land off The Broadway, Great Dunmow, CM6 3BQ

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			111.5
	Housing assumed capacity:			3011
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER



Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 010 RES - Land off The Broadway, Great Dunmow, CM6 3BQ

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/0921/SCO. UTT/19/1802/OP Refused in Feb 2020. - Outline application with all matters reserved except for access for a residential development of up to 115 dwellings (use class C3) including access, landscaping, car parking and associated works.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			6.69
	Housing assumed capacity:			226
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

## GtDunmow 011 EMP - Land east of Braintree Road, Great Dunmow, CM6 1XA

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/1219/FUL approved 26.3.2021 check employment monitoring. Permitted for classic car restoration and storage business totalling 1690sqm and 3no. flexible office buildings totalling 1770sqm Land East Of Braintree Road (B1256) Dunmow: Full application for Refuse Lorry Depot, Classic Car storage and restoration business, flexible office space, enhanced public open space, cycle and pedestrian uses and associated development. Two discharge of condition applications (UTT/23/0298/DOC & UTT/23/0571/DOC) awaiting decision.				
<b>USAGE:</b>	<b>Existing use:</b>	Greenfield - however the site benefits from planning permission, App no: 19/1219 for employment and commercial uses.	<b>Proposed use:</b>	Employment and commercial
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.21
	Housing assumed capacity:			0
	Employment floorspace (sqm)			16840

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

#### *Historic Environment*

Scheduled Monuments	GREEN	Archaeological Sites	AMBER
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

#### *Highways and Access*

Highways	AMBER
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#### *Conclusions*

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 012 RES - Wood Field, Woodside Way, Great Dunmow, CM6 1XZ

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			5.38
	Housing assumed capacity:			182
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 013 RES - Land north of B1256, Great Dunmow, CM6 1XH

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/20/2613/OP - Refused 26.10.2021 - Outline planning permission, with all matters reserved except for access for the development of up to 38 dwellings, open space, landscaping, drainage infrastructure and associated highway improvements.				
<b>USAGE:</b>	<b>Existing use:</b>	Maintained grassland	<b>Proposed use:</b>	Residential and open space
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.74
	Housing assumed capacity:			126
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtDunmow 014 RES - Land south of Stortford Road and west of Buttleys Lane,  
Great Dunmow, CM6 1WY

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/2354/OP refused. Allowed on appeal 21.12.21 - Outline application for the construction of up to 60 dwellings with a new vehicular access to be agreed in detail and all other matters to be reserved.				
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.13
	Housing assumed capacity:			72
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 016 RES - Brands Farm, Pharisee Green, Great Dunmow, CM6 1JL

<b>Settlement:</b>	Great Dunmow		<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.94
	Housing assumed capacity:			133
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites – **DRAFT**

GtDunmow 017 RES - Land east of B1008, Great Dunmow, CM6 2AT

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			27.54
	Housing assumed capacity:			744
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	AMBER	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 018 RES - Land east of Bigods Lane, Great Dunmow, CM6 2AQ

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/18/3157/OP - Outline application with all matters reserved except for access for residential development of up to 50 units including 50% affordable(25 units) refused. Appeal 19/00107/REF - Dismissed				
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.84
	Housing assumed capacity:			130
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 019 MIX - Land north of Braintree Road, Great Dunmow, CM6 1HU

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> West part of site relates to UTT/21/2719/FUL - Proposed erection of 32 no. self build and custom build dwellings - Approved 4.11.22				
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b>	Residential and/or Commercial
<b>CAPACITY:</b>	<b>Area (ha):</b>			9.08
	Housing assumed capacity:			306
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 020 RES - Alexia House, Randall Close, Dunmow, CM6 1UN

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>		Housing Team
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.91
	Housing assumed capacity:				37
	Employment floorspace (sqm)				N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>		No	

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>		GREEN	

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>		GREEN	

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtDunmow 022 RES - UBLR/17/008 Council Depot, New Street, Great Dunmow, CM6 1BH

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>		Brownfield Land Register
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.287
	Housing assumed capacity:				13
	Employment floorspace (sqm)				N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtDunmow 023 EMP - Unit 9 Hoblongs Chelmsford Road, Great Dunmow, CM6 1LW

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/16/2246/FUL Built - Proposed demolition of existing industrial workshop, office and existing paint shop and erection of new industrial workshops with offices and paint shop. Completed.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.17
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER



<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtDunmow 024 RES - Sectors 2 & 3 Woodlands Park, Great Dunmow, CM6 1YQ

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/0246/07/FUL - Amendments to approved layouts comprising the erection of 20 dwellings with associated garaging, parking and footpaths. Complete at 1 <sup>st</sup> April 2023.				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.85
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been compelted.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtDunmow 025 RES - Sector 3, Phase 3, Woodlands Park, Great Dunmow, CM6 2AS

<b>Settlement:</b>	Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/0386/05/DFO - Approval of reserved matters pursuant to outline approval UTT/0449/02/OP for the construction of 100 dwellings and associated works. Under construction (100 outstanding at March 2022)			
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	3.76	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN

TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 026 RES - Sector 3, Woodland Park, Great Dunmow, CM6 2AS

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/0392/05/DFO - Approval of reserved matters pursuant to outline approval ref. no. UTT/0450/02/OP for the construction of 300 dwellings and associated works. Under construction, 235 units outstanding at March 2022				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			12.37
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	<b>GREEN</b>
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### Local Policy Constraints

<b>Green Belt</b>	<b>GREEN</b>	<b>Countryside Protection Zone</b>	<b>GREEN</b>
<b>Public Safety Zone</b>	<b>GREEN</b>	<b>Important Woodland</b>	<b>GREEN</b>
<b>Special Verge</b>	<b>GREEN</b>	<b>Protected Lanes</b>	<b>GREEN</b>
<b>Historic Park and Garden</b>	<b>GREEN</b>	<b>Protected Open Spaces</b>	<b>GREEN</b>
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

### Flooding

<b>Fluvial Flood Risk</b>	<b>GREEN</b>	<b>Groundwater Flood Zone</b>	<b>GREEN</b>
<b>Surface Water Flood Zone</b>	<b>AMBER</b>		

### Pollution

<b>Aircraft Noise Contour</b>	<b>GREEN</b>	<b>AQMA</b>	<b>GREEN</b>
<b>Groundwater Source Protection Zone</b>	<b>GREEN</b>	<b>Waste Consultation Area</b>	<b>GREEN</b>

### Natural Environment

<b>SSSI</b>	<b>GREEN</b>	<b>SAC, SPA and RAMSAR</b>	<b>GREEN</b>
<b>National Nature Reserve</b>	<b>GREEN</b>	<b>Local Wildlife Site</b>	<b>GREEN</b>
<b>Priority Habitat</b>	<b>GREEN</b>	<b>Ancient Woodland</b>	<b>GREEN</b>
<b>Local Geological Site</b>	<b>GREEN</b>	<b>Right of Way</b>	<b>AMBER</b>
<b>Landscape Sensitivity</b>	<b>GREEN</b>	<b>Heritage Sensitivity</b>	<b>GREEN</b>
<b>TPO</b>	<b>GREEN</b>	<b>Hatfield Forest Zone of Influence</b>	<b>AMBER</b>
<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	AMBER	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 027 RES - Sector 2, Phase 4, Woodlands Park, Great Dunmow, CM6 1QY

<b>Settlement:</b>	Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/0496/05/FUL under construction. Completed at March 2023			
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	8.56	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

Land Classification	Brownfield	Settlement Development Limits	GREEN
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	Yes - for a compatible use		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtDunmow 028 RES - Sector 1, Emblems 2, Land to the north of Godfrey Way, Great Dunmow, CM6 1EF

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/1006/04/DFO under construction. 105 outstanding at March 2022				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.97
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 029 RES - Ld at Smiths Farm, Chelmsford Road, Great Dunmow  
(West of Chelmsford Road), CM6 1JA

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/13/1684/OP Approved 14th November 2014, current discharge of condition applications awaiting determination.				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			20.62
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 030 RES - Land East Of Green Hollow, Clapton Hall Lane, Great Dunmow, CM6 1JB

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>		Housing Land Monitoring
<b>Site History:</b> UTT/20/1473/DFO Details following outline application UTT/17/1114/OP for the erection of 5 no. dwellings - details of appearance, landscaping and scale. Under construction at March 2022					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.38
	Housing assumed capacity:				0
	Employment floorspace (sqm)				N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtDunmow 031 RES - Sector 3 Woodland Park, Great Dunmow, Woodside Way, Dunmow, CM6 2PD

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>		Housing Land Monitoring
<b>Site History:</b> UTT/17/1652/FUL - Erection of 20 no. two bedroom apartments, layout parking, amenity space and landscaping. Most recent Non-Material Amendment (UTT/20/3185/NMA) approved 15th March 2021.					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.33
	Housing assumed capacity:				0
	Employment floorspace (sqm)				N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 033 RES - Land East Of St Edmunds Lane, Great Dunmow, CM6 3AU

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/19/1508/FUL Construction of 22 Custom/ Self Build Dwellings approved. Most recent discharge of Condition application (UTT/23/0316/DOC) awaiting decision.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.79
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 034 RES - Dunmow Farm, The Broadway, Great Dunmow, CM6 3BJ

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/3084/PAP3Q permitted. UTT/19/2365/FUL refused - Part conversion and part rebuild of existing farm buildings to create 7 no. dwellings with associated works.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.94
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 035 RES - Tiggers Ongar Road, Great Dunmow, CM6 1EX

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/3089/FUL - Removal of existing mobile home and erection of 9 no. residential dwellings. Approved 10.12.21. Completed				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.5
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 036 RES - The Old Mill, Haslers Lane, Great Dunmow, CM6 1XS

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/3172/PAP30, UTT/20/2380/PAO3 - not started at March 2022.				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.00
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

## Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

## Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

## Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 038 RES - The Cricketers, 22 Beaumont Hill, Great Dunmow, CM6 2AP

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>		Housing Land Monitoring
<b>Site History:</b> UTT/19/2842/FUL - Demolition of single storey extension, proposed ground and first floor extensions and conversion of former public house to form 3 no. flats. Erection of 2 no. detached dwellings and cart lodge. Creation of a new vehicular and pedestrian access. Approved 9.1.20 completed March 2023					
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential	
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.11
	Housing assumed capacity:				0
	Employment floorspace (sqm)				N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	AMBER	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	C: Not considered developable 15+ years
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 039 RES - Green Hollow, Clapton Hall Lane, Great Dunmow, CM6 1JF

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/20/2556/OP - Outline application with all matters reserved except access for the demolition of existing dwelling and outbuildings and the erection of 5 no. detached dwellings - Approved 2.12.23, UTT/20/1473/DFO under construction March 2022				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.48
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

## GtDunmow 040 RES - DS3 Land South of Stortford Road, CM6 1SJ

<b>Settlement:</b>	Great Dunmow	<b>Source:</b>	Neighbourhood Plan allocation
<p><b>Site History:</b> UTT/18/2574/OP - approved 21.1.2022 - Hybrid planning application with: Outline planning permission (all matters reserved except for points of access) sought for demolition of existing buildings (excluding Folly Farm) and development of up to 332 dwellings, including affordable housing, 1,800 sqm Health Centre (Class D1) and new access from roundabout on B1256 Stortford Road together with provision of open space incorporating SuDS and other associated works. Full planning permission sought for demolition of existing buildings (including Staggs Farm) and development of Phase 1 to comprise 108 dwellings, including affordable housing, a new access from roundabout on B1256 Stortford Road, internal circulation roads and car parking, open space incorporating SuDS and play space and associated landscaping, infrastructure and other works. 14ha of land to be safeguarded for education use via a S.106 Agreement - Approved with conditions January 2022</p>			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	17.85	
	Housing assumed capacity:	482	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
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Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN
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**Natural Environment**

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	AMBER
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment Summary of Sites

## GtDunmow 041 RES - DS2 The Existing HRS Site, CM6 2AT

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Neighbourhood Plan allocation
<b>Site History:</b> UTT/20/1929/OP - refused Oct 2021. Appeal Allowed 1.10.21. Outline application with all matters reserved except access for the erection of up to 200 dwellings, demolition of existing school buildings, public open space, landscaping, sustainable drainage system and vehicular access from the B1008 Parsonage Downs.				
<b>USAGE:</b>	<b>Existing use:</b>	Education	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			10.89
	Housing assumed capacity:			368
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>		Yes - for a compatible use	

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>		AMBER	

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscapes Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>		GREEN	



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites – **DRAFT**

GtDunmow 042 RES - Land East Of St Edmunds Lane North Of Tower View Drive,  
St Edmunds Lane, Great Dunmow

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/20/1744/FUL Refused. Appeal Dismissed 28.11.22 - Proposed 30 no. Self build and custom dwellings				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.92
	Housing assumed capacity:			99
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

GtDunmow 044 RES - Land Adjacent the Granary, Stortford Road, Great Dunmow, CM6 1JX

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>		Housing Land Monitoring
<b>Site History:</b> UTT/20/0121/FUL approved. Erection of 6 no. three bed residential dwellings - Not started at March 2022. Erection of 6 no. three bed residential dwellings					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.29
	Housing assumed capacity:				0
	Employment floorspace (sqm)				N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment Summary of Sites

GtDunmow 045 RES - 77 High Street, Great Dunmow, CM6 1AE

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/19/1437/FUL - Demolition of existing buildings and erection of 29 no. Retirement Living (Category II Sheltered Housing) apartments for the elderly with associated communal facilities, car parking and landscaping – Completed March 2023.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.30
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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## GtDunmow 046 RES - Sector 2, Woodlands Park, Great Dunmow, CM6 1WT

<b>Settlement:</b>		Great Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/0395/05/FUL. - Construction of 51 dwellings and associated estate roads, footpaths, garages, car spaces, foul and surface water drainage, amenity areas, boundary treatment and landscaping including a provision of landscape margin to north west by-pass Completed March 2023.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.17
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites



Hadstock 001 RES - Land to 5 The Row, Linton Road, Hadstock, CB21 4NY

<b>Settlement:</b>	Hadstock	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	1.3	
	Housing assumed capacity:	41	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites



### Hadstock 002 RES - Land on Linton Road, Hadstock, CB21 4NU

<b>Settlement:</b>		Hadstock	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.71
	Housing assumed capacity:			54
	Employment floorspace (sqm)			N/A

#### Suitability Criteria

##### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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##### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

##### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

##### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

##### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN

# Housing and Economic Land Availability Assessment Summary of Sites



TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites



HatfieldBO 001 RES - Land formerly part of Woodlands, Hatfield Broad, Oak Road, Takeley, CM22 6NP

<b>Settlement:</b>		Hatfield Broad Oak		<b>Source:</b>	Call for sites
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				1.93
	Housing assumed capacity:				61
	Employment floorspace (sqm)				N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

HatfieldBO 002 RES - Land south of Cannons Lane, Hatfield, Broad Oak, CM22 7HX

<b>Settlement:</b>		Hatfield Broad Oak		<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/3298/FUL Pending - Erection of 30 dwellings with open space, landscaping, access and associated infrastructure					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				2.34
	Housing assumed capacity:				61
	Employment floorspace (sqm)				N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites



## HatfieldBO 003 EMP - Land West of Station Road, Takeley, CM22 6SQ

<b>Settlement:</b>		Hatfield Broad Oak	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			18.71
	Housing assumed capacity:			0
	Employment floorspace (sqm)			74840

