

Uttlesford District Council – Proposed Response

Chapter 12 Residential Site Allocation

Added text – shown underlined>

Deleted text – shown crossed out or struck through

Inset Map	Key Issue (from overarching summary)				Council’s Response	Change to the plan
<p>Arkesden</p>	Site	Capacity	Area (ha)	SHLAA reference	<p>Arkesden is a Type B village with very limited services and facilities. Development of this site would introduce significant development in an isolated rural location. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development</p>	<p>No change</p>
	Buildings to rear of Mulberry House, Wenden Road, Arkesden		0.85	NEW (02Ark17)		
	<p>The site is Brownfield, having a number of buildings, commercial uses, and planning permission already granted for two dwellings. It is the considered view of this practice that the Local Planning Authority have overlooked this brownfield site, which by virtue of National and Local Policy should be allocated and promoted for re development.</p>					
<p>Birchanger</p>	Site	Capacity	Area (ha)	SHLAA reference	<p>The site forms part of parcel 8 in the Green Belt Review 2016 which was found to have a ‘strong’ value in meeting the purposes of the Green Belt. Although the site is rear garden,</p>	<p>No change</p>
	328 Birchanger Lane		0.7 ha	NEW (10Bir17)		
	<p>Justification: Green Belt boundary at this location has not been delineated in accordance with the latest national policy.</p>					

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					along with the neighbouring rear garden to the south of the site, it does contribute to the functions of the Green Belt and therefore development is considered unsuitable.									
Clavering CLA1	<p>Land south of Oxley Close</p> <ul style="list-style-type: none"> • Policy should include reference to preserving the nearby listed buildings and their settings, and consider archaeological potential. • There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance. 				This site has detailed planning permission. Development has not commenced	No change								
Clavering	<table border="1"> <thead> <tr> <th data-bbox="365 855 663 895">Site</th> <th data-bbox="663 855 949 895">Capacity</th> <th data-bbox="949 855 1189 895">Area (ha)</th> <th data-bbox="1189 855 1451 895">SHLAA reference</th> </tr> </thead> <tbody> <tr> <td data-bbox="365 895 663 1075">Land West of Clavering Primary School, Stortford Road, Clavering, Essex, CB11 4PE</td> <td data-bbox="663 895 949 1075">Indicative 30 dwellings, land for school – playing fields and parking.</td> <td data-bbox="949 895 1189 1075">3.64</td> <td data-bbox="1189 895 1451 1075">07Cla15</td> </tr> </tbody> </table>	Site	Capacity	Area (ha)	SHLAA reference	Land West of Clavering Primary School, Stortford Road, Clavering, Essex, CB11 4PE	Indicative 30 dwellings, land for school – playing fields and parking.	3.64	07Cla15				The access to the site is shown from Stortford Road and requires the demolition of a single property. There is potential to provide land to the school for a playing pitch and for parking. The long access road to the site running adjacent to residential is likely to cause a detrimental impact on	No change
Site	Capacity	Area (ha)	SHLAA reference											
Land West of Clavering Primary School, Stortford Road, Clavering, Essex, CB11 4PE	Indicative 30 dwellings, land for school – playing fields and parking.	3.64	07Cla15											
<p>Justification: An access is proposed from Stortford Road, overcoming the objection raised in the SLAA. Clavering is one of the more sustainable Type A villages with many local facilities. The site performs well in the SLAA and its non-allocation is not justified.</p>														

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					surrounding properties and raises concerns over the suitability of the site for development.	
Clavering	Site	Capacity	Area (ha)	SHLAA reference	This site was subject to an appeal against refusal of planning permission for 31 dwellings (UTT/0507/12/OP). The inspector considered that the site was not in a sustainable location due to its distance from village facilities and the infrequent bus service both leading to a reliance on the car. Although Clavering is a Type A village with a primary school and village shop, this site is located beyond the normal walking/cycling distance to these services. This site is considered unsuitable as development on	No change
Land west of the Cricketers, Hill Green		1.2	09Cla15			
Justification: Of development sites in Hill Green, this site is closest to village centre and has no existing development or planning issues. Development of site will support existing facilities at Hill Green. Site represents a logical infill and does not encroach into countryside.						

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		this site would not contribute to sustainable patterns of development	
Debden DEB1	<p>Land west of Thaxted Road, Debden</p> <ul style="list-style-type: none"> Reference should be made in the supporting text to the proximity of listed buildings to the south of the site and the need to take them into account in working up development proposals. It is important that any development of this site will need to preserve the listed buildings and their settings. These requirements should be included in the policy and supporting text of the Plan Surface water management FZ1, Potentially some surface water flooding to the very south of site associated with nearby watercourse. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance Object on the grounds of being outside development limits, effect on neighbouring properties, could exacerbate flooding issues, loss of agricultural land, scale inappropriate for small village, detrimental impact on visual aesthetics. 	<p>Other policies in the plan ensure that impact of development on historic assets is taken into account.</p> <p>This will be considered as part of planning application</p> <p>Debden is a Type A village and the site is in walking/cycling distance of the village school and shop. It is considered that the development of this site would contribute to a sustainable pattern of development. It is considered that the site can be enlarged to include land to the</p>	<p>Amend inset map to include larger site and amend policy to refer to a <u>site area 1.5 ha</u> and '... for the development of approximately 25 <u>45</u> dwellings. '</p>

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
		south as far as the brook.	
Elsenham	<ul style="list-style-type: none"> • All policies allocating sites in Elsenham should make reference to constraints of poor road access, difficulties in surface water drainage and sewerage, countryside protection zone, inadequate local services and facilities 	The majority of allocations have planning permission and are being implemented. Elsenham is a key village which benefits from a range of services.	No change
Elsenham ELS1	<p>Land south of Rush Lane</p> <ul style="list-style-type: none"> • Text and policy should make reference to preserving historic assets • some surface water flooding associated with railway line and brook to south of site. Developer to design and deliver surface water drainage according to ECC guidance • Unsuitable access; no details of open space proposal; potential to lose substantial tree belt and hedgerow to the south of Rush Lane; landscape sensitive to change, no justification to exclude from CPZ; flood risk issue. • Policy supported by agents acting for landowner. 	Other policies in the plan ensure that impact of development on historic assets is taken into account. Surface water drainage will be considered as part of the planning application. Elsenham is a key village with a range of services and facilities. The site is well related to the village and is in cycling/walking distance of the shops, school and surgery.	No change

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
		The Countryside Protection Zone Review (2016) recommended that the CPZ boundary be realigned to the railway line.	
Elsenham ELSE2	<p>Elsenham Nurseries, Stansted Road</p> <ul style="list-style-type: none"> • There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance • Concerns over the potential impact on the Ancient Woodland at the northern end but expect that Uttlesford will be putting some conditions on the planning permission to mitigate this • Sites with permission will cause congestion on Grove Hill. Suggest new roads and routes out of Elsenham • Further development at Elsenham should be avoided unless and until the problems of access, especially via Grove Hill, are resolved. 	This site benefits from detailed planning permission and is under construction	Delete policy and include in updated Policy SP3
Elsenham ELSE2	<p>Hales Wood, Elsenham</p> <ul style="list-style-type: none"> • Policy should include requirement to preserve the listed building and settings and consider archaeological potential. • Developer to design and deliver the surface water drainage according to ECC guidance 	Development of this site has now been completed	Remove notation as allocation.
Elsenham ELSE2	<p>Land north of Stansted Road</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance • Concerns over the potential impact on the Ancient Woodland at the northern end but expect that Uttlesford will be putting some conditions on the planning permission to mitigate this. 	This site is under construction	Delete policy and include in updated Policy SP3