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER

# Housing and Economic Land Availability Assessment

## Summary of Sites



Essex Coast RAMS Zone of Influence	GREEN
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### Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

### Highways and Access

Highways	AMBER
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### Conclusions

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

HatfieldBO 004 RES - Land West of Station Road, Takeley, CM22 6SQ

<b>Settlement:</b>		Hatfield Broad Oak		<b>Source:</b>	Call for sites
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				18.71
	Housing assumed capacity:				393
	Employment floorspace (sqm)				N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

HatfieldBO 005 MIX - Land at the Forest, Hatfield Broad Oak, CM22 7BS



<b>Settlement:</b>		Hatfield Broad Oak		<b>Source:</b>	Call for sites
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				580.71
	Housing assumed capacity:				12195
	Employment floorspace (sqm)				Not provided in submission

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	AMBER	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	AMBER	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	AMBER	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	AMBER
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	AMBER	Archaeological Sites	AMBER
Listed Building	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

HatfieldBO 006 RES - Land South of New Bury Meadow, Hatfield Broad Oak, CM22 7HP

<b>Settlement:</b>		Hatfield Broad Oak	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/1729/AG deemed permitted. Erection of agricultural barn				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.99
	Housing assumed capacity:			31
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER



Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

HatfieldBO 007 RES - Land North of New Bury Meadow, Hatfield Broad Oak, CM22 7HN

<b>Settlement:</b>		Hatfield Broad Oak		<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/3783/OP pending - Outline application with all matters reserved except access for residential development of 22 dwellings with associated works.					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				1.01
	Housing assumed capacity:				32
	Employment floorspace (sqm)				N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

HatfieldBO 008 RES - Land north of Hammonds Road, Hatfield Broad Oak, CM22 7JW

<b>Settlement:</b>		Hatfield Broad Oak		<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/22/1014/OP pending consideration. Outline application with all matters reserved except access, for the erection of up to 24 no. dwellings, creation of new vehicular access from Hammonds Road, sustainable drainage systems, public open space and ecological enhancements.					
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential	
<b>CAPACITY:</b>	<b>Area (ha):</b>				1.59
	Housing assumed capacity:				50
	Employment floorspace (sqm)				N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

HatfieldBO 010 RES - Oakbourne, Hammonds Road, Hatfield Broad Oak, CM22 7JN



<b>Settlement:</b>		Hatfield Broad Oak		<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/22/0070/FUL approved 10.3.22 - Demolition of existing residential outbuildings, the erection of a garage to serve existing dwelling, and erection of 5 no. detached dwellings with associated works					
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential	
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.42
	Housing assumed capacity:				0
	Employment floorspace (sqm)				N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

# Housing and Economic Land Availability Assessment Summary of Sites



Essex Coast RAMS Zone of Influence	GREEN
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## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions


Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	A: Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment

## Summary of Sites

HatfieldH 001 RES - Land south of Sawbridgeworth Road, Hatfield Heath, CM22 7DS

<b>Settlement:</b>		Hatfield Heath	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.24
	Housing assumed capacity:			39
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

HatfieldH 002 RES - Land south of A1060 (Chelmsford Road), Hatfield Heath, CM22 7BD

<b>Settlement:</b>	Hatfield Heath		<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.90
	Housing assumed capacity:			28
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

HatfieldH 003 RES - Rainbow Field (land to the west of) Dunmow Road, Hatfield Heath, CM22 7EG

<b>Settlement:</b>		Hatfield Heath	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.42
	Housing assumed capacity:			45
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

HatfieldH 004 EMP - Land to rear of High Pastures, Hatfield Heath, CM22 7DL

<b>Settlement:</b>		Hatfield Heath		<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/0420/CLE approved 29.6.21 - Use of the site for commercial vehicle parking, transfer of goods and temporary storage.					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				2.01
	Housing assumed capacity:				0
	Employment floorspace (sqm)				8040

### Suitability Criteria

#### National Constraints

Land Classification	Brownfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites



HatfieldH 005 RES - Land on the north west of Mill Lane, Hatfield Heath, CM22 7AA

<b>Settlement:</b>	Hatfield Heath		<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/18/0747/ACV not listed.				
<b>USAGE:</b>	<b>Existing use:</b>	commercial	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.16
	Housing assumed capacity:			109
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

HatfieldH 006 RES - Land on the East of Mill Lane, Hatfield Heath, CM22 7ES

<b>Settlement:</b>	Hatfield Heath	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural/paddock	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.81	
	Housing assumed capacity:	26	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	AMBER	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

HatfieldH 007 RES - Land at Peggerells Farm, Hatfield Heath, CM22 7LJ

<b>Settlement:</b>		Hatfield Heath	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.67
	Housing assumed capacity:			53
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

HatfieldH 008 RES - Land at Cox Ley, Hatfield Heath, CM22 7EG



<b>Settlement:</b>		Hatfield Heath	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.59
	Housing assumed capacity:			94
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

HatfieldH 009 RES - Land east of Oakhanger, Friars Lane, Hatfield Heath, CM22 7BE

<b>Settlement:</b>	Hatfield Heath	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/0140/FUL refused & dismissed at appeal 12.4.19 - New residential development comprising the construction of 8 no. new dwellings, 4 of which would be affordable, associated access from Friars Lane, the introduction of a new community orchard and associated development.			
<b>USAGE:</b>	<b>Existing use:</b>	Disused AGR	<b>Proposed use:</b> Residential and orchard
<b>CAPACITY:</b>	<b>Area (ha):</b>		0.74
	Housing assumed capacity:		23
	Employment floorspace (sqm)		N/A

## Suitability Criteria

### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## HatfieldH 010 RES - Millside, Stortford Road, Hatfield Heath, CM22 7DL

<b>Settlement:</b>		Hatfield Heath	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/1490/FUL Demolition of existing outbuildings and proposed construction of 5 new dwellings with garaging in the grounds of Millside, and the addition of a detached garage to the existing house with a new access to be formed to serve Millside and Plot 1. Permission not implemented.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.54
	Housing assumed capacity:			5
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites



Hempstead 001 RES - Land to the rear of Fanes Cottage, High Street, Hempstead, CB10 2PD

<b>Settlement:</b>	Hempstead	<b>Source:</b>	Call for sites
<b>Site History:</b> Relates to part of the site UTT/21/2555/PIP refused 21.9.21 - Application for permission in principle for the erection of between 3 and 4 dwellings			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>		1.25
	Housing assumed capacity:		39
	Employment floorspace (sqm)		N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Henham 001 RES - Land west of Old Mead Road, Elsenham, CM22 6UD

<b>Settlement:</b>	Henham		<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.61
	Housing assumed capacity:			19
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

## Henham 002 RES - Land east of Old Mead Road, Elsenham, CM22 6JL

<b>Settlement:</b>		Henham	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/1666/OP allowed on appeal. Outline application with all matters reserved except scale and access, for the erection of up to 6 no. dwellings and associated work. Resubmission of that approved under UTT/19/2692/OP. UTT/21/0009/DFO approved 26.7.21 - Details following outline approval UTT/18/3370/OP for the erection of up to 9 no. dwellings - details of layout, appearance and landscaping.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.5
	Housing assumed capacity:			66
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Henham 003 RES - Land north of Chickney Road, Henham, CM22 6FP



<b>Settlement:</b>	Henham	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	1.27	
	Housing assumed capacity:	40	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Henham 004 RES - Land at Four Winds, South of Old Mead Lane, Henham, CM22 6JH

<b>Settlement:</b>		Henham	<b>Source:</b>	Call for sites
<b>Site History:</b> N part of site UTT/22/2778/FUL withdrawn - Erection of 1 no. detached 4 bedroom dwelling				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.37
	Housing assumed capacity:			43
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Henham 005 RES - Land at Chickney Road, Henham, CM22 6BU

<b>Settlement:</b>	Henham	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/0293/FUL refused and dismissed at appeal 10.6.2020 - Erection of 16 no. dwellings with associated garages, parking and landscaping with new vehicular access to Chickney Road			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.69	
	Housing assumed capacity:	22	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Henham 006 RES - Land east of Station Road, Elsenham, CM22 6HA

<b>Settlement:</b>		Henham	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/22/2760/PINS   S62A/2022/0012 Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works. Approved				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential development with affordable housing, open space and green infrastructure, and potential land for station car park
<b>CAPACITY:</b>	<b>Area (ha):</b>			14.32
	Housing assumed capacity:			376
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN



TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Henham 007 COM - Land rear of warehouse, Old Mead Road, Elsenham, CM22 6HA

<b>Settlement:</b>		Henham		<b>Source:</b>	Call for sites
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				1.18
	Housing assumed capacity:				0
	Employment floorspace (sqm)				5900

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Henham 008 RES - Land at Mill Road, Henham, CM22 6AB

<b>Settlement:</b>	Henham	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.10	
	Housing assumed capacity:	55	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Henham 009 RES - Land south of Vernon's Close, Mill Road, Henham, CM22 6AD

<b>Settlement:</b>		Henham	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/20/0604/OP allowed on appeal 30.11.2021 - Outline permission with all matters reserved except access for the erection of 45 no. dwellings				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			5.20
	Housing assumed capacity:			137
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Henham 010 RES - Land South of The Farmhouse, Old Mead Road, Henham, CM22 6JL

<b>Settlement:</b>		Henham	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/3370/OP, UTT/21/0009/DFO under construction, 9 units outstanding at March 2022. Outline planning application, with all matters reserved except access, for the demolition of buildings and the erection of up to 9 dwellings and associated development.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.99
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN



<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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## Henham 012 RES - Land at Old Mead Road, Henham, CM22 6JL

<b>Settlement:</b>		Henham	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/21/1666/OP allowed on appeal 4.7.22 - Outline application with all matters reserved except scale and access, for the erection of up to 6 no. dwellings and associated work. Resubmission of that approved under UTT/19/2692/OP				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural, Former railway	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.44
	Housing assumed capacity:			14
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	AMBER	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

HighEaster 001 EMP - Bury Farm, High Easter, CM1 4QN



<b>Settlement:</b>		High Easter	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.00
	Housing assumed capacity:			0
	Employment floorspace (sqm)			300

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

HighEaster 002 RES - Land at Lawn Hall Farm - South of Lawn Hall Chase North End, Dunmow, CM6 3PL

<b>Settlement:</b>	High Easter	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.89	
	Housing assumed capacity:	76	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.</b>
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**HighEaster 003 RES - Land at Lawn Hall Farm - North of Lawn Hall Chase, North End, Dunmow, CM6 3PL**

<b>Settlement:</b>	High Easter	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	4.72	
	Housing assumed capacity:	124	
	Employment floorspace (sqm)	N/A	

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	AMBER		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.</b>
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# Housing and Economic Land Availability Assessment Summary of Sites



HighRdg 001 RES - Land south of Ware Farm, Dunmow Road, High Roding, CM6 1NT

<b>Settlement:</b>		High Roding	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.68
	Housing assumed capacity:			21
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## HighRdg 002 RES - Land Opposite Roding Hall, Dunmow Road, High Roding, CM6 1NN

<b>Settlement:</b>		High Roding	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/20/2759/OP allowed on appeal 14.2.22. Outline application with all matters reserved for the erection of 5 no. dwellings including associated infrastructure access and landscaping				
<b>USAGE:</b>	<b>Existing use:</b>	Grassland, Car park	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.34
	Housing assumed capacity:			12
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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## HighRdg 003 RES - Attridges Farm, Rands Road, High Roding, CM6 1NQ, CM6 1NQ

<b>Settlement:</b>		High Roding	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/20/3393/FUL refused 14.6.21. Demolition of the existing equestrian centre and associated agricultural building and the erection of 5 no. Dwellings with associated landscaping. A new private stable block and landscaping for existing farmhouse				
<b>USAGE:</b>	<b>Existing use:</b>	Equestrian centre, riding school and livery	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.71
	Housing assumed capacity:			54
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	AMBER	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN

TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Langley 001 RES - Land immediately south of Bury/Moat Farm Langley, Upper Green, CB11 4RU

<b>Settlement:</b>		Langley	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.23
	Housing assumed capacity:			39
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**Langley 002 EMP - Land adj. Brices Yard, Butts Green, Saffron Walden, CB11 4RT**

<b>Settlement:</b>		Langley	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.87
	Housing assumed capacity:			0
	Employment floorspace (sqm)			3480

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN

TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Langley 003 RES - Land North of The Kangles, Upper Green, Langley, CB11 4RY

<b>Settlement:</b>		Langley	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.44
	Housing assumed capacity:			45
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Langley 004 RES - Next Longley Langley Upper Green, CB11 4RX



<b>Settlement:</b>		Langley	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.15
	Housing assumed capacity:			36
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access


Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.
Site Classification	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

LeadenRdg 001 RES - Land fronting Stortford Road, Leaden Roding, CM6 1TT

<b>Settlement:</b>	Leaden Roding	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b> Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>		3.39
	Housing assumed capacity:		89
	Employment floorspace (sqm)		N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>


**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

## LeadenRdg 002 RES - Land at Leaden Roding, CM6 1RX

<b>Settlement:</b>		Leaden Roding	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						140.15
	Housing assumed capacity:						2943
		Employment floorspace (sqm)			N/A		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	AMBER	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Lindsell 001 RES - The Orchard Bowles Farm, Lindsell, CM6 3QL



<b>Settlement:</b>		Lindsell	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.62
	Housing assumed capacity:			69
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

LtBardfield 001 RES - Land east of Styles, Little Bardfield, CM7 4TZ

<b>Settlement:</b>		Little Bardfield	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.55
	Housing assumed capacity:			17
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.</b>
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## LtBardfield 002 RES - Land South of Bardfield Road, Little Bardfield, CM7 4TS

<b>Settlement:</b>		Little Bardfield	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.71
	Housing assumed capacity:			54
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.</b>

# Housing and Economic Land Availability Assessment Summary of Sites

LtCanfield 001 EMP - Huntingfields House, Stortford Road, Little Canfield, CM6 1SN

<b>Settlement:</b>		Little Canfield	<b>Source:</b>		Call for sites
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				1.53
	Housing assumed capacity:				0
	Employment floorspace (sqm)				6120

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## LtCanfield 002 EMP - Land south of Stortford Road, Little Canfield, CM6 1GA

<b>Settlement:</b>		Little Canfield	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/1166/OP Refused: Detailed proposal for Construction of a new Council Depot comprising vehicle workshop, office building, external storage, grounds maintenance storage, parking, landscaping, vehicular access and all supporting infrastructure. 2. Outline proposal for up to 4.6ha of employment land comprising Business, General Industrial and Storage and Distribution uses (Use Class B1, B2 and/or B8) (with all matters reserved except for access)				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>			6.33
	Housing assumed capacity:			0
	Employment floorspace (sqm)			25320

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

LtCanfield 003 RES - Land at Warrens Farm, Little Canfield, CM6 1SR

<b>Settlement:</b>		Little Canfield	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			19.88
	Housing assumed capacity:			417
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites



LtCanfield 004 EMP - Land south of A120 North of Stortford Road, Great Dunmow, CM6 1SN

<b>Settlement:</b>		Little Canfield	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>						23.46
	Housing assumed capacity:						0
		Employment floorspace (sqm)			93840		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>AMBER</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

LtCanfield 005 RES - Land south west of Crumps Farm, Stortford Road, Little Canfield, CM6 1SR

<b>Settlement:</b>		Little Canfield	<b>Source:</b>	Call for sites
<b>Site History:</b> Part of site south of Stortford Road. UTT/21/3272/OP Refused 15.12.22 - Outline application with all matters reserved except for access for the erection of up to 90 dwellings, including affordable housing, together with access from B1256 Stortford Road, sustainable drainage scheme with an outfall to the River Roding, Green Infrastructure				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural / former waste management	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			47.54
	Housing assumed capacity:			998
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	AMBER

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

### LtCanfield 006 RES - Land south of Stortford Road, Little Canfield, CM6 1SR

<b>Settlement:</b>		Little Canfield	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/3272/OP refused 15.12.22 - Outline application with all matters reserved except for access for the erection of up to 90 dwellings, including affordable housing, together with access from B1256 Stortford Road, sustainable drainage scheme with an outfall to the River Roding, Green Infrastructure				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			6.64
	Housing assumed capacity:			174
	Employment floorspace (sqm)			N/A

#### Suitability Criteria

##### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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##### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

##### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

##### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

##### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

LtCanfield 007 RES - Land east of Crumps Farm, south of Stortford Road, Little Canfield, CM6 1SR

<b>Settlement:</b>	Little Canfield	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural paddock	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>		0.97
	Housing assumed capacity:		31
	Employment floorspace (sqm)		N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

LtCanfield 008 RES - Canfield Moat, High Cross Lane West, Little Canfield, CM6 1TD

<b>Settlement:</b>		Little Canfield	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.43
	Housing assumed capacity:			90
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**


<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**LtCanfield 009 RES - Land south west of Crumps Farm, Stortford Road, Little Canfield, CM6 1SU**

<b>Settlement:</b>		Little Canfield	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						15.30
	Housing assumed capacity:						321
		Employment floorspace (sqm)			N/A		

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

LtChesterford 001 RES - Land East of London Road, Little Chesterford, CB10 1NY

<b>Settlement:</b>		Little Chesterford	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/20/2724/OP Approved 24.8.22. Outline application for the erection of up to 124 dwellings with all matters reserved except for access.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			7.08
	Housing assumed capacity:			186
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 5 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

LtChesterford 002 RES - Land off Walden Road, Little Chesterford, CB10 1UD

<b>Settlement:</b>		Little Chesterford	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.19
	Housing assumed capacity:			37
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites



**LtChesterford 004 EMP - Building 60, Chesterford Park, Little Chesterford, Great Chesterford, CB10 1XJ**

<b>Settlement:</b>	Little Chesterford	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/17/3111/FUL - Approved 21.2.18. Extensions, alterations and refurbishment to the existing building with car and cycle parking, landscaping and associated works. Construction of reservoir.			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Extension & alteration to existing building. Employment - Chesterford Research Park. Additional 779m2
<b>CAPACITY:</b>	<b>Area (ha):</b>	1.62	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

LtChesterford 005 RES - Land to The South West Of London Road Little Chesterford, CB10 1NY

<b>Settlement:</b>		Little Chesterford	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/19/0573/OP , UTT/20/3329/DFO approved 21 Jan 2022. Reserved Matters application, seeking approval of appearance, layout, scale and landscaping, for 76 dwellings following approval of outline planning permission UTT/19/0573/OP				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.20
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscapes Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

LtChesterford 006 EMP - Extension of Chesterford Research Park, CB10 1XL



<b>Settlement:</b>		Little Chesterford	<b>Source:</b>		Employment Land Monitoring
<b>Site History:</b>					
<b>USAGE:</b>	<b>Existing use:</b>	Open space	<b>Proposed use:</b>	Research & Development - expansion of Chesterford Research Park	
<b>CAPACITY:</b>	<b>Area (ha):</b>			16.70	
	Housing assumed capacity:			0	
	Employment floorspace (sqm)			38,000	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN

# Housing and Economic Land Availability Assessment Summary of Sites



Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

LtEaston 001 RES - Mawbyns Mill End, Lt Easton, CM6 2JB

<b>Settlement:</b>		Little Easton	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1
	Housing assumed capacity:			32
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

## LtEaston 002 COM - Easton Park, Little Easton, CM6 1SL

<b>Settlement:</b>	Little Easton	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/1708/OP refused 27.10.21. Appeal in progress. Outline planning application with the details of external access committed. Appearance, landscaping, layout (including internal access), scale reserved for later determination. Development to comprise: between 1,000 and 1,200 dwellings (Use Class C3); up to 21,500 sq m gross of additional development for Use Classes: C2 (residential institutions care/nursing home); E(a-f & g(i)) (retail, indoor recreation, health services and offices); F1(a) (Education); F2(a-c) (local community uses); car parking; energy centre; and associated works			
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b> Country Park
<b>CAPACITY:</b>	<b>Area (ha):</b>	336.11	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	3361100	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	AMBER	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	AMBER
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER



Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	AMBER
Listed Building	AMBER	Locally Listed Buildings	AMBER
Conservation Area	GREEN	Registered Parks and Gardens	AMBER

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites



LtEaston 003 RES - Land adjacent Woodside Way and Duck Street, Great Dunmow, CM6 2HZ

<b>Settlement:</b>	Little Easton	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	23	
	Housing assumed capacity:	483	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## LtEaston 004 MIX - Easton Park, Great Dunmow, CM6 1SL

<b>Settlement:</b>		Little Easton	<b>Source:</b>	Call for sites
<p><b>Site History:</b> UTT/21/1708/OP refused 27.10.21. Appeal in progress. Outline planning application with the details of external access committed. Appearance, landscaping, layout (including internal access), scale reserved for later determination. Development to comprise: between 1,000 and 1,200 dwellings (Use Class C3); up to 21,500 sq m gross of additional development for Use Classes: C2 (residential institutions care/nursing home); E(a-f &amp; g(i)) (retail, indoor recreation, health services and offices); F1(a) (Education); F2(a-c) (local community uses); car parking; energy centre; and associated works</p>				
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b>	New Settlement / Garden Community
<b>CAPACITY:</b>	<b>Area (ha):</b>	808.95		
	Housing assumed capacity:	16988		
	Employment floorspace (sqm)	14 ha / 5600m2		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	AQMA	GREEN
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Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN
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**Natural Environment**

SSSI	AMBER	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	AMBER	Archaeological Sites	AMBER
Listed Building	AMBER	Locally Listed Buildings	AMBER
Conservation Area	GREEN	Registered Parks and Gardens	AMBER

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## LtEaston 005 RES - Land East of High Wood Quarry, Great Dunmow, CM6 1SL

<b>Settlement:</b>	Little Easton	<b>Source:</b>	Call for sites
<p><b>Site History:</b> UTT/21/1708/OP refused 27.10.21. Appeal in progress. Outline planning application with the details of external access committed. Appearance, landscaping, layout (including internal access), scale reserved for later determination. Development to comprise: between 1,000 and 1,200 dwellings (Use Class C3); up to 21,500 sq m gross of additional development for Use Classes: C2 (residential institutions care/nursing home); E(a-f &amp; g(i)) (retail, indoor recreation, health services and offices); F1(a) (Education); F2(a-c) (local community uses); car parking; energy centre; and associated works</p>			
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	149.41	
	Housing assumed capacity:	3138	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	AMBER	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER

Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

LtEaston 006 RES - Hoglands Cottage, Park Road, Little Easton, CM6 2JL

<b>Settlement:</b>	Little Easton		<b>Source:</b>	Call for sites
<b>Site History:</b>				
<b>USAGE:</b>	<b>Existing use:</b>	Residential / Agriculture	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.12
	Housing assumed capacity:			108
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

LtEaston 007 RES - Land at the rear of The Stag PH, Little Easton, CM6 2JE

<b>Settlement:</b>		Little Easton	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/1495/FUL approved 16.1.23. - Erection of 44 residential units and 3 commercial units (flexible space); inclusion of 3 additional plots for self-build homes; together with associated access, carparking and landscaping				
<b>USAGE:</b>	<b>Existing use:</b>	Rough pasture	<b>Proposed use:</b>	Residential (Market & Affordable) and Commercial
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.72
	Housing assumed capacity:			98
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

LtEaston 008 RES - Sector 4, Parsonage Park, Gt Dunmow, Parsonage Downs, Gt Dunmow, CM6 2AT

<b>Settlement:</b>		Little Easton	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/13/1663/DFO - Details following outline application UTT/2507/11 for demolition of derelict former Brookfield Farmhouse and construction of up to 125 No. dwellings and associated estate roads, garages, car parking spaces, footpaths, cycleways, cycle stores, refuse storage, public open space, landscaping and foul and surface water drainage with pumping station, foul sewer along the B184 and dry balancing pond. Access to the development will be obtained from the un-constructed northern section of the Great Dunmow North West By-pass of approximately 0.55km in length (approved under Ref.No. UTT/0084/01/FUL but amended by this application to incorporate a right hand turn lane). Removal of existing spur from roundabout - Details of appearance, landscaping, layout and scale under construction, 57 units outstanding at March 2022				
<b>USAGE:</b>	<b>Existing use:</b>	Park associated with school	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			11.94
	Housing assumed capacity:			313
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### *Natural Environment*

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

### *Historic Environment*

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN

### *Highways and Access*

Highways	AMBER
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### *Conclusions*

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	A: Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment

## Summary of Sites



LtEaston 009 RES - Brook End Farm Stables, Easton Lodge, Park Road, Little Easton, Dunmow, CM6 2BD

<b>Settlement:</b>		Little Easton	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/19/3124/FUL - Demolition of outbuildings. Conversion and extensions to stables to form 9 no. dwellings. Associated parking and amenity space. Refused and dismissed at appeal. 18.1.2022				
<b>USAGE:</b>	<b>Existing use:</b>	Former livery stables	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.55
	Housing assumed capacity:			17
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN

# Housing and Economic Land Availability Assessment Summary of Sites



TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

LtHallingbury 001 RES - Land at Latchmore Bank, Little Hallingbury, CM22 7PJ

<b>Settlement:</b>		Little Hallingbury	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/18/2837/OP - Outline application with all matters reserved except for access for the erection of 5 no. dwellinghouses - refused and dismissed on appeal 20.11.2019				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.96
	Housing assumed capacity:			30
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

LtHallingbury 002 RES - Land East of Lower Road and West of Wrights Green Lane, Little Hallingbury, CM6 1GA

<b>Settlement:</b>		Little Hallingbury	<b>Source:</b>	Call for sites
<b>Site History:</b> Part of site: UTT/18/2837/OP 20.11.2019 refused and dismissed at appeal. Outline application with all matters reserved except for access for the erection of 5 no. dwellinghouses				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.24
	Housing assumed capacity:			85
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

LtHallingbury 003 RES - Land South of Goose Lane and East of Wrights Green Lane, Little Hallingbury, CM22 7RN

<b>Settlement:</b>		Little Hallingbury	<b>Source:</b>	Call for sites
<b>Site History:</b> None UTT/18/2465/FUL Section 73A retrospective application for the change of use from agricultural land to land for equine activities including the erection of stables and field protector				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural/grazing	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			5.10
	Housing assumed capacity:			134
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

LtHallingbury 004 RES - Land at Lower Road, Little Hallingbury, CM22 7QZ

<b>Settlement:</b>		Little Hallingbury	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.17
	Housing assumed capacity:			109
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites



LtHallingbury 005 RES - Land at Bonningtons, Little Hallingbury, CM22 7QW

<b>Settlement:</b>		Little Hallingbury	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.49
	Housing assumed capacity:			47
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

LtHallingbury 006 RES - Land South Of Green Corners, George Green, Latchmore Bank, Little Hallingbury, CM22 7PS

<b>Settlement:</b>	Little Hallingbury	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/19/1896/OP, UTT/21/1121/DFO - Details following outline application UTT/19/1896/OP for 5 no. dwellings. Details of layout, appearance, scale and landscaping. Not started March 2022			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.42	
	Housing assumed capacity:	76	
	Employment floorspace (sqm)		

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	AMBER	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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**LtHallingbury 007 RES - Dovecote, Lower road Little Hallingbury, Bishops Sortford, CM22 7QZ, CM22 7QZ**

<b>Settlement:</b>	Little Hallingbury	<b>Source:</b>	Call for Sites	
<b>Site History:</b>				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.42
	Housing assumed capacity:			76
	Employment floorspace (sqm)			

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

LtSampford 001 RES - Land at Merrylands Fields, north of B1051 Mill House Farm  
Gt Sampford, CB10 2RZ

<b>Settlement:</b>	Little Sampford	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.5	
	Housing assumed capacity:	16	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

LtSampford 002 RES - Tindon Field Opposite Salix Farm, Gt Sampford, CB10 2QE

<b>Settlement:</b>		Little Sampford	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.17
	Housing assumed capacity:			37
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	Site is deliverable, subject to overcoming identified constraints.

Site Classification	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Littlebury 001 RES - Rectory Farm, Littlebury, CB11 4TL

<b>Settlement:</b>		Littlebury		<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/1022/01/FUL Change of use of existing agricultural building to class A1 shop; associated office and storage - Approved 1.10.21. UTT/0234/05/FUL Change of use of redundant agricultural building to B1 class use. Approved 15.4.05					
<b>USAGE:</b>	<b>Existing use:</b>	Shop, associated offices, B1 Use, Storage & Agricultural Buildings		<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>				1.08
	Housing assumed capacity:				34
	Employment floorspace (sqm)				N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>		No	

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>		GREEN	

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>		GREEN	

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Littlebury 002 EMP - Rectory Farm, Littlebury, CB11 4TL

<b>Settlement:</b>		Littlebury		<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/1022/01/FUL Change of use of existing agricultural building to class A1 shop; associated office and storage - Approved 1.10.21. UTT/0234/05/FUL Change of use of redundant agricultural building to B1 class use. Approved 15.4.06					
<b>USAGE:</b>	<b>Existing use:</b>	Mixed uses - shop, associated offices, agricultural buildings	<b>Proposed use:</b>	Commercial	
<b>CAPACITY:</b>	<b>Area (ha):</b>				1.08
	Housing assumed capacity:				0
	Employment floorspace (sqm)				4320

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Littlebury 003 RES - Land west of Cambridge Road, CB11 4TN



<b>Settlement:</b>		Littlebury	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			5.11
	Housing assumed capacity:			134
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN

# Housing and Economic Land Availability Assessment Summary of Sites



TPO	AMBER	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access


Highways	AMBER
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## Conclusions

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## LtDunmow 001 RES - Land to the east of Station Road, Flitch Green, Little Dunmow

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential, public open space and potential community uses
<b>CAPACITY:</b>	<b>Area (ha):</b>			7.87
	Housing assumed capacity:			207
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN



TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## LtDunmow 002 RES - East of Station Road, Little Dunmow

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Recreational Use	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.61
	Housing assumed capacity:			51
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## LtDunmow 003 RES - Moors Fields, Station Road, Flitch Green