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
	<ul style="list-style-type: none"> • Sites with permission will cause congestion on Grove Hill. Suggest new roads and routes out of Elsenham • The 'Sporting complex' to which reference is made in the site description is a playing field. 		
Elsenham ELSE2	<p>Land south of Stansted Road</p> <ul style="list-style-type: none"> • Policy should include requirement to preserve the listed building and settings and consider archaeological potential. • Developer to design and deliver the surface water drainage according to ECC guidance • Sites with permission will cause congestion on Grove Hill. Suggest new roads and routes out of Elsenham • The site is ineligible for development as it lies within the CPZ. Constraints should include a nearby employment site could conflict with residential properties. 	<p>This site is under construction.</p> <p>The Countryside Protection Zone Review (2016) recommended that the CPZ boundary be realigned to the railway line.</p>	<p>Delete policy and include in updated Policy SP3</p>
Elsenham ELSE2	<p>Land west of Hall Road</p> <ul style="list-style-type: none"> • Policy should include requirement to preserve the listed buildings and their settings • Developer to design and deliver the surface water drainage according to ECC guidance • This allocation should clarify the boundary between residential and school uses so as to fix the 1ha (approx.) of land alluded to and ensure that, in so far as possible, it meets the criteria for education land set out in ECC Developers' Guide to Infrastructure Contributions. • Permission has lapsed and scheme appears to be not deliverable or viable and should no longer be allocated • Site is within CPZ rendering it ineligible for development 	<p>The outline planning permission has expired. The detailed application was refused and an appeal has been lodged. The access road has been provided through a separate permission. There is no evidence that this site is not deliverable. Following the 2016 Countryside</p>	<p>No change</p> <p>Amend inset map to show land safeguarded for educational purposes as part of the expansion of Elsenham Primary School.</p>

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan								
					<p>Protection Zone review the northern boundary of the CPZ has been realigned to the railway line and Stansted Brook. Other policies in the plan ensure that impact of development on historic assets is taken into account. Surface water drainage will be considered as part of the planning application</p>									
<p>Elsenham ELSE2</p>	<p>Land north of Leigh Drive</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Policy contains incorrect text which relates to a different site. • Site boundary incorrectly drawn • Sites with permission will cause congestion on Grove Hill. Suggest new roads and routes out of Elsenham 				<p>Site has detailed planning permission</p>	<p>No change</p>								
<p>Elsenham</p>	<table border="1"> <tr> <td data-bbox="365 1147 663 1190">Site</td> <td data-bbox="663 1147 952 1190">Capacity</td> <td data-bbox="952 1147 1189 1190">Area (ha)</td> <td data-bbox="1189 1147 1451 1190">SHLAA reference</td> </tr> <tr> <td data-bbox="365 1190 663 1295">Land north east of Elsenham</td> <td data-bbox="663 1190 952 1295">4000 dwellings. Alternative new settlement</td> <td data-bbox="952 1190 1189 1295"></td> <td data-bbox="1189 1190 1451 1295">07Els15</td> </tr> </table>	Site	Capacity	Area (ha)	SHLAA reference	Land north east of Elsenham	4000 dwellings. Alternative new settlement		07Els15				<p>The Council's development strategy is the provision of Garden communities. This site has been assessed against the</p>	<p>No change</p>
Site	Capacity	Area (ha)	SHLAA reference											
Land north east of Elsenham	4000 dwellings. Alternative new settlement		07Els15											
<p>Justification: Benefits of proposed Elsenham New Settlement - Synergy with London Stansted Airport; site availability and deliverability; land under single control;</p>														

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	<p>provides option for strategic growth based on a) existing rail infrastructure at Elsenham. b) No on-site heritage assets, ecological or wildlife designation constraints c) no Green Belt or Country Protection Zone designation constraints d) proposed (Southern Road Link – SLR) offers comprehensive solution to highway access for the new settlement</p>				<p>alternatives and the evidence indicates that it is not the most suitable site particularly in relation to impact on highways. The site was not found sound in the examination into the 2014 pre-submission local plan.</p>	
Elsenham	Land to the west of Station Road	70 dwellings	4ha	03Els15	<p>The site acts as a buffer between the residential development and the Ancient Woodland of Alsa Wood. It is considered that residential development abutting the woodland would put pressure on the woodland habitat. The site is therefore considered unsuitable for development.</p>	No change
<p>Justification: Site is located in sustainable location within walking distance of key services and facilities. The proposed level of trip generation and the outlined trip distribution would not result in a severe impact on the local highway network. With mitigation measures, development would have minimal impact on ecological issues. Surface and foul water can be attenuated on site where necessary and discharged from the site with no increased off-site flood risk.</p>						
Elsenham	Land north of Stansted Road	40	3.1 ha	04Els15	<p>The majority of the site lies within the poor air quality zone along the M11. The site is considered</p>	No change
<p>Justification: Elsenham is a key village with a good range of local services and facilities. The site is contained by its surroundings. Development would round off the existing village in this location. Highways report concludes that development is</p>						

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	<p>unlikely to cause a material impact on the operation of the local highway network. Mitigation measure can be put in place to protect Ancient Woodland. There are a number of commonplace options available to achieve the surface water drainage of the development. Noise from the M11 and air quality issues can be mitigated.</p>				<p>unsuitable as development on the site would not contribute to sustainable patterns of development.</p>	
<p>Elsenham / Ugley</p>	<p>Land north of 23-25 Bedwell Road and West of 3 Bedwell Road, Ugley Green. (adjacent to Elsenham village)</p>		<p>0.41</p>	<p>03Ugl15</p>	<p>The housing to the east of the site is low density and the development of this site would introduce higher density housing uncharacteristic of the area to the detriment of the rural character of the area. Small scale development, which falls below the threshold of this assessment may be suitable and could be pursued through pre-application advice.</p>	<p>No change</p>
<p>Felsted FEL1</p>	<p>Former Ridleys Brewery, Hartford End,</p> <ul style="list-style-type: none"> • Policy should include reference to preserving heritage assets • Developer to design and deliver the surface water drainage according to ECC guidance 				<p>The site has planning permission which is being implemented</p>	<p>Delete policy and include in updated Policy SP3</p>

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Felsted FEL1	Land east of Braintree Road, Felsted <ul style="list-style-type: none"> Developer to design and deliver the surface water drainage according to ECC guidance 				This development is now completed	Remove allocation notation
Felsted	Site Land rear of Cavendish, Causeway End	Capacity 10-14 dwellings	Area (ha) 0.7 ha	SHLAA reference 15Fel15	The site is situated just over 1km from the facilities in Felsted Village and not within walking/cycling distance of primary schools at Watch House Green and Flitch Green. This area of Causeway End does not have footpaths. Development would introduce backland development in an area characterised by ribbon development. The development would be out of keeping with the existing pattern of development.	No change
Justification: Development of the site represents a sustainable and deliverable site, forming a small to medium scale extension to the existing village, helping to meet local housing need and sustain the vitality of Causeway End Felsted. Felsted has a range of services and facilities. Future growth of the village will need to avoid harm to the conservation area. Site is in Flood Zone 1. There are no biodiversity or transport constraints to development.						
Felsted	Land at Newhouse Farm	Residential and / or C2 use extra care accommodation.	1.8	29Fel16	The site is situated just over 1km from the facilities in Felsted Village and not within walking/cycling	No change
Justification: Development of the Site represents a sustainable and deliverable site for						