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	<b>Call for sites</b>
<p><b>Site History:</b> UTT/21/3596/OP Approved 2.3.23. Outline planning application (with all matters reserved except for means of access from Station Road) for residential development of up to 160 dwellings (REDUCED FROM 180 dwellings) , a countryside park, up to 100sqm of office hub floorspace, sustainable urban drainage system and associated infrastructure (AMENDED PLANS &amp; ADDITIONAL INFORMATION INCLUDING reduction in units, increased open space &amp; additional highway measures). UTT/22/3470/OP validated 12th January 2023 Pending. Hybrid Planning Application - Outline application for up to 72 dwellings (Use Class C3) together with a building for use falling within Use Class E (a) or (b) or (c ii) or (c iii) or (d) or (e) or (f) or (g i) with all matters reserved, except access and structural landscaping. Full application for access and structural landscaping</p>				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential, Flexible community /employment uses, allotments and public open space
<b>CAPACITY:</b>	<b>Area (ha):</b>			14.09
	Housing assumed capacity:			370
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

**Natural Environment**

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	AMBER
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years.
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## LtDunmow 004 RES - Land off Station Road, Flich Green

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/18/3424/OP Refused and Appeal Dismissed 23.9.2019 - Outline planning application for the erection of up to 240 dwellings with public open space and associated works				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			11.52
	Housing assumed capacity:			302
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**LtDunmow 005 RES - Land east of Station Road, Little Dunmow**

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						7.83
	Housing assumed capacity:						206
	Employment floorspace (sqm)			N/A			

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>


**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

## LtDunmow 006 RES - Land east of Station Road, Little Dunmow

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			5.08
	Housing assumed capacity:			133
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## LtDunmow 007 RES - Land east of Station Road, Little Dunmow

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			5.08
	Housing assumed capacity:			133
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## LtDunmow 008 RES - Land west of Station Road, Little Dunmow

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			7.17
	Housing assumed capacity:			188
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## LtDunmow 009 RES - Land west of Station Road, Little Dunmow

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.78
	Housing assumed capacity:			99
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## LtDunmow 010 RES - Land west of Station Road, Little Dunmow

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.78
	Housing assumed capacity:			99
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## LtDunmow 011 RES - Priory Lodge Station Road, Little Dunmow CM6 3HF

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/3556/OP - Outline application with all matters reserved except for access for the demolition of all commercial buildings and removing of commercial storage and the erection of 8 no. detached dwellings, modifying the existing access to Priory Lodge, UTT/20/2148/DFO approved. Under construction March 2022.				
<b>USAGE:</b>	<b>Existing use:</b>	Arable Farmland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.54
	Housing assumed capacity:			17
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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## LtDunmow 012 RES - Land to the East Of Station Road, Little Dunmow

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/1039/OP UTT/21/3182/FUL Approved 22.4.22 - Proposed erection of 9 no. detached dwellings, provision of new access and associated landscaping and parking.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.08
	Housing assumed capacity:			34
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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## LtDunmow 013 RES- The Moors Moors Lane, Little Dunmow

<b>Settlement:</b>		Little Dunmow	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/2600/FUL - Proposed demolition of the existing 12 bungalows on the site, and replacement with 16 new fit for purpose dwellings (8x 1B2P Flats and 8x 2B4P) - Built March 2022				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.54
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered deliverable 15+ years</b>
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## LtDunmow 014 EMP - The Ley Dunmow Road, Dunmow, south of B1256

<b>Settlement:</b>	Little Dunmow	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Commercial
<b>CAPACITY:</b>	<b>Area (ha):</b>	4.24	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	16,960	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>


**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

## Manuden 001 RES - Land To The North Of Stewarts Way, Manuden, CM23 1BQ

<b>Settlement:</b>		Manuden	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/19/0022/OP allowed on appeal 11.1.2021. Outline application with all matters reserved except access, for up to 22 dwellings, including 40% affordable units. Provision for children's nursery/pre-school (Class D1), with associated car parking. Creation of vehicular and pedestrian access from The Street. Provision of public open spaces, play area, landscaping and Resource Centre. Provision of balancing pond and associated drainage infrastructure.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.80
	Housing assumed capacity:			0
	Employment floorspace (sqm)			

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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## MargaretRdg 001 RES - Land at Margaret Roding

<b>Settlement:</b>	Margaret Roding	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	1.38	
	Housing assumed capacity:	43	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	AMBER	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**MargaretRdg 002 RES - Farm Building at Marks Hall, Marks Hall Lane, Margaret Roding, Dunmow CM6 1QT**

<b>Settlement:</b>		Margaret Roding	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/19/2024/PAQ3 - Prior Notification of change of use of agricultural building to 5 no. dwellings				
<b>USAGE:</b>	<b>Existing use:</b>	Farm Building	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.03
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN



<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Newport 001 RES - Land north of Salmon Field, Cambridge Road, Newport, CB11 3TT

<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						1.56
	Housing assumed capacity:						49
		Employment floorspace (sqm)			N/A		

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Newport 002 RES - Land south of Bury Water Lane, Newport, CB11 3DD

<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.28
	Housing assumed capacity:			60
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Newport 003 RES - Land south of Bricketts, London Road, Newport, CB11 3PP

<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/16/1290/OP extant permission for up to 11 dwellings. UTT/18/1827/FUL appeal dismissed - application for 20 dwellings considered to harm character and appearance of the area				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.64
	Housing assumed capacity:			20
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Newport 004 RES - Land North of Bury Water Lane, Newport, CB11 3TZ



<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.20
	Housing assumed capacity:			84
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

## Newport 005 RES - Land south of Bury Water Lane, Newport, CB11 3UB

<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/20/3039/PIP refused 25.2.2022. Appeal Dismissed - Application for permission in principle for the erection of min. 3 dwellings and max. 4 dwellings				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.49
	Housing assumed capacity:			15
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Newport 006 RES - Five Acres, Whiteditch Lane, Newport, CB11 3NW

<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/20/0843/FUL appeal dismissed 5.7.2021 - 5 no. New Build Residential Units and associated highways works				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.58
	Housing assumed capacity:			18
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Newport 007 RES - The Old Chalk Pit, Chalk Farm Lane, Newport, CB11 3PL



<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.95
	Housing assumed capacity:			30
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Newport 008 RES - Land north of Wicken Road, Newport, CB11 3QF

<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/18/1026/OP refused, appeal dismissed 13.12.2019 - Outline planning application for up to 74 dwellings including access, open space and landscaping with all matters reserved save for access				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			6.43
	Housing assumed capacity:			169
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

### Newport 009 RES - Land at Pond Cross Farm, Frambury Lane, Newport, CB11 3QH

<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/17/2868/OP refused, appeal dismissed 30.8.2019 - Outline planning application for the development of up to 150 dwellings (Use Class C3), provision of land for community allotments, associated strategic landscaping, open space, and associated highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access, on land to the South of Wicken Road, Newport				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			10.74
	Housing assumed capacity:			282
	Employment floorspace (sqm)			N/A

#### Suitability Criteria

##### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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##### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

##### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

##### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

##### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

### Newport 010 RES - Land at Pond Cross Farm, Frambury Lane, Newport, CB11 3PU

<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/17/2868/OP refused, appeal dismissed 30.8.2019 - Outline planning application for the development of up to 150 dwellings (Use Class C3), provision of land for community allotments, associated strategic landscaping, open space, and associated highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access, on land to the South of Wicken Road, Newport				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			26.18
	Housing assumed capacity:			550
	Employment floorspace (sqm)			N/A

#### Suitability Criteria

##### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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##### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

##### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

##### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

##### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Newport 011 RES - Wyndhams Croft, Whiteditch Lane, Newport, CB11 3UD

<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/17/0140/OP refused - UTT/18/1027/FUL refused 7.11.19 - Proposal for the demolition of existing outbuildings and the erection of 4 no. detached dwellings with associated amenity space and parking.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.79
	Housing assumed capacity:			25
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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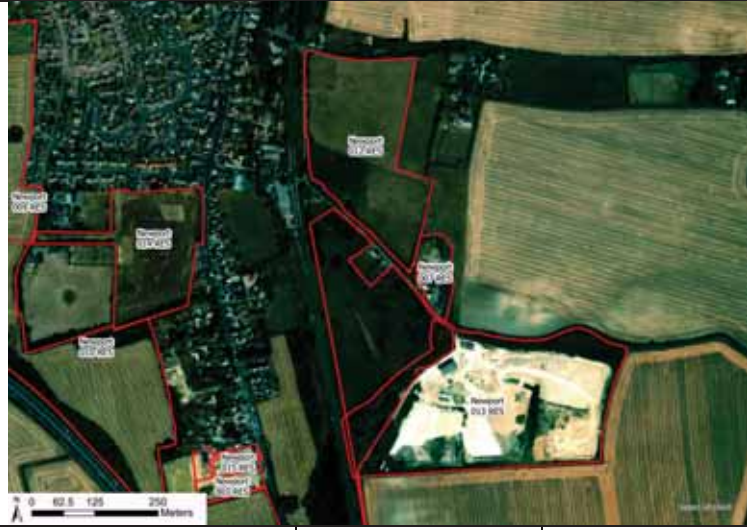
**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Newport 012 RES - Land to the east of Newport, east of Chalk Farm Lane, CB11 3RX

<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			13.65
	Housing assumed capacity:			358
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	AMBER	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Newport 013 RES - Chalk Farm Quarry, Newport, CB11 3SU

<b>Settlement:</b>		Newport	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/0099/CC ECC recycling plant and chalk extraction - No objections				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			12.77
	Housing assumed capacity:			335
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	AMBER

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

## Newport 014 RES - Land West of London Road, Newport, CB11 3PR

<b>Settlement:</b>	Newport	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/15/1869/FUL allowed on appeal 27.10.2017. UTT/20/2632/FUL Approved 24.5.22 - Construction of 89 new dwellings, vehicular access from London Road and associated parking, open space and landscaping. Including the provision of ball catch netting for the recreation club, a car park and associated access for Newport Primary School including landscaping improvements, an off-site playground highway improvements to the bridleway and associated development.			
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	4.5	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscapes Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

#### Historic Environment

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Newport 015 RES - Bricketts, London Road, Newport, CB11 3PP

<b>Settlement:</b>	Newport	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/16/1290/OP, UTT/19/2900/DFO, Details following outline application UTT/16/1290/OP - Details of appearance, landscaping, layout and scale for 11 dwellings. Completed at March 2023.			
<b>USAGE:</b>	<b>Existing use:</b>	Residential/ Scrubland	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	1.25	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

Land Classification	Mixture	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as site has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C:</b> Not considered developable 15+ years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Newport 016 RES - The Joyce, Frankland Academy, Cambridge Road, Newport, CB11 3TR

<b>Settlement:</b>		Newport	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/0739/FUL, Refused, allowed on Appeal 23.11.18The erection of 24 dwellings with associated access, car and cycle parking and landscaping, drainage and acoustic fencing, construction of a new multi-use games area (MUGA) and floodlights, replacement floodlighting to existing artificial turf pitch, construction of new fenced tarmacadam courts for tennis and netball, first floor and side extension to the Wawn sports pavilion, new brick electrical cupboard and reconfigured car parking. Completed at March 2023				
<b>USAGE:</b>	<b>Existing use:</b>	Playing Fields/ Recreation Ground	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.41
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN



Landscape Sensitivity	AMBER	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	AMBER
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C:</b> Not considered developable 15+ years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Newport 017 RES - Land at Holmwood, Whiteditch Lane, Newport, Saffron Walden, CB11 3UD

<b>Settlement:</b>	Newport	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/19/1064/DFO Details following outline application UTT/15/0879/OP for 12 dwellings (allowed on appeal under reference APP/C1570/W/15/3137906) Details of Layout, scale, appearance and landscaping. Approved 24.1.2020			
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland/ Residential	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	1.42	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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**Newport 018 RES - Coach And Horses Inn, Cambridge Road, Newport, Saffron Walden, CB11 3TR**

<b>Settlement:</b>		Newport	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/20/0803/FUL, UTT/20/3370/FUL - Both refused and dismissed at appeal 27.5.21. Erection of five dwellings on land to the rear of the existing public house utilising existing access off Cambridge Road, reconfiguration of public house car park, with associated hard and soft landscaping.				
<b>USAGE:</b>	<b>Existing use:</b>	Pub Garden	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.44
	Housing assumed capacity:			14
	Employment floorspace (sqm)			N/A

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>AMBER</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

QuendonR 001 RES - Land north east of St Simon and St Jude, Quendon, CB11 3XL

<b>Settlement:</b>		Quendon Roding	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.88
	Housing assumed capacity:			28
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

QuendonR 002 RES - Land south of St Simon and St Jude, Quendon, CB11 3XJ

<b>Settlement:</b>		Quendon Roding	<b>Source:</b>		Call for sites
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				2.56
	Housing assumed capacity:				67
	Employment floorspace (sqm)				N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

QuendonR 003 RES - Land at Coney Acre, South of Brick Kiln Lane, Rickling Green, CB11 3YH

<b>Settlement:</b>	Quendon Roding	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	1.47	
	Housing assumed capacity:	46	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites



QuendonR 004 RES - Land at Belcham's Lane, Rickling Green, CB11 3YG

<b>Settlement:</b>		Quendon Roding	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			6.36
	Housing assumed capacity:			167
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**


Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**QuendonR 006 RES - Foxley House, Rickling Green Road, Rickling Green, Saffron Walden CB11 3YD, CB11 3YD**

<b>Settlement:</b>		Quendon Roding	<b>Source:</b>	Neighbourhood Plan allocation
<b>Site History:</b> UTT/21/1153/PIP Approved. Application for permission in principle for the erection of min. 7 dwellings and max. 9 dwellings.				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.90
	Housing assumed capacity:			28
	Employment floorspace (sqm)			N/A

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	AMBER	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years.</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

SafWalden 001 RES - Land east of Shire Hill Farm and south of Radwinter Road, CB10 2NW

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			30.02
	Housing assumed capacity:			811
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

SafWalden 002 RES - Land to the north of De Vigier Avenue, Saffron Walden, CB10 2GX

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/20/2105/OP appeal in progress - 12 dwellings refused 5.1.2022. UTT/18/2297/OP (12 dwellings - lost at appeal due to failure to demonstrate impact on biodiversity, specifically to calcareous grassland and Common Lizard).				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.48
	Housing assumed capacity:			19
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

SafWalden 003 RES - Land south of Radwinter Road, (East of Griffin Place)  
Saffron Walden, CB10 2NP

<b>Settlement:</b>	Saffron Walden	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/2509/OP refused 18.3.22 appeal allowed 23.9.22. Outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	17.47	
	Housing assumed capacity:	472	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years.</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

SafWalden 004 RES - 46 Radwinter Road, Saffron Walden, CB10 2JZ

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.43
	Housing assumed capacity:			17
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

SafWalden 005 RES - Herberts Farm, Debden Road, Saffron Walden, CB11 3JS

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						12.07
	Housing assumed capacity:						407
		Employment floorspace (sqm)			N/A		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

SafWalden 006 RES - Land south of Saffron Walden, CB11 4DU



<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			23.02
	Housing assumed capacity:			622
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	AMBER	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

SafWalden 008 RES - Land north east of Thaxted Road, Saffron Walden, CB10 2UR

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Call for sites
<b>Site History:</b> None on site. Site adjacent to UTT/18/0824/OP and UTT/19/2355/DFO allowed on appeal. Proposal for 150 residential dwellings				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.09
	Housing assumed capacity:			138
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	GREEN
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