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	<p>residential development. It will form a suitable and modest extension to the existing village, helping to meet local housing need and sustain the vitality of Felsted which has a range of services and facilities. Future growth of the village will need to avoid harm to the conservation area. The site is relatively flat and featureless. Site is in Flood Zone 1. The Site is not subject to any significant ecological, environmental or landscape designations / constraints that would prohibit its development for housing.</p>				<p>distance of primary schools at Watch House Green and Flitch Green. This area of Causeway End does not have footpaths. Development would introduce backland development in an area characterised by ribbon development. The development would be out of keeping with the existing pattern of development.</p>	
Felsted	Station Road	Residential, relocated doctor's surgery and open space	6	01Fel15	<p>The site is well located to services and facilities. The emerging Neighbourhood Plan has evidence showing the need to provide a community hub comprising the surgery and shop (and potentially village hall) to reduce congestion in the village centre. This site offers that opportunity.</p>	New policy - see below
<p>Justification: Felsted should be allocated some housing given the range of services and facilities in the village. The site received a positive response in the Council's SLAA.</p>						

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
	<p>New policy</p> <p><u>Site: Land north of Station Road</u> <u>Quantum of Development – 40 dwellings Site Area 3ha</u> <u>Site Specific Policy:</u> <u>Land north of Station Road as shown on the Policies Map is allocated for development of approximately 40 houses, community uses and open space. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:</u></p> <ul style="list-style-type: none"> • <u>The development provides for a mixed and balanced community;</u> • <u>Development respects the amenity of existing dwellings adjoining the site;</u> • <u>The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;</u> • <u>A Transport Statement may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;</u> • <u>A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.</u> <p><u>Site description:</u> this is a greenfield site located at the western edge of the village.</p> <p><u>Constraints:</u> none known on site</p>	<p>Development of the full extent of the site would lead to coalescence with Flitch Green; however development reflecting the limit of the development on the south of Station Road is considered suitable.</p>	

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Felsted	Land east of Braintree Road (site 1)	30 dwellings	2.3 ha	17Fel15	<p>The site is within walking/cycling distance of the primary school and facilities in Felsted are just under 2km away. The site is in walking distance of an hourly bus service. The site would extend development into the countryside but would reflect the recent development to the south, from which access can be taken. The site is considered suitable for development</p>	<p>New policy – see below</p>
<p>Justification: Felsted has the facilities and services to sustain additional development and arguably should be classified as a key village Site was promoted through the call for sites for housing and a care home. The care home element is no longer being promoted. The land has significant, tall and mature screening to the B road frontage, to the adjacent residential property to the north, to Site 2 to the south. It would be served off the estate road which serves the existing housing scheme to the south and would therefore be seen in this residential context. The site has no overriding constraints. It is scrubland and classified as mostly Grade 3 agricultural land.</p>						
<p>New policy</p> <p><u>Site: Land east of Braintree Road</u> <u>Quantum of Development – 30 dwellings Site Area 2.5ha</u> <u>Site Specific Policy:</u> <u>Land east of Braintree Road as shown on the Policies Map is allocated for development of approximately 30 houses and open space. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:</u></p> <ul style="list-style-type: none"> • <u>The development provides for a mixed and balanced community;</u> • <u>Development respects the amenity of existing dwellings adjoining the site;</u> • <u>The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;</u> 						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
	<ul style="list-style-type: none"> • <u>A Transport Statement may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;</u> • <u>A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.</u> <p>Site description: this is a greenfield site located at the eastern edge of the village.</p> <p>Constraints: none known on site</p>					
Felsted	Land east of Braintree road (site 2)	30 dwellings	1.4 ha	18Fel15	This site is less well related than 17Fel15 to existing pattern of development and is not considered suitable for housing development.	No change
Justification: Felsted has the facilities and services to sustain additional development and arguably should be classified as a key village. The site would need to be accessed through the owner's other land at Site 1. The land is entirely classified as Grade 3 agricultural land but has no current or likely future viable use as commercial agricultural land.						
Felsted	Land north west of Bannister Green	5-14 dwellings	0.8	04Fel15	The site is well related to the hamlet but it is part of a large open field with no defensible boundaries. The site is in walking/cycling distance of the primary school at Watch House Green but is some distance from the services in Felsted village. The site is in walking distance of an hourly	No change
Justification: The SLAA concludes that this site is deliverable for 5 dwellings.						

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					bus service. The local plan is only allocating sites of 10 or more dwellings.	
	Land south of Watch House Green, Braintree Road	34 dwellings	1.69	05Fel15	The long access road to the site running adjacent to residential is likely to cause a detrimental impact on surrounding properties and raises concerns over the suitability of the site for development.	No change
Justification: The land has strong defensible boundaries in the form of landscaping and existing housing development. The SLAA concludes that the site is deliverable subject to a satisfactory access. The owner believes that the access arrangements from Braintree Road would be satisfactory.						
	Chaffix Farm, Braintree Road, Felsted	5	0.95	06Fel15	Development of the site would extend the built form eastwards behind the loose knit complex of buildings of Chaffix Farm and close the gap between Felsted and Watch House Green.	No change
Justification: The SLAA concluded that the site is deliverable and that a smaller scale of development which does not extend as far east so as not to close the gap with Watch House Green may be suitable. This is reflected in the deliverable capacity of 5 dwellings).						
	Various parcels of land at Sparlings Farm, Gransmore Green	1. Employment	2.35	21Fel15	Gransmore Green is characterised by a loose knit collection of houses and farm buildings. The site is not within walking/cycling distance of the village	No change
2. Employment		1.5	22Fel15			
3. Residential		20,8	23Fel15			
4. Residential		1.1	24Fel15			
5. Residential		7.7	25Fel15			
6. Residential		3.88	26Fel15			
7. Residential		8.23	27Fel15			
Justification: Gransmore Green is an accessible village by the road network, including						

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	<p>as used by public transport. It is close to the A120 and B1256 east/west routes with linkages to Stansted Airport, a major employer. Sites are also close to Chelmsford and Bromfield Hospital which can be reached by public transport from Felsted. Felsted and Rayne have a range of services and facilities.</p>	<p>services in Watch House Green and Felsted village. Development of the site would introduce a consolidated built form in an area characterised by loose knit ribbon development; and a scale of development disproportionate to the size of the hamlet of Gransmore Green. On their own each site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. Together these sites could deliver about 1000 dwellings and employment land which could be considered as a new village; however the Council's development strategy is towards larger self-</p>	

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		sustaining Garden Communities.	
Flitch Green FG1	Land off Tanton Road, Flitch Green	This site has planning permission and is being implemented	Delete policy and include in updated Policy SP3
Flitch Green FL1	Land at Webb Road and Hallett Road, Flitch Green	This site has planning permission and is being implemented	Delete policy and include in updated Policy SP3
Great Chesterford	The Inset Map for Great Chesterford shows the Crown House Hotel as Protected Open Space which I believe to be wrong.	The Great Chesterford Conservation Area Appraisal and Management Proposals, Approved April 2007 identifies the grounds as a 'green lung in an area north of Church Street' and is identified as important open space	No change
Great Chesterford	Land at Thorpe Lea, Walden Road, Great Chesterford <ul style="list-style-type: none"> • Policy and text needs to ensure historic assets and setting are preserved • Developer to design and deliver the surface water drainage according to ECC guidance. 	This site has planning permission which is being implemented	Delete policy and include in updated Policy SP3

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Great Chesterford	Land north of Bartholomew Close, Great Chesterford <ul style="list-style-type: none"> • Policy and text needs to ensure historic assets and setting are preserved • Developer to design and deliver the surface water drainage according to ECC guidance. • Access to this site is dangerous and no development should be allowed 	This site has planning permission	Delete policy and include in updated Policy SP3
Great Chesterford	New World Timber and Great Chesterford Nursery, London Road, <ul style="list-style-type: none"> • Policy and text needs to ensure historic assets and setting are preserved • Developer to design and deliver the surface water drainage according to ECC guidance. 	This site has planning permission and is being implemented	Delete policy and include in updated Policy SP3

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Great Chesterford	Site	Capacity	Area (ha)	SHLAA reference	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change. The site lies partly within Sector 4 - Newmarket Road approach from the south east of the Great Chesterford Historic Settlement Character Assessment. The principal effect of development would be to extend the village beyond its clearly defined landscape edge detrimentally affecting the setting of the village as a whole. It is considered that development in this sector would diminish the sense of place and local distinctiveness of the settlement. The	No change
	Land north east of London Road, Great Chesterford (Little Chesterford Parish)	132	6.6	03LtChe15		
Great Chesterford	Justification: Great Chesterford is a medium sized village with a range of services and facilities including a rail station and access to the M11. The site is largely free from any physical constraints; it is located within Flood Zone 1. The site does not contain any listed buildings, and additional landscaping would appropriately safeguard the setting of nearby listed buildings.					
	Land to the south-west of London Road Great Chesterford (Little Chesterford Parish)	100	3	04LtChe15		No change
	Justification: The Council's assessment of the site through the SHLAA is that this site is sustainable. Issues raised by the Parish Council can be mitigated. Site could be developed in two phases of 50 dwellings.					