SafWalden 009 EMP - Land north east of Thaxted Road, Saffron Walden, CB10 2UR

<b>Settlement:</b>	Saffron Walden	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural	<b>Proposed use:</b>	Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>	4.09	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	16360	

## Suitability Criteria

### National Constraints

Land Classification	Greenfield	Settlement Development Limits	GREEN
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

### SafWalden 010 RES - Former Friends School Playing Field, Saffron Walden, CB11 3EP

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/1744/OP (refused on design/layout, harm to protected open space, conservation area and Locally listed school buildings) - Refused 19.3.21				
<b>USAGE:</b>	<b>Existing use:</b>	Former school playing field	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			7.05
	Housing assumed capacity:			238
	Employment floorspace (sqm)			N/A

#### Suitability Criteria

##### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	GREEN
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##### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	AMBER
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	AMBER
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>AMBER</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## SafWalden 011 RES - Former Friends School, Saffron Walden, CB11 4AL

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/22/1040/PINS   Consultation on S62A/22/0000002 for conversion of buildings and demolition of buildings to allow redevelopment to provide 96 dwellings, swimming pool and changing facilities, associated recreation facilities, access and landscaping. Permitted 11 Oct 2022				
<b>USAGE:</b>	<b>Existing use:</b>	Former school	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.28
	Housing assumed capacity:			111
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	AMBER
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	AMBER
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	AMBER
<b>Conservation Area</b>	AMBER	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

SafWalden 012 RES - Land west of Little Walden Road, Saffron Walden, CB10 2DN

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.22
	Housing assumed capacity:			49
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

SafWalden 013 RES - Land east of Petts Lane, Little Walden, CB10 1XH

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1
	Housing assumed capacity:			41
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

SafWalden 014 RES - Parkside, Saffron Walden, CB10 1DG



<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Housing Team
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.32
	Housing assumed capacity:			14
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	AMBER
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	AMBER	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

SafWalden 016 MIX - UBLR/17/001 56 High Street, Saffron Walden CB10 1EF



<b>Settlement:</b>		Saffron Walden	<b>Source:</b>		Brownfield Land Register			
<b>Site History:</b> None								
<b>USAGE:</b>	<b>Existing use:</b>					Retail	<b>Proposed use:</b>	Residential, Retail, Offices
<b>CAPACITY:</b>	<b>Area (ha):</b>					9.00		
	Housing assumed capacity:					4		
		Employment floorspace (sqm)	N/A					

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	AMBER
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

SafWalden 017 RES - UBLR/17/002 Viceroy Coaches, Rear of 10-12 Bridge Street, Saffron Walden, CB10 1BU

<b>Settlement:</b>	Saffron Walden	<b>Source:</b>	Brownfield Land Register
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.244	
	Housing assumed capacity:	11	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

Land Classification	Brownfield	Settlement Development Limits	GREEN
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	AMBER
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

SafWalden 018 RES - UBLR/17/005 Jossaume, Thaxted Road, Saffron Walden  
CB11 3AA

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Brownfield Land Register
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.417
	Housing assumed capacity:			17
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

Land Classification	Brownfield	Settlement Development Limits	GREEN
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	AMBER
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

SafWalden 020 EMP - Land at Ashdon road, Saffron Walden, CB10 2JP

<b>Settlement:</b>	Saffron Walden	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/1572/12/DFO Details following outline application UTT/0400/09/OP for mixed use development comprising the construction of 130 residential units (37 units of affordable housing) and approximately 3800 square metres of Class B1 employment land with associated access points, play areas, open space, landscaping and associated ancillary works - Completed 2023.			
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b> Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>	3.71	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

Land Classification	Brownfield	Settlement Development Limits	GREEN
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

**SafWalden 021 MIX - Commercial Centre, Ashdon Road, Saffron Walden, CB10 2NH**

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Employment Land Monitoring
<p><b>Site History:</b> UTT/17/3413/OP allowed on appeal 10.10.2019 - Outline permission with all matters other than access reserved for the erection of up to 55 dwellings, up to 3,650m<sup>2</sup> of B1, B2 and or D2 floorspace in the alternative, (with the maximum GIA of the D2 floorspace not to exceed 940m<sup>2</sup>) and the erection of up to 335m<sup>2</sup> of A1 floor space (with the net retail sales area not to exceed 279m<sup>2</sup> GIA) together with associated open space, landscaping, parking and supporting infrastructure. UTT/22/2036/DOC - Application to discharge condition 7 (lighting) attached to UTT/17/3413/OP approved under APP/C1570/W/18/3218383 – July 2022</p>				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Mixed
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.78
	Housing assumed capacity:			0
	Employment floorspace (sqm)			940

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

#### *Historic Environment*

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN

#### *Highways and Access*

Highways	AMBER
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#### *Conclusions*

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment Summary of Sites

## SafWalden 022 EMP - Land To The East Of Shire Hill, Saffron Walden, CB11 3AQ

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/17/3429/OP allowed on appeal 29.11.2019 - Outline planning application, with all matters reserved except for access, for Business Use (Use Class B1) together with associated infrastructure including roads, drainage, access details from Shire Hill. Discharge of Condition UTT/22/2977/DFO submitted 8th November 2022.				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.59
	Housing assumed capacity:			0
	Employment floorspace (sqm)			2360

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

**SafWalden 024 RES - Ashdon Rd, Commercial Centre, Ashdon Rd, Saffron Walden, CB10 2NQ**

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Housing Land Monitoring
<p><b>Site History:</b> UTT/13/2423/OP, UTT/15/0455/DFO, UTT/16/2701/DFO Reserved Matters (appearance, landscaping, layout and scale) pursuant to UTT/13/2423/OP for Phases 1b, 2 and 4 to provide 160 dwelling houses – Completed at March 2023.</p> <p>UTT/17/3413/OP. Outline permission with all matters other than access reserved for the erection of up to 55 dwellings, up to 3,650m<sup>2</sup> of B1, B2 and or D2 floorspace in the alternative, (with the maximum GIA of the D2 floorspace not to exceed 940m<sup>2</sup>) and the erection of up to 335m<sup>2</sup> of A1 UTT/20/0921/DFO. Details following outline application UTT/17/3413/OP - Erection of 4no. commercial buildings for use as B1, B2 and/or D2</p>				
<b>USAGE:</b>	<b>Existing use:</b>	Residential/ Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			12.88
	Housing assumed capacity:			435
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

#### *Historic Environment*

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN

#### *Highways and Access*

Highways	AMBER
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#### *Conclusions*

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	C: Not considered developable 15+ years
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# Housing and Economic Land Availability Assessment Summary of Sites

## SafWalden 025 RES - Land South of Radwinter Road, Saffron Walden, CB10 2PS

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/13/3467/OP, UTT/16/1856/DFO - Application for the approval of matters reserved by outline planning permission UTT/13/3467/OP comprising the erection of 200 dwellings. Completed at March 2023.				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			13.13
	Housing assumed capacity:			443
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

SafWalden 026 RES - Land Off Little Walden Road, Saffron Walden, CB10 2SY

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>		Housing Land Monitoring
<b>Site History:</b> UTT/18/2959/DFO - Reserved matters following UTT/16/2210/OP for 85 residential dwellings. - Under construction March 2022, 50 units outstanding					
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential	
<b>CAPACITY:</b>	<b>Area (ha):</b>				4.49
	Housing assumed capacity:				152
	Employment floorspace (sqm)				N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	AMBER	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment

## Summary of Sites

SafWalden 027 RES - Land Behind The Old Cement Works, Thaxted Road, Saffron Walden, CB10 2UQ

<b>Settlement:</b>	Saffron Walden	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/3038/DFO, UTT/20/0864/FUL - Appeal Allowed 27.7.21 - Under construction March 2022, 50 units outstanding			
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.96	
	Housing assumed capacity:	39	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

## SafWalden 028 RES - Land East Of Thaxted Road, Saffron Walden, CB11 3EG

<b>Settlement:</b>	Saffron Walden	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/0824/OP UTT/19/2355/DFO allowed on appeal 29.1.2021. Under construction at March 2022. Approval of Reserved Matters following outline application UTT/18/0824/OP details of layout, scale, landscaping and appearance relating to the development of the site to provide 150 residential dwellings (Use Class C3) and associated infrastructure works.			
<b>USAGE:</b>	<b>Existing use:</b>	Residential/ Scrubland	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	9.27	
	Housing assumed capacity:	313	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

## SafWalden 029 RES - Land At Thaxted Road, Saffron Walden, CB10 2SG

<b>Settlement:</b>	Saffron Walden	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/2820/FUL - Proposed erection of 14 dwellings provided as affordable housing – Completed at March 2023.			
<b>USAGE:</b>	<b>Existing use:</b>	Car Park	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>		0.54
	Housing assumed capacity:		22
	Employment floorspace (sqm)		N/A

### Suitability Criteria

#### National Constraints

Land Classification	Brownfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation		No	

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone		GREEN	

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence		GREEN	



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

SafWalden 030 RES - Former Walden Dairy, 135 Thaxted Road, Saffron Walden, CB11 3BJ

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/3399/FUL - Demolition of existing buildings and erection of 7 no. residential units. Not started Mar 2022. Been a number of discharge/variation of condition applications, most recent approved 24th Mar 2023.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.14
	Housing assumed capacity:			6
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

SafWalden 031 RES - Auton Croft, Saffron Walden, CB11 4BB

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Housing Team
<b>Site History:</b> UTT/20/3354/FUL withdrawn - Proposed development of 14 no. dwellings including associated external works and parking				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.52
	Housing assumed capacity:			21
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

SafWalden 034 RES - The Gate Inn, 74 Thaxted Road, Saffron Walden, CB11 3AG

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/20/3429/FUL allowed on appeal 16.3.2022. - Proposed conversion of existing restaurant (A3) to 2 no. dwellings (C3), including part demolition of single storey rear elements and erection of ground floor and first floor extensions. Erection of 3 no. detached dwellings to rear of site utilising existing access of Thaxted Road, with associated parking and hard/ soft landscaping. UTT/21/2629/FUL refused				
<b>USAGE:</b>	<b>Existing use:</b>	Restaurant	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.13
	Housing assumed capacity:			6
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	AMBER
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

### Historic Environment

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

**SafWalden 035 RES - Land North Of Shire Hill Farm, Shire Hill, Saffron Walden, CB10 2PS**

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/2832/OP approved. Outline application (with all matters reserved except access) for up to 100 dwellings, including affordable accommodation, in addition to the provision of land to facilitate an extension to the approved primary school (Planning Application Ref: UTT/13/3467/OP), and associated open space, drainage, landscaping, access and parking. UTT/21/3565/DFO pending.				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			7.05
	Housing assumed capacity:			238
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscapes Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

SafWalden 036 RES - Land to the North East of Thaxted Road, Granite, Knight Park, Saffron Walden, CB11 4AT

<b>Settlement:</b>	Saffron Walden	<b>Source:</b>	Active engagement
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.09	
	Housing assumed capacity:	71	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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## SafWalden 037 RES - Land to the South of Debden Road, CB10 2UP

<b>Settlement:</b>		Saffron Walden	<b>Source:</b>	Active engagement
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			10.91
	Housing assumed capacity:			368
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Strategic Land Availability Assessment Summary of Sites

SewardsEnd 001 RES - Plots 41, 43, 45, 47, 49, 51, Radwinter Road, Sewards End, Saffron Walden, CB10 2LR

<b>Settlement:</b>		Sewards End	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.60
	Housing assumed capacity:			19
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Strategic Land Availability Assessment Summary of Sites

SewardsEnd 002 RES - Land west of Cole End Lane, Sewards End, CB10 2LQ

<b>Settlement:</b>		Sewards End	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.27
	Housing assumed capacity:			60
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Strategic Land Availability Assessment Summary of Sites



SewardsEnd 003 RES - Land at 6 Walden Road, Sewards End, CB10 2LF

<b>Settlement:</b>		Sewards End	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.81
	Housing assumed capacity:			57
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

# Strategic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.
Site Classification	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 001 RES - Alsa Lodge, Alsa Street, Stansted, CM24 8GE



<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Residential, children's nursery, former quarry	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.82
	Housing assumed capacity:			100
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>AMBER</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Stansted 002 RES - Land south of Elsenham Road, Stansted Mountfitchet, CM24 8SS

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.34
	Housing assumed capacity:			114
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 003 RES - Land at Pines Hill, Stansted Mountfitchet, CM24 8EY

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/2730/OP refused and dismissed at appeal 21.12.21- Outline planning permission with all matters reserved except access, for up to 31 no. dwellings.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential, vacant land	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			1
	Housing assumed capacity:			32
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

Land Classification	Brownfield	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Stansted 004 EMP - Land adjacent to M11 Business Link, Parsonage Lane  
Stansted (option 1), CM24 8GF

<b>Settlement:</b>	Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Employment	<b>Proposed use:</b> Employment Class B and E
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.49	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	1960	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Stansted 005 EMP - Land adjacent to M11 Business Link, Parsonage Lane, Stansted (option 2), CM24 8GF

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.58
	Housing assumed capacity:			0
	Employment floorspace (sqm)			14320

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Stansted 006 EMP - Land adjacent to M11 Business Link Parsonage Lane  
Stansted (option 3), CM24 8GF

<b>Settlement:</b>	Stansted		<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>	Employment, Agricultural	<b>Proposed use:</b>	Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>			11.07
	Housing assumed capacity:			0
	Employment floorspace (sqm)			44280

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Stansted 007 EMP - Land South of Alsa Business Park, Alsa Street, Stansted, CM24 8SQ

<b>Settlement:</b>	Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.55	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	2200	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 008 RES - Land off B1051 Elsenham, CM24 8ST

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Vacant	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						0.43
	Housing assumed capacity:						14
		Employment floorspace (sqm)			N/A		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 009 RES - Land to the west of Stansted Mountfitchet, CM24 8TH

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			39.70
	Housing assumed capacity:			834
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

Land Classification	Mixture	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER

Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	AMBER	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	AMBER	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 010 RES - Land south of Bentfield End Causeway, Stansted  
Mountfitchet, CM24 8JG

<b>Settlement:</b>	Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural and some residential	<b>Proposed use:</b> Replacement housing and residential led development
<b>CAPACITY:</b>	<b>Area (ha):</b>		5.96
	Housing assumed capacity:		156
	Employment floorspace (sqm)		N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	AMBER	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Stansted 011 RES - Land west of Pennington Lane, Stansted Mountfitchet, CM24 8XW

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/20/2121/OP refused and dismissed at appeal - Outline planning application with all matters reserved except access for up to 168 dwellings (Class C3) including 40% affordable homes, public open space including local equipped area for play, sustainable drainage systems, landscaping and all associated infrastructure and development.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential led development, including public open space, landscaping and sustainable drainage
<b>CAPACITY:</b>	<b>Area (ha):</b>			9.12
	Housing assumed capacity:			239
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER



TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

**Stansted 012 RES - Land west of Pennington Lane, Stansted Mountfitchet, CM24 8XW**

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<p><b>Site History:</b> UTT/20/2121/OP - Outline planning application with all matters reserved except access for up to 168 dwellings (Class C3) including 40% affordable homes, public open space including local equipped area for play, sustainable drainage systems, landscaping and all associated infrastructure and development - Refused. 21/00031/REF - Appeal - Outline planning application with all matters reserved except access for up to 168 dwellings (Class C3) including 40% affordable homes, public open space including local equipped area for play, sustainable drainage systems, landscaping and all associated infrastructure and development. APPEAL DISMISSED</p>				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential-led development (including public open space, landscaping and sustainable drainage) and areas of retained agriculture.
<b>CAPACITY:</b>	<b>Area (ha):</b>	52.84		
	Housing assumed capacity:	1110		
	Employment floorspace (sqm)	N/A		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

### Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN

### Highways and Access

Highways	AMBER
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### Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 013 RES - Land east of High Lane, Stansted Mountfitchet, CM24 8LW

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	8.98		
	Housing assumed capacity:	236		
	Employment floorspace (sqm)	N/A		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 014 RES - Land at Snakes Lane, Stansted Mountfitchet, CM24 8SU

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.30
	Housing assumed capacity:			11
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 015 RES - Land west of Cambridge Road and north of Walpole Meadows, Stansted Mountfitchet, CM24 8XZ

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/23/0102/SCO - Request for a Screening Opinion for a residential development (up to 350 dwellings) and parkland, incorporating open space, landscaping, children's play area, land reserved for a community use, formation of a vehicular access and associated infrastructure.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential, educations, community uses, open spaces.
<b>CAPACITY:</b>	<b>Area (ha):</b>			23.01
	Housing assumed capacity:			483
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER



Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Stansted 016 RES - Eastfield Stables, May Walk, Stansted Mountfitchet, CM24 8ST

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/20/1643/FUL refused, dismissed at appeal 4.10.21 - Erection of 11 no. dwellings including alterations to existing access, formation of new internal road, landscaping and associated infrastructure				
<b>USAGE:</b>	<b>Existing use:</b>	Vacant - previous uses agricultural, paddock	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.30
	Housing assumed capacity:			87
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 017 RES - B1051, Stansted, CM24 8ST



<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agriculture	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						3.55
	Housing assumed capacity:						93
		Employment floorspace (sqm)			N/A		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 018 RES - Land at Elms Farm, Stansted Mountfitchet, CM24 8SH

<b>Settlement:</b>	Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	8.81	
	Housing assumed capacity:	231	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 019 RES - Stansted Youth Centre, Lower Street Stansted, CM24 8LP

<b>Settlement:</b>	Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.18	
	Housing assumed capacity:	6	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

Land Classification	Brownfield	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

### Historic Environment



<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	AMBER
<b>Conservation Area</b>	AMBER	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 020 EMP - Stansted Youth Centre, Lower Street Stansted, CM24 8LP

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.18
	Housing assumed capacity:			0
	Employment floorspace (sqm)			1800

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>AMBER</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 021 RES - Land to rear of 19 Bentfield Causeway, Stansted  
Mountfitchet, CM24 8HU

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.23
	Housing assumed capacity:			39
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	AMBER	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>AMBER</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Stansted 022 RES - Land south of Elsenham Road, Stansted Mountfitchet, CM24 8SS

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.56
	Housing assumed capacity:			120
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Stansted 023 RES - Land east of High Lane, Stansted Mountfitchet, CM24 8LQ

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/22/0457/OP Pending - Outline application with all matters reserved except for access for up to 30 no. dwellings, parking, landscaping, access and all associated development.				
<b>USAGE:</b>	<b>Existing use:</b>	Forestry Commission commercial plantation	<b>Proposed use:</b>	Residential development and areas of retained and enhanced woodland.
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.45
	Housing assumed capacity:			91
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER



Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 024 RES - Land east of High Lane, Stansted Mountfitchet, CM24 8TY

<b>Settlement:</b>		Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/22/0457/OP for up to 30 no. dwellings, parking, landscaping, access and all associated development. pending consideration (Feb 2022)				
<b>USAGE:</b>	<b>Existing use:</b>	Forestry Commission commercial plantation	<b>Proposed use:</b>	Residential development and areas of retained and enhanced woodland.
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.45
	Housing assumed capacity:			91
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Stansted 025 EMP - Stansted Northside, First Avenue, Stansted Mountfitchet, CM24 1RY

<b>Settlement:</b>	Stansted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/22/0434/OP pending. Outline application for demolition of existing structures and redevelopment of 61.86Ha to provide 195,100sqm commercial / employment development predominantly within Class B8 with Classes E(g), B2 and supporting food retail/ food/beverage/nursery uses within Classes E (a), E(b) and E(f) and associated access/highway works, substation, strategic landscaping and cycle route with matters of layout, scale, appearance and other landscaping reserved			
<b>USAGE:</b>	<b>Existing use:</b>	Airport related uses	<b>Proposed use:</b> General employment use including logistics
<b>CAPACITY:</b>	<b>Area (ha):</b>	103.53	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	414120	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

### Stansted 026 RES - Almont House, High Lane, Stansted, CM24 8LE, CM24 8LE

<b>Settlement:</b>		Stansted	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/19/1585/FUL refused 2.10.20 - Redevelopment of the site comprising demolition of the existing structures including Almont House and Westwinds, and the construction a 75-bedroom care home (Use Class C2) across two and a half storeys (plus part lower ground floor). The application also includes upgrades to the site entrance from High Lane, additional planting to strengthen the existing mature trees on the boundaries of the site, associated car parking and provision of site infrastructure.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.65
	Housing assumed capacity:			20
	Employment floorspace (sqm)			N/A

#### Suitability Criteria

##### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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##### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites



Stansted 027 EMP - 14 Cambridge Road, Stansted, CM24 8BZ, CM24 8BZ

<b>Settlement:</b>		Stansted	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/16/2632/FUL Approved 13.2.17 - Mixed use development comprising 10 no. dwellings, ground floor retail unit with independent 1st floor office and 1.5 storey commercial building including associated garages, car parking and landscaping. 10 dwellings built, employment not started (Sept 2020). 97sqm retail (A1) 97 sqm financial & professional services (A2). Completed.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Employment. E(g)(i) and Commercial
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.45
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 028 RES - Land North Of Water Lane, Stansted, CM24 8BJ

<b>Settlement:</b>		Stansted	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/16/2865/OP UTT/19/2388/DFO - Approval of reserved matters following outline application UTT/16/2865/OP. Details of appearance, landscaping and layout relating to the redevelopment of the former gas holder site to provide 9 no. dwellings. Under construction at March 2022				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.15
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 029 RES - West Winds Normans Way, Stansted, CM24 8JS

<b>Settlement:</b>		Stansted	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/1991/FUL - Demolition of existing Westwinds property and erection of 5 new dwellings on Westwinds site and part of Almont House garden land - Approved 31.8.17. Expired 1.9.20				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.20
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Stansted 032 RES - Police Station Hargrave Close Stansted, CM24 8DL

<b>Settlement:</b>	Stansted	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/20/1241/FUL refused, dismissed at appeal 28.10.21- Conversion of and extension to the existing police station to create 8 no. self-contained dwellings, with associated parking and amenity areas, including demolition of existing extensions.			
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	8.00	
	Housing assumed capacity:	3	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 035 EMP - Land At Walpole Farm Cambridge Road Stansted, CM24 8TA,

<b>Settlement:</b>	Stansted	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/13/1618/OP, UTT/19/1394/NMA Non Material Amendment to UTT/13/1618/OP (FULL DETAILS CONTAINED WITHIN UTT/15/2746/DFO)- Reduction in number of approved footpaths from three to two - Approved 14.6.19. Completed			
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b> Employment B1
<b>CAPACITY:</b>	<b>Area (ha):</b>	10.37	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	600	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Stansted 036 RES - Marlensdale, Burton End, Stansted, CM24 8UF



<b>Settlement:</b>	Stansted	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/19/2666/OP - UTT/22/2094/DFO Approved 27.10.22 - Details following outline application. UTT/19/2666/OP for the demolition of existing agricultural buildings and erection of 5 no. dwellings - details of access, appearance, layout a			
<b>USAGE:</b>	<b>Existing use:</b>	Industrial/ Warehousing Units	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.27	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

Land Classification	Brownfield	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions


Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	A: Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Stepping 001 RES - Land to the East of Brick Kiln Lane and North of Pound Gate, Stebbing, CM6 3RG

<b>Settlement:</b>	Stebbing		<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/2082/FUL Refused 18.3.22 - Proposed erection of 60 no. dwellings with associated parking, amenity space, vehicular access, public footpaths and new trees and hedgerow.				
<b>USAGE:</b>	<b>Existing use:</b>	Majority agriculture, permission for 2 dwellings on land adjoining Pound Gate	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.99
	Housing assumed capacity:			78
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Stepping 002 MIX - Cafe Field, Land north of Dunmow Road, Stepping, CM6 3LF

<b>Settlement:</b>		Stepping	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			5.07
	Housing assumed capacity:			133
	Employment floorspace (sqm)			2000

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Stepping 003 RES - Land north of A120, Boxted Wood, Stebbing Green, CM77 6SH

<b>Settlement:</b>	Stebbing	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	109.45	
	Housing assumed capacity:	2298	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	GREEN



Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	AMBER		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	AMBER
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Stepping 005 MIX - Land north of the B1256 adjacent Saling Airfield, CM7 5DS

<b>Settlement:</b>		Stepping	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/17/3671/ACV Andrews Airfield on part of the site - To nominate property as Asset of Community value - Not Listed 16.2.18				
<b>USAGE:</b>	<b>Existing use:</b>	Primarily agriculture / Andrewsfield Airfield / some residential and employment.	<b>Proposed use:</b>	New garden community comprising residential led mixed development including employment, education, community, health, local retail, leisure, sport & recreation uses.
<b>CAPACITY:</b>	<b>Area (ha):</b>			805.59
	Housing assumed capacity:			16917
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN

Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	AMBER		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	AMBER

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Stebbing 006 MIX - Land west of Stebbing, CM6 3SA

<b>Settlement:</b>		Stebbing	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			130.58
	Housing assumed capacity:			2742
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Stebbing 007 RES - Land at Stebbing (Parcel 1A), CM6 3RA

<b>Settlement:</b>		Stebbing	<b>Source:</b>		Call for sites
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.98
	Housing assumed capacity:				31
	Employment floorspace (sqm)				N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Stebbing 008 RES - Land at Stebbing (Parcel 1B), CM6 3SH

<b>Settlement:</b>		Stebbing	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.90
	Housing assumed capacity:			28
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Stepping 009 RES - Land to the north of Rosemary Lane, Bran End, Stebbing, CM6 3RT

<b>Settlement:</b>		Stebbing	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/20/1102/OP appeal dismissed 27.8.2021 - Outline Planning Application for up to 60 (maximum) residential dwellings including access with all other matters reserved				
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.66
	Housing assumed capacity:			96
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Stepping 010 RES - Hornsea Lodge, Bran End, Stebbing, CM6 3RU

<b>Settlement:</b>		Stebbing	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.30
	Housing assumed capacity:			11
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

## Stepping 011 RES - H1 Garden/Paddock adjacent Watch House, CM6 3ST

<b>Settlement:</b>	Stepping	<b>Source:</b>	Neighbourhood Plan allocation
<b>Site History:</b> UTT/20/2626/OP refused. UTT/21/0330/OP approved 2021. Outline application for erection of 3 detached dwellings and 2 semi-detached dwellings with associated accesses and garaging with all matters reserved except access.			
<b>USAGE:</b>	<b>Existing use:</b>	Garden, Paddock	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.65	
	Housing assumed capacity:	20	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Stepping 012 RES - Land at Elm Croft, The Downs, Bran End, Stepping, CM6 3RJ

<b>Settlement:</b>		Stepping	<b>Source:</b>	Neighbourhood Plan allocation
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.98
	Housing assumed capacity:			31
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	AMBER	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Stepping 013 EMP - Electromagnetic Testing Services, Lubberhedges Lane, Stepping, CM6 3BT

<b>Settlement:</b>	Stepping	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/17/2998/FUL approved. Erection of new building including mezzanine floor and new 1st floor extension to existing welfare building. UTT/22/3412/NMA - Non Material Amendment to UTT/17/2998/FUL - Provision of new windows and revision to internal layouts. Completed.			
<b>USAGE:</b>	<b>Existing use:</b>	Industrial Units	<b>Proposed use:</b> Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.68	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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## Stepping 014 RES - Sabre House, Dunmow Road, Stebbing, CM6 3LF

<b>Settlement:</b>		Stebbing	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/2480/OP refused, Appeal Allowed 13.10.22. Outline application. with all matters reserved except for access, to demolish all buildings and remove commercial uses(cars sales and airport parking etc) and construct residential development of up to 9 dwellings.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.45
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Takeley 002 MIX - Land north of Dunmow Road, Takeley Street, CM22 6QR

<b>Settlement:</b>		Takeley	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			34.47
	Housing assumed capacity:			724
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>AMBER</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Takeley 003 RES - Land adjoining Millers, Takeley (Option 1), CM22 6RL

<b>Settlement:</b>	Takeley	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.42	
	Housing assumed capacity:	13	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

## Takeley 004 RES - Land adjoining Millers, Takeley (Option 2), CM22 6RL

<b>Settlement:</b>	Takeley	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.12	
	Housing assumed capacity:	56	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Takeley 005 EMP - Land north of Taylors Farm, Takeley Street, CM22 6QR

<b>Settlement:</b>		Takeley	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			27.34
	Housing assumed capacity:			0
	Employment floorspace (sqm)			109,360

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	AMBER
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER

Landscape Sensitivity	GREEN	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites



## Takeley 006 MIX - Land at Bampers Green, CM22 6PA

<b>Settlement:</b>		Takeley	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			307.06
	Housing assumed capacity:			6,448
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>			

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	AMBER	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	AMBER	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**


<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

## Takeley 007 MIX - Warish Hall Farm, Takeley, CM6 1YD

<b>Settlement:</b>		Takeley	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/1987/FUL refused 20.12.21. Mixed use development including: revised access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: light industrial/flexible employment units (c.3568sqm) including health care medical facility/flexible employment building (Use Class E); 126 dwellings on Bulls Field, south of Prior's Wood: 24 dwellings west of and with access from Smiths Green Lane; 38 dwellings on land north of Jacks Lane, east of Smiths Green Lane including associated landscaping, woodland extension, public open space, pedestrian and cycle routes.				
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b>	Mixed use development - Homes, education, employment and community
<b>CAPACITY:</b>	<b>Area (ha):</b>	87.40		
	Housing assumed capacity:	1835		
	Employment floorspace (sqm)	6080		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER



Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	AMBER	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	AMBER	Archaeological Sites	AMBER
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Takeley 008 RES - Land east of Parsonage Road, Takeley, CM22 6PU

<b>Settlement:</b>	Takeley	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/0177/SCO UTT/22/0241/SCO UTT/21/2488/OP Approved 9.11.22 - Outline planning application with all matters reserved except access for up to 88 dwellings (including affordable housing and self/custom-build plots), as well as public open space, children's play area, landscape infrastructure including a buffer to Priors Wood Ancient Woodland and all other associated infrastructure.			
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b> RES C3 (with care home C3 Takeley 009 on adjoining)
<b>CAPACITY:</b>	<b>Area (ha):</b>	6.05	
	Housing assumed capacity:	159	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years

# Housing and Economic Land Availability Assessment Summary of Sites

## Takeley 009 RES - Land east of Parsonage Road, Takeley, CM22 6PU

<b>Settlement:</b>	Takeley	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/0394/OP- Allowed on Appeal 31.1.2020. Outline application with all matters reserved except access, for development of a care home (use class C2) with up to 66 bed spaces, including vehicular and pedestrian access, parking, infrastructure, landscaping and associated works.			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential C2 care home
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.72	
	Housing assumed capacity:	23	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

### *Historic Environment*

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

### *Highways and Access*

<b>Highways</b>	AMBER
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### *Conclusions*

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Takeley 010 RES - Land north of Dunmow Road and west of Garnetts, Takeley, CM22 6RJ

<b>Settlement:</b>		Takeley	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/3311/OP Approved 9.11.22 - Outline planning application with all matters reserved, for up to 155 dwellings (including affordable housing and self/custom build plots), as well as public open space, children's play area, land retained in agricultural use, landscaping and all other associated infrastructure.				
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			14.34
	Housing assumed capacity:			376
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**


<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years

# Housing and Economic Land Availability Assessment Summary of Sites

## Takeley 011 RES - Land west of Parsonage Road, Takeley, CM22 6RJ

<b>Settlement:</b>		Takeley	<b>Source:</b>	Call for sites
<p><b>Site History:</b> UTT/19/0393/OP allowed on appeal 31.1.2022 UTT/22/0152/DFO pending: Details following outline application UTT/19/0393/OP (approved under appeal reference APP/C1570/W/19/3234530), The development proposed is described as 'development of up to 119 dwellings (including affordable housing) including vehicular and pedestrian accesses, infrastructure, open space, footpath links, children's play area, landscaping, green infrastructure, surface water management, wastewater pumping station and associated works and either a community building (use class D1); or a dwelling'.</p>				
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			9.61
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER



Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	AMBER
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Takeley 012 EMP - Land adjoining Stansted Courtyard, Parsonage Road, Takeley, CM22 6PU

<b>Settlement:</b>	Takeley	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	1.25	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	5000	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**


<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Not considered developable 15+ years

# Housing and Economic Land Availability Assessment Summary of Sites

## Takeley 013 EMP - Land around Stansted Courtyard, Takeley, CM22 6PT

<b>Settlement:</b>		Takeley	<b>Source:</b>		Call for sites
Site History: None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				3.80
	Housing assumed capacity:				0
	Employment floorspace (sqm)				15200

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

## Takeley 014 EMP - Land east of Parsonage Road, Takeley, CM22 6PT

<b>Settlement:</b>		Takeley	<b>Source:</b>	Call for sites
<b>Site History:</b> None. UTT/19/2525/FUL Proposed new agricultural building to be used as a grain store.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Employment (Flexible)
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.3
	Housing assumed capacity:			0
	Employment floorspace (sqm)			5200

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

## Takeley 016 RES - Land at Parkers Farm Takeley, CM22 6NY

<b>Settlement:</b>		Takeley	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						11.79
	Housing assumed capacity:						309
		Employment floorspace (sqm)		N/A			

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Takeley 017 RES - United House, The Street, Takeley, CM22 6QT

<b>Settlement:</b>		Takeley	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.28
	Housing assumed capacity:			10
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>AMBER</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Takeley 018 EMP - Endeavour House, Coopers End Road, Takeley, CM24 1HA

<b>Settlement:</b>	Takeley	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/15/1085/OP - Approved 6.11.15. Outline application for the erection of an office building and ancillary single deck car park.			
<b>USAGE:</b>	<b>Existing use:</b> Warehousing	<b>Proposed use:</b>	Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>		1.77
	Housing assumed capacity:		0
	Employment floorspace (sqm)		N/A

### Suitability Criteria

#### National Constraints

Land Classification	Brownfield	Settlement Development Limits	GREEN
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Takeley 019 EMP - Taylors Farm, The Street, Takeley, CM22 6LY

<b>Settlement:</b>		Takeley	<b>Source:</b>		Employment Land Monitoring
<b>Site History:</b> UTT/15/2612/FUL. UTT/21/3319/FUL Approved 11.2.2022: Change of use of existing industrial shed (Shed 2) from class E(g)(iii) to B8. (B1 use granted under previous consent UTT/15/2612/FUL)					
<b>USAGE:</b>	<b>Existing use:</b>	Warehouse	<b>Proposed use:</b>	Employment (E(g)(iii) and B8)	
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.88
	Housing assumed capacity:				0
	Employment floorspace (sqm)				N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

### *Historic Environment*

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

### *Highways and Access*

<b>Highways</b>	<b>AMBER</b>
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### *Conclusions*

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Takeley 020 RES - Beech Close, Takeley, CM22 6RB



<b>Settlement:</b>		Takeley	<b>Source:</b>		Housing Team
<b>Site History:</b> None					
<b>USAGE:</b>	<b>Existing use:</b>				
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.154
	Housing assumed capacity:				5
	Employment floorspace (sqm)				N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	<b>GREEN</b>
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### Local Policy Constraints

<b>Green Belt</b>	<b>GREEN</b>	<b>Countryside Protection Zone</b>	<b>GREEN</b>
<b>Public Safety Zone</b>	<b>GREEN</b>	<b>Important Woodland</b>	<b>GREEN</b>
<b>Special Verge</b>	<b>GREEN</b>	<b>Protected Lanes</b>	<b>GREEN</b>
<b>Historic Park and Garden</b>	<b>GREEN</b>	<b>Protected Open Spaces</b>	<b>GREEN</b>
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	<b>GREEN</b>	<b>Groundwater Flood Zone</b>	<b>GREEN</b>
<b>Surface Water Flood Zone</b>	<b>GREEN</b>		

### Pollution

<b>Aircraft Noise Contour</b>	<b>GREEN</b>	<b>AQMA</b>	<b>GREEN</b>
<b>Groundwater Source Protection Zone</b>	<b>GREEN</b>	<b>Waste Consultation Area</b>	<b>GREEN</b>

### Natural Environment

<b>SSSI</b>	<b>GREEN</b>	<b>SAC, SPA and RAMSAR</b>	<b>GREEN</b>
<b>National Nature Reserve</b>	<b>GREEN</b>	<b>Local Wildlife Site</b>	<b>GREEN</b>
<b>Priority Habitat</b>	<b>GREEN</b>	<b>Ancient Woodland</b>	<b>GREEN</b>
<b>Local Geological Site</b>	<b>GREEN</b>	<b>Right of Way</b>	<b>AMBER</b>
<b>Landscape Sensitivity</b>	<b>GREEN</b>	<b>Heritage Sensitivity</b>	<b>GREEN</b>
<b>TPO</b>	<b>GREEN</b>	<b>Hatfield Forest Zone of Influence</b>	<b>AMBER</b>
<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

### Takeley 021 EMP - Site 600, Taylors End, Stansted Airport, Takeley, CM24 1RL

<b>Settlement:</b>	Takeley	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/0849/05/SA - Detailed approval of development for business, storage & distribution uses including the provision of associated access, parking, infrastructure & landscaping - Approved 16.8.05			
<b>USAGE:</b>	<b>Existing use:</b>	Warehousing/ Scrubland	<b>Proposed use:</b> Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>	5.15	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

#### Suitability Criteria

##### National Constraints

Land Classification	Mixture	Settlement Development Limits	GREEN
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##### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

##### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

##### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

##### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years

# Housing and Economic Land Availability Assessment Summary of Sites



## Takeley 022 EMP - Stansted Courtyard, Parsonage Road, Takeley, CM22 6PU

<b>Settlement:</b>	Takeley	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/16/0788/FUL - Erection of 2 no. units for B1 use. UTT/22/1396/NMA - Non material amendment to UTT/16/0788/FUL - Minor elevational and fencing changes along with a revised internal arrangement - Approved 1.6.22 - Complete			
<b>USAGE:</b>	<b>Existing use:</b>	Residential/ Scrubland	<b>Proposed use:</b> Employment
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.45	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

Land Classification	Brownfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


Suitability	The Site is considered suitable.
Availability	The site is not available as it has been completed.
Achievability	Site is deliverable, subject to overcoming identified constraints.

Site Classification	C: Not considered developable 15+ years
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Takeley 023 RES - Land Adjacent to Coppice Close, Dunmow Road, Takeley, CM22 6QS

<b>Settlement:</b>	Takeley	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/1852/FUL - Residential development of 20 dwellings with associated vehicular access points off Dunmow Road, open space, car parking and associated infrastructure - Approved 18.5.18 completed at March 2023. UTT/20/2784/FUL refused 9.8.21 - Residential development of 23 dwellings with associated vehicular access points of Dunmow Road, open space, car parking and associated infrastructure.			
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	1.44	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**


<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.
<b>Site Classification</b>	C: Not considered developable 15+ years

# Housing and Economic Land Availability Assessment Summary of Sites

Takeley 026 RES - Land Adj. Swan Farm, School Lane, Takeley, CM22 6PJ

<b>Settlement:</b>		Takeley	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/20/0831/FUL refused 18.8.20. Erection of 8 x 3 bedroom semi-detached dwellings with associated garaging, parking and access				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			3.30
	Housing assumed capacity:			87
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

### Takeley 027 EMP - Skyways House Suit B, Parsonage Road, Takeley, CM22 6PU

<b>Settlement:</b>	Takeley	<b>Source:</b>	Employment Land Monitoring	
<b>Site History:</b> UTT/17/1854/FUL approved 17.1.18 - Demolition of Skyway House and erection of a two storey office building for use within Class B1a, provision and reconfiguration of car parking, and alterations to vehicular accesses. Demolition of Skyway House and erection of a two storey office building for use within Class B1a, provision and reconfiguration of car parking, and alterations to vehicular accesses. UTT/19/2694/FUL approved 11.2.20 - Application for alterations to office building previously approved under UTT/17/1854/FUL including changes to internal layout, addition of external fire escape, repositioning of bin store and reallocation of parking spaces. Completed				
	<b>USAGE:</b>	<b>Existing use:</b>	Warehousing	<b>Proposed use:</b>
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.81
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

#### Suitability Criteria

##### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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##### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

##### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

##### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

##### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		

#### *Historic Environment*

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

#### *Highways and Access*

Highways	AMBER
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#### *Conclusions*

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>C:</b> Not considered developable 15+ years

# Housing and Economic Land Availability Assessment Summary of Sites

## Takeley 028 RES - Remarc, Dunmow Road, Takeley, CM22 6SP

<b>Settlement:</b>		Takeley	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/20/0386/FUL approved 2.2.20. Demolition of existing B&B bungalow and erection of 8no. residential flats including repositioning of vehicular access. Not started at March 2022.				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.13
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	Site is deliverable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites



## Takeley 029 RES - Land To The South Of The Street, Takeley, CM22 6LY

<b>Settlement:</b>		Takeley	<b>Source:</b>		Housing Land Monitoring
<b>Site History:</b> UTT/18/2049/FUL Erection of 8 no. residential units and associated parking. Awarded on appeal 4.9.2020. Under construction 31.3.22					
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Residential	
<b>CAPACITY:</b>	<b>Area (ha):</b>				0.46
	Housing assumed capacity:				0
	Employment floorspace (sqm)				

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	AMBER
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	Site is deliverable, subject to overcoming identified constraints.

Site Classification	A: Considered deliverable within 0-5 years
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# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 001 OTH - Chalky Meadow, adjacent to The Mead, Thaxted, CM6 2FU

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Scrubland	<b>Proposed use:</b>	Nature reserve
<b>CAPACITY:</b>	<b>Area (ha):</b>						1.12
	Housing assumed capacity:						0
		Employment floorspace (sqm)			11200		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 002 RES - Land at Barnards Fields, Thaxted (2ha), CM6 2QR

<b>Settlement:</b>	Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>	1.79	
	Housing assumed capacity:	56	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for an incompatible use		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 003 RES - Land at Barnards Fields, Thaxted (10ha), CM6 2QR

<b>Settlement:</b>	Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	10.41	
	Housing assumed capacity:	273	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Thaxted 004 RES - Land north of Mayes Place, Monk Street, Thaxted, CM6 2NR

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/1200/OP refused 29.10.21 - Outline planning permission for the erection of 7 dwellings with associated parking and landscaping, with all matters reserved except for access. UTT/22/0637/OP refused 12.8.22. Outline application with all matters reserved except access for the erection of 5 no. dwellings with associated vehicular access point, car parking, landscaping and associated infrastructure.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.85
	Housing assumed capacity:			27
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscapes Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 005 RES - Land at Sibley's Lane, Sibley's Green, Thaxted, CM6 2NU

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.78
	Housing assumed capacity:			73
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 006 RES - Land at Sibley's Lane, Sibley's Green, Thaxted, CM6 2NU

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						0.99
	Housing assumed capacity:						31
		Employment floorspace (sqm)			N/A		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 007 RES - Bardfield Road, Thaxted, CM6 3PU

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/3166/FUL - Proposed residential development and associated infrastructure to erect 8 no. dwellings. approved at appeal ref: APP/C1570/W/20/32656171 November 2021.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.34
	Housing assumed capacity:			12
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		

### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 008 RES - Land south of Bardfield Road, Thaxted, CM6 2LU

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			25.17
	Housing assumed capacity:			529
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for an incompatible use		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

### Thaxted 009 MIX - Land south of Sampford Road, Thaxted (Option 4), CM6 2FJ

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/18/1730/OP Refused 1.3.19: The development of up to 104 dwellings, provision of land for a primary school, with associated landscaping, open space and highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access, on land south of Sampford Road, Thaxted.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural, Residential	<b>Proposed use:</b>	Residential-led mixed use. Residential plus 2FE Primary School and scouts hut, formal open space pitches and Neighbourhood Centre
<b>CAPACITY:</b>	<b>Area (ha):</b>			30.44
	Housing assumed capacity:			639
	Employment floorspace (sqm)			Not provided in submission

#### Suitability Criteria

##### National Constraints

Land Classification	Mixture	Settlement Development Limits	AMBER
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##### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		

##### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

##### Pollution

Aircraft Noise Contour	AMBER	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

##### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER



TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 010 RES - Hunters, Bardfield Road, Thaxted, CM6 2LR

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.15
	Housing assumed capacity:			5
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 011 RES - East of Dunmow Road, Thaxted, CM6 2LU

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/17/3737/FUL, UTT/19/3165/FUL - Appeal dismissed 12.10.21. Proposed single storey residential development and associated infrastructure to erect 9 no. bungalows.				
<b>USAGE:</b>	<b>Existing use:</b>	Pasture	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.88
	Housing assumed capacity:			28
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**


<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 012 RES - Land north of Bolford Street, Thaxted, CM6 2PY

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agriculture	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						1.49
	Housing assumed capacity:						47
		Employment floorspace (sqm)			N/A		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for an incompatible use		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

## Thaxted 013 RES - Land west of Walden Road, Thaxted, CM6 2QZ

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/22/2900/OP Outline application, with all matters reserved except for access, for the erection of up to 67 dwellings with associated private gardens, car parking, vehicular manoeuvring space, bin and cycle stores, and hard and soft landscaping, to be accessed by via a new vehicular access off Walden Road and separate pedestrian access points off both Walden Road and Watling Lane, wildlife pond and swales, and public open space provisions, to include an attenuation pond with dipping platform, heritage and ecological interpretation boards, church viewpoint zone, wheelchair accessible trail, community orchard and children's play area (LEAP) - Pending				
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			5.5
	Housing assumed capacity:			144
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for an incompatible use		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN