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		development of the site is considered unsuitable because the southern edge of the village currently forms a strong defensible boundary to development and development of this site would extend development south-westwards along the valley.	
Great Dunmow GtDUN4	<p>Land East of St Edmunds Lane Great Dunmow</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance • Policy and text needs to ensure historic assets and setting are preserved 	This site has outline planning permission and a detailed application has been submitted	Amend policy to refer to 'the development of approximately 22 <u>self/custom build dwellings</u> '
Great Dunmow GtDUN4	<p>Land West of Chelmsford Road Great Dunmow</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance • Policy and text needs to ensure historic assets and setting are preserved • The sixth bullet should read 'transport assessment', not 'transport statement', as the development is more than 50 units. • 3rd bullet point: This policy should specifically allocate the 2.1ha of land defined in the signed s106 agreement (in the interests of certainty / deliverability). • It is not ECC policy to ask developers to 'provide schools' - in addition to the land required, the developer will make an appropriate 'contribution towards the provision of pre-school and primary education facilities'. 	The site has planning permission with full permission for 115 dwellings, where a start has been made, and outline for the remainder where a detailed application has been submitted. The S106 relates to the provision of 1.7 ha	Land west of Chelmsford Road, Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 370 dwellings. Detailed proposals that comply with other relevant policies and meet the

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	<ul style="list-style-type: none"> The next version of the Local Plan should seek to provide further detail about these site specific requirements for schools, based on the latest evidence of identified need and demand in the Infrastructure Delivery Plan and Essex County Council's 10 year plan for meeting the demand for school places. 	<p>of land for a primary school</p> <p>The permission for the school, retail and employment uses has lapsed and should be identified in the policy to ensure the provision of a balanced community with access to services and facilities.</p>	<p>following site specific development requirement will be permitted:</p> <ul style="list-style-type: none"> The development provides for a mixed and balanced community including <u>1.4 ha</u> retail and <u>2.1 ha</u> employment land; A 70 bed residential care facility is provided; It provides <u>1.7ha of land and for or</u> makes an appropriate contribution towards the provision of pre-school and primary education facilities; Development respects the amenity of the existing dwellings adjoining the site; The development is designed to

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			<p>mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;</p> <ul style="list-style-type: none"> • A Transport Assessment Statement may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; • A Landscape and Visual Impact Assessment will be required and should inform the design and layout

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
			of the site proposals; and
Great Dunmow GtDUN4	<p>West of Woodside Way, Great Dunmow</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance • Policy and text needs to ensure historic assets and setting are preserved • The 4th bullet should read 'transport assessment', not 'transport statement', as the development is more than 50 units. • There is an extant s106 agreement and this site should allocate 2.1ha of D1 use land (in the interests of certainty / deliverability) that meets the criteria for education sites set out in ECC's Developers' Guide to Infrastructure Contributions. • The site is located within a Mineral Safeguarded Area and falls within the thresholds set out within the Essex Minerals Local Plan. The policy supporting the allocation must include a clause requiring the preparation of a Mineral Resource Assessment as follows: 'Prior to approval of development, a Mineral Resource Assessment must be prepared, in consultation with the Mineral Planning Authority, to assess the need for prior extraction.' 	<p>The site has outline planning permission and detailed permission for the access and principle roads</p> <p>Amend policy in relation to the school site, transport and minerals assessments. Drainage is dealt with at the time of the planning application and other policies ensure that historic assets and their setting are preserved.</p>	Amend policy – see below
<p>West of Woodside Way, Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 790 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:</p> <ul style="list-style-type: none"> • The development provides for a mixed and balanced community <u>including 2.1 ha of land for a primary school.</u> • Development respects the amenity of existing dwellings adjoining the site; The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and 			

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
	<p>longer term planning benefits reasonably associated with the alleviation of any such impact;</p> <ul style="list-style-type: none"> • A Transport <u>Assessment</u> Statement may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and • A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals. • <u>Prior to approval of development, a Mineral Resource Assessment must be prepared, in consultation with the Mineral Planning Authority, to assess the need for prior extraction.</u> 		
<p>Great Dunmow GtDUN4</p>	<p>14 Stortford Road, Perkins Garage, Great Dunmow</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance • Policy and text needs to ensure historic assets and setting are preserved 	<p>The site had full planning permission which expired in 2016.</p>	<p>No change</p>
<p>Great Dunmow GtDUN4</p>	<p>Brick Kiln Farm, Great Dunmow</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance 	<p>The site has planning permission and is being implemented</p>	<p>Delete policy and include in updated Policy SP3</p>
<p>Great Dunmow GtDUN4</p>	<p>North of Ongar Road, Great Dunmow</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance • Policy and text needs to ensure historic assets and setting are preserved • The 4 th bullet should read “transport assessment”, not “transport statement”, as the development is more than 50 units. 	<p>The site has planning permission and is being implemented</p>	<p>Delete policy and include in updated Policy SP3</p>
<p>Great Dunmow GtDUN4</p>	<p>South of Ongar Road, Great Dunmow</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance <p>Policy and text needs to ensure historic assets and setting are preserved</p>	<p>The site has planning permission and is being implemented</p>	<p>Delete policy and include in updated Policy SP3</p>

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Great Dunmow	<p>Woodlands Park Sectors 1-4 Great Dunmow</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance • Policy and text needs to ensure historic assets and setting are preserved • The 4 th bullet should read “transport assessment”, not “transport statement”, as the development is more than 50 units. • Comparing the saved policy GD5 with new policy, the following has been noted: ‘community facilities’ stated as a requirement in GD5b) are missing in the new policy. ‘substantial landscaping’ etc stated as a requirement in GD5d) are missing in the new policy. 	The site has planning permission and is being implemented	Delete policy and include in updated Policy SP3
Great Dunmow GtDUN4	<p>Woodlands Park Sector 4 Little Easton (Great Dunmow)</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance • The site is located within a Mineral Safeguarded Area and falls within the thresholds set out within the Essex Minerals Local Plan. The policy supporting the allocation must include a clause requiring the preparation of a Mineral Resource Assessment as follows: Prior to approval of development, a Mineral Resource Assessment must be prepared, in consultation with the Mineral Planning Authority, to assess the need for prior extraction. • Policy and text needs to ensure historic assets and setting are preserved 	The site has planning permission and is being implemented	Delete policy and include in updated Policy SP3
Great Dunmow GtDUN4	<p>Oaklands, Ongar Road, Great Dunmow</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance • Policy and text needs to ensure historic assets and setting are preserved 	Other policies in the plan ensure that impact of development on historic assets is taken into account. Drainage will be	<p>Amend policy to <u>25 dwellings /</u></p> <p>Amend constraints to read ‘Development <u>will need to mitigate noise</u></p>

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
		<p>considered as part of planning application</p> <p>A planning application has been approved for 25 dwellings.</p>	<p><u>pollution from the A120'</u></p>
<p>Great Dunmow GtDUN2</p>	<p>Land west and south of Great Dunmow</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance • The planning application should be accompanied by a Transport Assessment and Travel Plan. The application site should include provision for the Great Dunmow Flitch Way Link (a bridleway around Great Dunmow connecting the Flitch Way). • 1st bullet point (secondary school site): This should refer to 'new secondary school provision' as it may form the site for a relocated Helena Romanes school, rather than an entirely new school. • This allocation should be designated as 'enabling development'. The soundness of the Local Plan as a whole would be undermined if the new secondary school provision is not viable and the 400 homes are built regardless of the necessary increase in capacity. • The precise boundary of the 14 hectares should either be identified or it being D1 use land that meets the criteria for education sites set out in ECC's Developers' Guide to Infrastructure Contributions must be started. Land next to the A120 is unlikely to be acceptable due to noise. • 5th bullet point (cycleway / footpaths links): It is unclear which primary school is being referred to. Great Dunmow Primary is closest but this site and development is considered likely to be served by new school on West of Woodside Way. • Likewise, links must be to Helena Romanes School as well as any new provision on this allocation. • The site is located within a Mineral Safeguarded Area and falls within the thresholds 	<p>Drainage will be considered as part of planning application</p> <p>Agree to amend policy to refer to Transport Assessment and Minerals Resource Assessment.</p> <p>The proposed bridleway of the Flitch Way link does not go through the site and therefore inappropriate for the policy to include provision for it.</p> <p>Agree to amend policy to refer to site being an enabling policy and that provide</p>	<p>Amend policy – see below</p>

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	<p>set out within the Essex Minerals Local Plan. The policy supporting the allocation of these sites must include a clause requiring the preparation of a Mineral Resource Assessment as follows: 'Prior to approval of development, a Mineral Resource Assessment must be prepared, in consultation with the Mineral Planning Authority, to assess the need for prior extraction.'</p> <ul style="list-style-type: none"> • Policy amended to reflect the need to have consideration of Highwood Farm and the Round House in addition to that of Folly Farm • In order to provide clarity on what will be expected to be provided on the replacement school site in terms of playing fields in order to ensure that the replacement facilities accord with Sport England's playing fields policy and NPPF paragraph 74 the policy should be amended to 1) Confirm that the site is allocated for replacement school playing fields and that the replacement playing fields will include provision for a replacement floodlit artificial grass pitch to replace that displaced from the existing Great Dunmow Leisure Centre/Helena Romanes School site; and 2) Confirm that the replacement playing fields (both natural and artificial) will need to be at least equivalent in quantity and quality to the facilities that they will replace and that they will need to be planned to allow community use outside of school hours. • Policy should seek to provide further detail about these site specific requirements for schools, based on the latest evidence of identified need and demand in the Infrastructure Delivery Plan and Essex County Council's 10 year plan for meeting the demand for school places. • Owner and developer support allocation subject to amending policy to read 'a minimum of 400 dwellings' to be consistent with the Neighbourhood Plan and removing reference to including at least 1% serviced custom build/self build plots as there are concern over the delivery and quality of smaller separate development on an otherwise large scale housing scheme. Discussions could take place at planning application stage instead. • HRS support the approach to identifying and enabling the replacement of the existing school. • Planning permission for sites to the south of Dunmow should be subject to the need 	<p>replacement sports pitches.</p> <p>It is agreed to remove reference to self/custom build homes. The provision of such homes will be covered by separate policy.</p>	

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	<p>to provide land and finance for the completion of the Flitch Way bridle way to give pedestrian off road access to a relocated school and as a sustainable transport corridor.</p>		
	<p>Land west and south-west of Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 400 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:</p> <ul style="list-style-type: none"> • <u>The development is an enabling development, in order to part fund /provide land for the provision of a new secondary school.</u> • <u>A site of 14 hectares is protected for the development of a new secondary school provision; incorporating replacement playing fields (both natural and artificial) of at least equivalent in quantity and quality to the facilities that they will replaced and to be available for community use outside of school hours.</u> • The development provides for a mixed and balanced community and at least 5% of the residential units across tenure shall be 1 or 2 bedrooms suitable for the accommodation of the elderly; • Include at least 1% serviced custom build /self-build plots; • It provides land and the provision of a new Health Centre of approximately 1800m² floorspace together with parking and an ambulance pick up / drop off point (and in accordance with Great Dunmow Neighbourhood Plan Policy HE11); • It includes the provision of cycleways / footpath links from the development to the primary schools, <u>existing secondary school and the site of the proposed new secondary school, and the Flitch Way, and makes an appropriate contribution, through a planning obligation, to the provision of cycleways/ footpaths from the development to the Town Centre (in accordance with Great Dunmow Neighbourhood Plan Policy GA2);</u> • It provides for open space within the development including informal recreation areas, the provision of children's play spaces (LEAPs and NEAPs) and a substantial strategic landscape buffer to the south along the boundary of the Flitch Way Country Park; • Be designed to avoid unnecessary harm to the living conditions of neighbouring residents; • This policy links to Great Dunmow Neighbourhood Plan Policy SOS2: Sporting Infrastructure Requirements and position SOS-A in the Neighbourhood Plan. This policy promotes this site as suitable for the ambitions for sporting infrastructure of the Neighbourhood Plan; • The existing Flitch Way, which runs through this site, and its setting, must be protected in the event of any development of this site, with a buffer running either side of the Flitch Way; • These and any other requirements for contributions through a planning obligation will need to take account of the effect on the viability 		

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	<p>of the development as a whole and its requirement to facilitate the development of the secondary school and medical Centre;</p> <ul style="list-style-type: none"> • Attention must be paid to protecting the setting of the existing properties west of Buttleys Lane, and minimising the light pollution they will experience from development. Attention must likewise be paid to the Grade II Listed Folly Farm, <u>Highwood Farm and Round House</u> to protecting its setting by ensuring a buffer zone separates this collection of buildings from new development; • Development of the site must be sympathetic to the fact that the site adjoins the town's Conservation Area; and • Any successful application for development must be accompanied by a thorough assessment of the site's archaeological deposits. • <u>The application must be accompanied by a transport assessment and travel plan; minerals resource assessment.</u> <p>Amend policies map to indicate land safeguarded for secondary school to accord with Great Dunmow Neighbourhood Plan</p>		
<p>Great Dunmow GtDUN1</p>	<p>Land at Helena Romanes School, Great Dunmow</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Policy amended so that its addresses the Grade II listed Newton Hall and its associated Grade II listed cottage to the immediate west of the site. It is particularly important that any development here, close to the town centre, should be consistent with Dunmow's historic grain and character. • Policy needs to clarify <ul style="list-style-type: none"> ○ Replacement playing field provision is of at least equivalent quantity, quality and community accessibility ○ Confirmation that the new school including its playing fields will be completed and available for use before any development commences on this site in order to ensure continuity of access to the sports facilities for both school and community users. ○ Confirmation that that the Great Dunmow Leisure Centre will remain operational throughout the construction of the development in order to safeguard access to this important community facility. ○ Consideration given to whether the inclusion of the artificial grass pitch (AGP) within the allocation (and therefore its relocation to the new school site in Great Dunmow policy 3) is appropriate in practice. • Local Plan should seek to provide further detail about these site specific 	<p>Drainage is covered through the planning application.</p> <p>Agree to amend policy to refer to listed buildings west of the site.</p> <p>Appropriate to amend policy to take into account Sport England's comments The artificial grass pitch forms part of the Leisure Centre and should remain</p>	<p>Amend policy area to exclude the artificial grass pitch.</p> <p>Amend policy – see below</p>