Landscape Sensitivity	AMBER	Heritage Sensitivity	AMBER
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 014 RES - Land south of Thaxted between B1051 and B184, CM6 2NE

<b>Settlement:</b>	Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b> Agriculture	<b>Proposed use:</b>	Residential & open space hub
<b>CAPACITY:</b>	<b>Area (ha):</b>		6.03
	Housing assumed capacity:		158
	Employment floorspace (sqm)		N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for an incompatible use		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

### Historic Environment

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Thaxted 015 RES - Land east of Wedow Road, off Elers Way, Thaxted, CM6 2JY

<b>Settlement:</b>	Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/1836/OP Pending. - Outline planning application with all matters reserved except access, for the development of the site for up to 49 residential dwellings, vehicle access from Elers Way, associated infrastructure, sustainable drainage, public open space and linkages for pedestrians and cycles.			
<b>USAGE:</b>	<b>Existing use:</b>	Agriculture	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	2.66	
	Housing assumed capacity:	70	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for an incompatible use		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 016 RES - Land north of B1051, Thaxted, CM6 2RF

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural, Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						8.24
	Housing assumed capacity:						216
		Employment floorspace (sqm)			N/A		

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for an incompatible use		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 017 RES - Land to the east of Guelph's Lane Thaxted, CM6 2FU

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/17/3253/ACV Land known as Chalky Meadow - Not Listed 16.2.18				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.64
	Housing assumed capacity:			52
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

### Thaxted 018 RES - Land south of Sampford Road, Thaxted (Option 2), CM6 2FJ

<b>Settlement:</b>	Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/18/1730/OP refused 1.3.19 - The development of up to 104 dwellings, provision of land for a primary school, with associated landscaping, open space and highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access.			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	12.93	
	Housing assumed capacity:	339	
	Employment floorspace (sqm)	N/A	

#### Suitability Criteria

##### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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##### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

### Thaxted 019 RES - Land south of Sampford Road, Thaxted (Option 1), CM6 2FJ

<b>Settlement:</b>	Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/18/1730/OP refused 1.3.19 - The development of up to 104 dwellings, provision of land for a primary school, with associated landscaping, open space and highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access.			
<b>USAGE:</b>	<b>Existing use:</b> Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>		9.19
	Housing assumed capacity:		241
	Employment floorspace (sqm)		N/A

#### Suitability Criteria

##### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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##### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for an incompatible use		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

## Thaxted 020 RES - Land south of Sampford Road, Thaxted (Option 3), CM6 2FJ

<b>Settlement:</b>	Thaxted	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/18/1730/OP refused 1.3.19 - The development of up to 104 dwellings, provision of land for a primary school, with associated landscaping, open space and highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access.			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	22.20	
	Housing assumed capacity:	466	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for an incompatible use		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	AMBER	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Thaxted 021 RES - TX HD8, Brethren Hall, CM6 2RP

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Neighbourhood Plan allocation
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.30
	Housing assumed capacity:			11
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>AMBER</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Thaxted 023 RES - UBLR/17/004 Claypits Farm, Bardfield Road, Thaxted, CM6 2LW

<b>Settlement:</b>	Thaxted	<b>Source:</b>	Brownfield Land Register
<b>Site History:</b> UTT/18/0750/OP, UTT/20/0614/OP Allowed on appeal 28.10.21 - Outline application for demolition of existing buildings and erection of 14 no. dwellings with all matters reserved except access and layout (alternative scheme to that approved under planning permission UTT/18/0750/OP)			
<b>USAGE:</b>	<b>Existing use:</b> Commercial	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.52	
	Housing assumed capacity:	16	
	Employment floorspace (sqm)	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>AMBER</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Thaxted 024 RNGY - Terriers Farm, Boyton End, Thaxted, Dunmow, CM6 2RD

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Employment Land Monitoring
<b>Site History:</b> UTT/19/1864/FUL   Construction and operation of a solar farm comprising arrays of solar photovoltaic panels and associated infrastructure (inverters and transformers, DNO building, customer switchgear/ control room, cabling, security fencing, cctv, access tracks and landscaping) on agricultural land off the B1051. The Development would have an operational lifespan of 40 years. Completed.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Renewable energy
<b>CAPACITY:</b>	<b>Area (ha):</b>			52.28
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>C: Not considered developable 15+ years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites



Thaxted 026 RES - J F Knight Roadworks Ltd (Warners Field) Cophall Lane,  
Thaxted, CM6 2LG

<b>Settlement:</b>	Thaxted	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/1896/FUL, UTT/20/2624/FUL Approved 27.1.21 - Demolition of all existing buildings and structures and comprehensive residential redevelopment comprising the construction of 7 no. new dwellings and related development (amended scheme to that approved under planning permission UTT/17/1896/FUL). Under construction at March 2022, 7 units outstanding			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.83	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	N/A	

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

## Thaxted 027 RES - Land East Of Claypit Villas, Bardfield Road, Thaxted, CM6 3PU

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/3571/FUL, UTT/20/3403/FUL - Approved 7.4.21 - Proposed residential development and associated infrastructure to erect 9 no. dwellings. Under construction at March 2022, 9 units outstanding				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.35
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Thaxted 029 RES - Cutlers Green Farm, Cutlers Green, Cutlers Green Lane,  
Thaxted, CM6 2QD

<b>Settlement:</b>		Thaxted	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/18/2055/FUL - Approved 14.3.19 - Change of use of Grade II Listed barn to provide a residential dwelling, change of use and extension of curtilage barn to residential, change of use and residential conversion of existing agricultural silos, demolition of other agricultural buildings and structures, and erection of new agricultural-style dwellings and link buildings to provide 7 residential dwellings with associated parking, landscaping and private amenity space. Erection of new garage to serve plot 1. Under construction at March 2022, 6 units outstanding				
<b>USAGE:</b>	<b>Existing use:</b>	Residential	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.86
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>AMBER</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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## Thaxted 031 OTH - TX HD7 Coach Park, CM6 2LW

<b>Settlement:</b>	Thaxted	<b>Source:</b>	Neighbourhood Plan allocation
<b>Site History:</b> UTT/18/3452/FUL. Approved 20.3.19. New 20 space car park with installation of pay and display ticket machine, one electric vehicle charging point, one coach bay and new signage. Complete			
<b>USAGE:</b>	<b>Existing use:</b>	Coach park	<b>Proposed use:</b> Car park
<b>CAPACITY:</b>	<b>Area (ha):</b>	0.18	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	1800	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	Yes - for a compatible use		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

#### Historic Environment

<b>Scheduled Monuments</b>	AMBER	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	The site is not available as it has been completed.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	C: Not considered developable 15+ years
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Ugley 001 RES - Land South East of Homestead Farm, Bedwell Road, Ugley Green, CM22 6HG

<b>Settlement:</b>		Ugley	<b>Source:</b>	Call for sites			
<b>Site History:</b> None							
<b>USAGE:</b>	<b>Existing use:</b>				Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>						1.09
	Housing assumed capacity:						34
		Employment floorspace (sqm)			N/A		

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Ugley 002 RES - Hascombe Farm, North Hall Road, Quendon, CB11 3XP

<b>Settlement:</b>		Ugley	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.19
	Housing assumed capacity:			37
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment Summary of Sites

Ugley 003 MIX - Bollington Hall Farm, Cambridge Road, Ugley, CM22 6HS



<b>Settlement:</b>		Ugley	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			322.88
	Housing assumed capacity:			6780
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	AMBER
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	AMBER	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	AMBER
<b>Priority Habitat</b>	AMBER	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	AMBER
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

## Ugley 004 RES - Land at Bedwell Road, Elsenham, CM22 6HP

<b>Settlement:</b>		Ugley	<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/19/2266/OP and UTT/20/2908/OP Refused 7.7.22. Outline application for up to 50 market and affordable dwellings, public open space and associated highways and drainage infrastructure - all matters reserved except access.				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			13.13
	Housing assumed capacity:			345
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>AMBER</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>


**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

**Ugley 005 RES - Hft Bradley Resource Centre, Pound Lane, Ugley, Bishops Stortford, CM22 6HP**

<b>Settlement:</b>		Ugley	<b>Source:</b>	Housing Land Monitoring
<b>Site History:</b> UTT/17/3751/OP Hybrid application - Approved 14.2.19 - Full planning permission for the erection of a new residential autism facility comprising of 8 no. 1 bedroom flats, staff accommodation, parking and associated works on land at "The Orchard" including part demolition of the northern boundary wall to create access. Outline application with all matters reserved except for access for up to 3 no. dwelling houses on "Land west of Pound Lane". Not started at March 2022 and has lapsed.				
<b>USAGE:</b>	<b>Existing use:</b>	Scrubland	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.23
	Housing assumed capacity:			11
	Employment floorspace (sqm)			N/A

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Mixture	<b>Settlement Development Limits</b>	AMBER
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

WenAmbo 001 RES - Land north of Royston Road, Wendens Ambo, CB11 4JX

<b>Settlement:</b>		Wendens Ambo	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.05
	Housing assumed capacity:			33
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	AMBER	<b>Registered Parks and Gardens</b>	GREEN

**Highways and Access**

<b>Highways</b>	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

WenAmbo 002 RES - Land North West of Wenden Place Farm, Wendens Ambo, CB11 4JX

<b>Settlement:</b>		Wendens Ambo	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.95
	Housing assumed capacity:			30
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**


<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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**WenAmbo 004 RES - Land South Of The Mill Royston Road, Wendens Ambo, CB11 4JX**

<b>Settlement:</b>		Wendens Ambo	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/19/2498/FUL allowed on appeal - Erection of a block of 8 no. residential units together with associated infrastructure, works and landscaping				
<b>USAGE:</b>	<b>Existing use:</b>	Former car park	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			2.90
	Housing assumed capacity:			76
	Employment floorspace (sqm)			N/A

**Suitability Criteria**

**National Constraints**

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	GREEN
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**Local Policy Constraints**

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

**Flooding**

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

**Pollution**

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

**Natural Environment**

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN

<b>Essex Coast RAMS Zone of Influence</b>	<b>GREEN</b>
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**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years.</b>
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# Housing and Economic Land Availability Assessment Summary of Sites

WhiteRdg 002 RES - St Martin's Close, White Roding, CM6 1RR



<b>Settlement:</b>		White Roding	<b>Source:</b>	Housing Team
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.67
	Housing assumed capacity:			0
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	AMBER	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

# Housing and Economic Land Availability Assessment Summary of Sites



## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites



Widdington 001 RES - Land to rear of Malt House, Cornells Lane, Widdington, CB11 3ST

<b>Settlement:</b>	Widdington		<b>Source:</b>	Call for sites
<b>Site History:</b> UTT/21/2649/FUL   Demolition of five existing buildings, and erection of three new buildings forming 10 residential dwellings. Alternative scheme to that approved under references UTT/20/2154/FUL, UTT/20/0876/FUL and UTT/20/3016/FUL				
<b>USAGE:</b>	<b>Existing use:</b>	Redundant Poultry Farm	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.45
	Housing assumed capacity:			14
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

Land Classification	Greenfield	Settlement Development Limits	AMBER
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#### Local Policy Constraints

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN
Neighbourhood Plan Designation	No		

#### Flooding

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

#### Pollution

Aircraft Noise Contour	GREEN	AQMA	GREEN
Groundwater Source Protection Zone	GREEN	Waste Consultation Area	GREEN

#### Natural Environment

SSSI	GREEN	SAC, SPA and RAMSAR	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER
Essex Coast RAMS Zone of Influence	GREEN		



**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A: Considered deliverable within 0-5 years</b>
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Widdington 002 RES - Land north of Cornells Lane (part paddock), Widdington, CB11 3SP

<b>Settlement:</b>		Widdington	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			0.48
	Housing assumed capacity:			15
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Widdington 003 RES - Land north of Cornells Lane (whole paddock), Widdington, CB11 3SP

<b>Settlement:</b>		Widdington	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			1.39
	Housing assumed capacity:			44
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	GREEN
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	AMBER

Essex Coast RAMS Zone of Influence	GREEN
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**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

Widdington 004 RES - Land Rear Of Malt Place, Cornells Lane, Widdington, CB11 3SP

<b>Settlement:</b>		Widdington	<b>Source:</b>	Refused applications
<b>Site History:</b> UTT/21/2649/FUL   Demolition of five existing buildings, and erection of three new buildings forming 10 residential dwellings. Alternative scheme to that approved under references UTT/20/2154/FUL, UTT/20/0876/FUL and UTT/20/3016/FUL				
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b>	Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>			14
	Housing assumed capacity:			368
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	AMBER		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

# Housing and Economic Land Availability Assessment

## Summary of Sites

### *Historic Environment*

<b>Scheduled Monuments</b>	GREEN	<b>Archaeological Sites</b>	GREEN
<b>Listed Building</b>	GREEN	<b>Locally Listed Buildings</b>	GREEN
<b>Conservation Area</b>	GREEN	<b>Registered Parks and Gardens</b>	GREEN

### *Highways and Access*

<b>Highways</b>	AMBER
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### *Conclusions*


<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>A:</b> Considered deliverable within 0-5 years.
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# Housing and Economic Land Availability Assessment

## Summary of Sites

### Wimbish 001 RES - Land south of Swards End, CB10 2LL

<b>Settlement:</b>		Wimbish	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			4.30
	Housing assumed capacity:			113
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
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National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Heritage Sensitivity	GREEN
TPO	GREEN	Hatfield Forest Zone of Influence	GREEN
Essex Coast RAMS Zone of Influence	GREEN		

**Historic Environment**

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

**Highways and Access**

Highways	AMBER
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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# Housing and Economic Land Availability Assessment Summary of Sites

Wimbish 002 RES - Land south of Swards End, CB10 2LL

<b>Settlement:</b>		Wimbish	<b>Source:</b>	Call for sites
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			15.44
	Housing assumed capacity:			324
	Employment floorspace (sqm)			N/A

## Suitability Criteria

### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
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### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	AMBER
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	GREEN	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

**Historic Environment**

<b>Scheduled Monuments</b>	<b>GREEN</b>	<b>Archaeological Sites</b>	<b>GREEN</b>
<b>Listed Building</b>	<b>GREEN</b>	<b>Locally Listed Buildings</b>	<b>GREEN</b>
<b>Conservation Area</b>	<b>GREEN</b>	<b>Registered Parks and Gardens</b>	<b>GREEN</b>

**Highways and Access**

<b>Highways</b>	<b>AMBER</b>
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**Conclusions**

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.
<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

# Housing and Economic Land Availability Assessment

## Summary of Sites

Wimbish 003 MIX - UBLR/19/009 Carver Barracks, Wimbish, Saffron Walden, CB10 2YA

<b>Settlement:</b>		Wimbish	<b>Source:</b>	Brownfield Land Register
<b>Site History:</b> None				
<b>USAGE:</b>	<b>Existing use:</b>			
<b>CAPACITY:</b>	<b>Area (ha):</b>			79
	Housing assumed capacity:			1659
	Employment floorspace (sqm)			N/A

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Brownfield	<b>Settlement Development Limits</b>	AMBER
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#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	GREEN
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	GREEN
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN

# Housing and Economic Land Availability Assessment Summary of Sites



Essex Coast RAMS Zone of Influence	GREEN
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## Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
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## Conclusions

Suitability	The Site is considered suitable.
Availability	Site is not available
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	C: Not considered developable 15+ years
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