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	<p>requirements for schools, based on the latest evidence of identified need and demand in the Infrastructure Delivery Plan and Essex County Council's 10 year plan for meeting the demand for school places.</p>		
	<p>Land at Helena Romanes School, Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 150 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:</p> <ul style="list-style-type: none"> • The development is an enabling development, in order to part fund the development of a new secondary school appropriately located to serve the growing population of Great Dunmow, for example on land adjacent to Buttleys Lane, South of Stortford Road; • <u>There will be no loss of sports provision until new playing fields (both natural and artificial) of at least equivalent in quantity and quality are available for community use outside of school hours. Great Dunmow Leisure Centre is to remain operational throughout development of the site.</u> • Provide a footpath-cycleway (as per Policy GA1: Core Footpath and Bridleway Network of the Great Dunmow Neighbourhood Plan) running through the site, north-south, from the bypass at Woodland's Park Sector 4 to linking rights of way through the Woodland's Park Sectors 1-3 sites. • Make an appropriate contribution, through a planning obligation, to the provision of cycleways / footpaths from the development to the primary and secondary schools and the Town Centre (in accordance with Great Dunmow Neighbourhood Plan Policy GA2); • Provide children's play spaces (LEAPs) and the design of the site will take account of the need to ensure a satisfactory relationship with Frederick's Spring and the open countryside; • Include a landscaped strip, which may incorporate native trees and hedgerows and a shrubland area for wildflowers, designed so that it can also be used as an informal walkway adjoining the new development and the existing properties of Parsonage Downs; • Protect the setting of the listed buildings to the east <u>and west</u> of the site, and the associated Conservation Area; • Be designed to avoid unacceptable harm to the living conditions of neighbouring residents; • The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation; and <p>Development will need to be implemented in accordance with this policy and the Great Dunmow Neighbourhood Plan.</p>		

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<p>Great Dunmow GtDUN3</p>	<p>Wood Field, Woodside Way, Great Dunmow</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • There is no obvious access from the proposed allocation to highway. Further consideration must be given as to how this will be achieved. • The site lies to the north of Stortford Road which, as a Roman Road, may have archaeological potential. • Object to inclusion of site as it is likely to cause damage and/or loss to areas of ancient woodland adjacent to the boundary. Adjacent to Hoglands Wood, Broomhills - ancient woodland (AW), ancient semi natural woodland (ASNW) and plantation on ancient woodland site (PAWS) 	<p>Access is still to be determined and could be either via the development site to the west of off Woodside Way. The site lies within the Great Dunmow Neighbourhood Plan development limits.</p> <p>Add new criteria to ensure ancient woodland is protected.</p>	<p>Add new criteria</p> <ul style="list-style-type: none"> • <u>Development proposals will need to demonstrate that they will have no adverse impact on the ancient woodland adjacent to the site</u>
<p>Great Dunmow GtDUN4</p>	<p>Land south of B1256 (Stortford Road) and West of Buttleys Lane</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Policy should read transport assessment and not statement. • Policy should include reference to preserving the nearby listed buildings and their settings, and consider archaeological potential. • The site is outside the Neighbourhood Plan Town Development Limits. Inclusion of the site would be against views of the community. The site is opposite the SSSI which would be at risk from light pollution contrary to draft policy. • Agent on behalf of landowner supports allocation • Agent objects to this allocation as it is considered an unsustainable location being detached from the town centre. 	<p>Land to the north of the site has been granted planning permission and land to the east is allocated for a school and residential development. The site is in walking/cycling distance of services and facilities in Great Dunmow, particularly if the adjoining sites are developed and</p>	<p>Amend policy</p> <ul style="list-style-type: none"> • A Transport Assessment Statement may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; • <u>Attention must be paid to protecting listed buildings and</u>

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					include a secondary school, medical facilities and areas for sport and recreation.	<p><u>their settings particularly Highwood Farmhouse, the Round House, and the Gatehouse to Easton Lodge</u></p> <ul style="list-style-type: none"> • Development proposals will need to demonstrate that they will have no adverse impact on the <u>Highwood Quarry High Wood SSSI</u> located adjacent to the site.
Great Dunmow	Site	Capacity	Area (ha)	SHLAA reference	The site forms an integral part of the historic setting of Dunmow Park, the loss of which is considered unsuitable.	No change
Dunmow Park	120 dwellings	3.5 ha	09GtDun15	Justification: The site is in a sustainable location and within walking distance of a number of facilities within Great Dunmow Town Centre. Development in this location would therefore promote sustainable modes of transport. The site is well serviced by bus routes. The site is also bound to the north and west by existing residential development and lies abutting the existing settlement boundary.		
Great Dunmow	The Yard, Stortford Road	Residential or employment	1.3 ha	03GtDun15		
	Justification: The adjoining land to the east has been allocated and the inclusion of this site would make a logical extension as it is contained by the Stortford Road and A120.					

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					<p>are developed and include a secondary school, medical facilities and areas for sport and recreation. The site is contained by the A120 and proposed allocations. The site is therefore considered broadly developable. However, due to the site's location next to the A120 and particularly the junctions on to the A120, the site may be more suitable for uses other than residential.</p>	
<p>Great Dunmow</p>	<p>Land at Hoglands Great Dunmow (Little Easton Parish)</p>	<p>80</p>	<p>2.3</p>	<p>04LtEas15</p>	<p>The development of this site would introduce development to the west of Woodside way unrelated to the pattern of development. It does not relate to the development site to the south as it is separated from it by Hoglands Wood.</p>	<p>No change</p>
<p>Justification: Access to the site is currently available from Park Road, Little Easton; albeit a brand new access from Woodside Way could also be constructed to serve the site. There are no listed buildings or conservation area in the vicinity and the site is located in Flood Zone 1. The slope, trees on site and the Hoglands Wood to the south are not considered constraints on development.</p>						

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Great Dunmow	Land at Tiggers, Ongar Road	4 (net)	0.49	NEW	In view of the surrounding development and the A120 forming a defensible boundary the site is considered suitable for development. Scale of development is likely to be limited due to shape of site and impact of A120.	Include site within development limits but do not allocate as development is likely to be for less than 10 dwellings.
Justification: The use of the site would remain residential, in keeping with neighbouring properties and the character of the area. There would be a net increase of four dwellings and the site density would be about 10 dph. This would be lower than the adjacent modern estates, but would be in keeping with the existing character of Ongar Road and this edge-of-town setting. The site, which has historically been considered suitable for development, is in a sustainable location and within reasonable walking/cycling distance of local amenities, including employment, schools, nurseries, shops, churches and community facilities in Great Dunmow. It is well served by primary and major road networks, with good public transport links to allow access to neighbouring settlements and major transport infrastructure. No existing trees or hedges would be removed as part of this redevelopment. There are no ponds and there is no evidence of wildlife or protected species on the land						
Great Dunmow	Concerns regarding 5 year land supply raised against paragraphs 3.35; 3.45, 3.47 and 3.48 and Policy SP3.				In order to ensure that the council can demonstrate a 5 year supply of sites an additional site in Great Dunmow is proposed. This site has historic planning permission for 12 dwellings for which the drains were put in but was never implemented in full. Bardfield House, Church End Great Dunmow is a greenfield site	New policy - see below

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
		<p>adjoining the development limits at Church End. The development of this small site could be designed so as to be well related to the existing pattern of development at Church End. The site is considered suitable, available and achievable.</p>	
<p>New policy</p> <p><u>Site: Site of former Bardfield House, Church End, Great Dunmow</u> <u>Quantum of Development – 15 dwellings Site Area – 0.4 ha</u> <u>Site Specific Policy:</u> <u>The site of the former Bardfield House, Church End, Great Dunmow as shown on the Policies Map is allocated for the development of approximately 15 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:</u></p> <ul style="list-style-type: none"> • <u>The development provides for a mixed and balanced community;</u> • <u>Development respects the amenity of existing dwellings adjoining the site;</u> • <u>The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;</u> • <u>A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and</u> • <u>A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.</u> <p><u>Site description:</u> This is a greenfield site on the north eastern edge of the town.</p>			

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
	<p><u>Constraints: no known site constraints</u> <u>Status of Site as of 1 April 2017: Allocation</u></p>		
<p>Great Easton</p>	<p>Concerns regarding 5 year land supply raised against paragraphs 3.35; 3.45, 3.47 and 3.48 and Policy SP3.</p>	<p>In order to ensure that the council can demonstrate a 5 year supply of sites an additional site in Great Easton is proposed.</p> <p>Land off Brocks Mead, Great Easton is a greenfield site which lies adjacent to the development limits and the conservation area. There are a number of listed buildings in the vicinity. The village school is located just outside the village, but it still may be feasible to walk or cycle. The site is well related to the village. Land to the north adjoining the site has permission for 9</p>	<p>New policy – see below</p>

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
		<p> dwellings. Development which mirrors the southwards extent of Brocks Mead is considered suitable. The site is considered suitable, available and achievable.</p>	
<p>New Policy</p> <p><u>Site: Land off Brocks Mead, Great Easton</u> <u>Quantum of Development – 20 dwellings Site Area – 0.7 ha</u> <u>Site Specific Policy:</u> <u>The site off Brocks Mead, Great Easton as shown on the Policies Map is allocated for the development of approximately 20 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:</u></p> <ul style="list-style-type: none"> • <u>The development provides for a mixed and balanced community;</u> • <u>Development respects the amenity of existing dwellings adjoining the site;</u> • <u>The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;</u> • <u>A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and</u> • <u>A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.</u> <p><u>Site description:</u> This is a greenfield site on the southern eastern edge of the town.</p> <p><u>Constraints:</u> The site adjoins the conservation area. It is in close proximity to St John's Church, the listed buildings of Easton Hall and the</p>			

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
	<u>scheduled monument and listed buildings on The Endway</u>					
Great Hallingbury	Site Land south of Beldhams Lane, Bishops Stortford	Capacity 180	Area (ha) 6.52	SHLAA reference 03GtHal15	The site forms part of parcel 12 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.	No change
Justification: The site represents sustainable development between the existing town edge and the sewage works with the allotments in between. The site is well located to Bishop's Stortford town centre, railway station and bus stops. The site is currently located within the Green Belt; however, the proposal would not result in the merging of neighbouring settlements and has been demonstrated to be possible with only minimal impact on the wider landscape. The benefits of delivering housing within walking and cycling distance of the town centre of Bishop's Stortford and the railway station along with the proximity to the existing bus service that stops along Beldams Lane would outweigh the harm caused by the loss of land within the Green Belt and should be reconsidered.						
Great Sampford	Site Site east of Sparepenny Lane, Great Sampford	Capacity	Area (ha) 3.3	SHLAA reference 01GtSam15	Large scale development would be out of proportion to the size of the existing settlement. It is noted that three small parcels of land (which lie within this larger submission site) were dismissed at appeal in 2014. The Inspector considered	No change
Justification: The village is a sustainable location for development with a church, pub and school. This site could provide much needed affordable housing.						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					the proposals would harm the attractive open character and appearance of the area and that there was limited access to local services and facilities.	
Hatfield Broad Oak	Object to removal of notation of Protected Open Space of Environmental Value from Great Chalks as currently shown in Adopted Local Plan				The council consider that this is a suitable site for small scale development. The village is a Type a village with primary school and shop in close proximity to this site. The character of the area is protected by legislation other policies relating to conservation area, listed buildings and tree preservation orders.	No change
Hatfield Broad Oak	Site	Capacity	Area (ha)	SHLAA reference	There is currently a clearly defined edge to the eastern side of the village. The development of this site would extend development into the	No change
Land north of Hammonds Road	24	1.2	New	Justification: Hatfield Broad Oak has range of services and facilities. The site lies on the eastern side of the settlement occupying a position behind existing hedgerow planting and away from the Hatfield Broad Oak Conservation Area and away from a concentration of nearby occupiers.		

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					open countryside and coalesce the village with Water Farm. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.	
Hatfield Broad Oak	Land south of Newbury Meadow, off Cage End Road	30	1	06HBO15	The site is available but is not considered suitable or achievable due to the poor access to the site.	No change
Justification: The site scored very highly against the criteria of suitability, achievability and availability.						
Hatfield Broad Oak	Land north of Newbury Meadow	10-12	0.45	07HBO16	A large portion of the site along the northern edge lies with flood zone 2 limiting. The site is therefore not considered suitable	No change
Justification: The village is a sustainable settlement which is clearly able to tolerate further sensible expansion without the need for development to creep too far out beyond the proposed 'development limits' and without impact on the Conservation Area, the Ancient Monument to the north of the village or the 'Protected Open Space' within its centre. The site is immediately adjacent to the 'development limits' of the village and clearly forms an in-fill site between the village hall to the east, operational factory units to the west and housing (which is also outside of the village 'development limits') to the south.						
Hatfield Heath	Site Land west of Mill Lane	Capacity 35	Area (ha) 6.7	SHLAA reference 04HHea15 (partly) Plus land to north (egg packing plant)	Development of the whole site with the resultant loss of the trees would have a detrimental impact on	No change

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
	<p>Justification: The site is considered to be suitable for residential development according to the UDC SHLAA. The site is supported by a site-specific Green Belt Assessment and is previously developed land. Additional housing should be identified in Hatfield Heath in order to meet the needs of the community and in accordance with the Settlement Hierarchy. This site would be ideally positioned for release from the GB.</p>				<p>the character of the area is not considered suitable. The site forms part of parcel 17 in the Green belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The whole site does contribute to the functions of the Green Belt and therefore development is considered unsuitable. However, redevelopment of the part of the site where the existing buildings are located is considered worthy of further consideration.</p>	
Hatfield Heath	Land at High Pastures, Stortford Road		2	New	<p>The site forms part of parcel 17 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does</p>	No change
	<p>Justification: The site is well contained by mature, tall hedgerows and trees and is associated with the sheds and storage yard, as well as the adjacent residential properties and built development and is suitable for release from the Green Belt.</p>					

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					contribute to the functions of the Green Belt and therefore development is considered unsuitable.	
Hatfield Heath	Land east and west of Mill Lane		0.8 (east) 0.6 (west)	04HHea15 (southern part) plus new area to east of Mill Lane	The site forms part of parcel 17 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.	No change
<p>Justification: The Area consists of a rectangular meadow to the east of Mill Lane, and unmanaged orchard/ scrub land to the west of Mill Lane. It is considered that if the sites subject of this representation were assessed, it would be very likely to achieve the same conclusion as the assessment of 04HHea15, with the only planning constraint to its delivery being the current designation for Green Belt. The site is therefore considered to meet the test of suitability and would represent a sustainable development site within Hatfield Heath.</p>						
Hatfield Heath	Land at Cox Ley	70	3.7	03HHea15	The site forms part of parcel 17 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is	No change
<p>Justification: The site is ideally located close to the village centre. It is within the Council's evidence base that the site does not fully meet the purposes of the Green Belt and would be suitable for release - "There may be scope of some development in the south-east of the land parcel without causing coalescence but the overall openness and scale of the gap is important to restricting the merging of settlements". The site is not within a conservation area, nor are there any immediate listed buildings nearby. According to the Environmental Agency, the site lies outside of any flood zone.</p>						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					considered unsuitable.	
Henham	<p>Former good Yard and Elsenham Goods Yard (north)</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Whole of the site benefits from planning permission • Ensure development of 16 units on Old Mead Road is counted and described as Old Mead Road and not Old Mead Lane. Site is partially within Elsenham and closer to Elsenham and therefore should be included in allocation for Elsenham. Constraints should include proximity of railway and lack of public footpath 				Site has planning permission for 10 dwellings in Elsenham and for 6 dwellings in Henham parish. Both sites are under construction.	delete policy and include in updated policy SP3
Henham	Site	Capacity	Area (ha)	SHLAA reference	The site is in close proximity to the village services and the site is well related to the existing development. The Inspector considering the appeal against the refusal of UTT/15/2982 found the development represented sustainable development. The recent application was refused in March 2018 on highway grounds; however officers	Allocate site – new policy - see below
School Lane, Henham	36	1.13	04Hen15			
Justification: In a recent appeal the Inspector found the site a sustainable location, would not result in harm to the character of the area or wider countryside, and would cause no material harm in terms of highway safety and would provide for suitable mitigation in relation to biodiversity enhancement requirements. The sole reason for the Inspector rejecting the appeal related to a rectifiable deficiency in the unilateral undertaking.						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
	<p><u>Site: Land south of School Lane, Henham</u> <u>Quantum of Development – 35 dwellings Site Area – 3ha</u> <u>Site specific policy:</u> <u>Land south of School Lane, Henham as shown on the Policies Map is allocated for the development of approximately 35 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:</u></p> <ul style="list-style-type: none"> • <u>The development provides additional infrastructure for Henham and Ugley Primary School; including additional playing field as shown safeguarded on the Policies Map.</u> • <u>The development provides for a mixed and balanced community;</u> • <u>A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;</u> <p><u>Site description: This greenfield site lies on the southern edge of the village between houses, the school and agricultural land.</u></p> <p><u>Constraints: no known constraints</u></p>				<p>found the scheme acceptable to the Highway authority subject to conditions. It is therefore considered that this site is deliverable</p>	
<p>Henham</p>	<p>Blossom Hill /Land north of Chickney Road</p>	<p>10-12</p>	<p>1.24</p>	<p>07Hen16 (part)</p>	<p>Part of the site lies within the draft development limits drawn in the Uttlesford Regulation 18 Local Plan 2017. The part of the site which lies within the draft development limits has been</p>	<p>No change</p>
<p>Justification: The rejection of this site has not been justified or informed by the findings of the Sustainability Appraisal.</p>						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					<p>granted planning permission for 9 dwellings. Development beyond the area with planning permission is not considered suitable as it would extend development into more open countryside.</p>	
Henham	Cricket Field, Mill Road	70-90	8.87	New	<p>Development of the site would introduce significant development to the west of Crow Street, intruding into the open countryside and impacting on the conservation area. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.</p>	No change
<p>Justification: The site is within walking distance of village amenities; it is wholly within Flood Risk Zone 1 and is not subject to any ecological or landscape designations.</p>						
Henham	Land adjacent to Grind Hall	5	0.7	03Hen15	<p>A planning application for 4 dwellings was refused and dismissed at appeal. The Inspector considered</p>	No change
<p>Justification: This urban edge site, by virtue of National and Local Policy should be allocated.</p>						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					the site to be more closely related to the countryside than the village and development would appear as a form of back land development. The site is therefore considered unsuitable as it would not contribute to a sustainable pattern of development.	
High Roding	Meadow House Nursery <ul style="list-style-type: none"> • Policy should include reference to preserving the nearby heritage assets and their settings, and consider archaeological potential. • There is no evidence of surface water flooding on site according to surface water flood maps. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance. 				This site has planning permission and development has commenced	Delete policy and include in updated policy SP3
Littlebury	Site	Capacity	Area (ha)	SHLAA reference	Littlebury is a type B village and has limited services and is served by a limited bus service. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.	No change
Land east of Cambridge Road	Up to 18 dwellings	0.6	01Lit15			
Justification: Two representations have been made by different agents for the same site, although one site extends further north. This is a brownfield site. There is an existing footpath to Rectory Farmhouse and informal footpath linking to the site which can be upgraded to adoptable standards. The loss of the existing employment uses can be offset by the provision of live/work units. The site is not within the conservation area and provides an opportunity to improve the setting of the listed building to the south. The site is largely free from any						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
	physical constraints; it is located within Flood Zone 1 with flat topography.					
Leaden Roding	Site	Capacity	Area (ha)	SHLAA reference	Development of the site is considered unsuitable as it would create a ribbon of development closing the gap between the edge of the village and Leaden Hall Farm. Furthermore the site forms part of parcel 25 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.	No change
Land north of Stortford Road	13	0.5	01LRod15			
Justification: The site is adjacent to the village settlement boundary and easily accessible. Development in this location would provide a valuable link between the western edge of the village and the local amenities along Stortford Road. The site is well enclosed by physical boundaries and would not promote unwarranted development sprawl. Its development would be in-keeping with the existing development patterns in the village and along Stortford Road specifically. Additional housing should be identified in Leaden Roding in order to meet the needs of the community and in accordance with the Settlement Hierarchy. This site would be ideally positioned for release from the Green Belt.						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
Little Chesterford	Land adjacent Manor Cottages	10	0.5	05LtChe15	Little Chesterford is a small village with limited services and facilities. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.	No change
Justification: The village is close to Great Chesterford which contains a range of facilities and services, there are employment opportunities at Chesterford Research Park. The village is served by high frequency bus service between Cambridge and Saffron Walden						
Little Dunmow	Dunmow Skips <ul style="list-style-type: none"> Developer to design and deliver the surface water drainage according to ECC guidance. 				The site has planning permission and development has commenced	Delete policy and include in updated Policy SP3
Little Dunmow	Site Land north of Flich Green, Little Dunmow	Capacity Up to 5000 dwellings	Area (ha) 48.45	SHLAA reference 01LtDun / 02LtDun15 / 03GtDun15	The development of this site would introduce a large area of housing leading to the coalescence the settlements of Little Dunmow and Flich Green with detrimental impacts on historic assets. The Council's development strategy is towards larger self-sustaining Garden Communities which can support a	No change
Justification: Site could accommodate housing and services and facilities as the first phase of a Garden Community totalling 2,000-3,000 dwellings incorporating land to the west. The Sustainability Appraisal recognises that the site performs well in sustainability terms. Site is in central location on the A120 corridor with links to M11 and A12 and south to Chelmsford. A landscape scheme could soften any forms of built development by integrating the proposal into the landscape. The setting of these listed buildings can be protected through the design and layout of the proposals, including through appropriate landscaping and boundary treatments, as well as the positioning of amenity greenspace within the site. Site is entirely within flood zone 1. The site is not constrained by the need for prior mineral extraction and land restoration, and development could go ahead without delay.						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan												
					<p>secondary school. The Sustainability Appraisal notes that no secondary school provision is proposed. The Transport Study and the Sustainability Appraisal finds that there will be negative impacts on the highway network. A new junction on to the A120(T) would be required. This site is considered less accessible; the nearest settlement of Little Dunmow has very limited services. It may be more difficult to integrate a high frequency bus service to rail services due to the site being some distance from rail links.</p>													
Little Easton	<table border="1"> <tr> <td data-bbox="367 1209 651 1252">Site</td> <td data-bbox="651 1209 943 1252">Capacity</td> <td data-bbox="943 1209 1184 1252">Area (ha)</td> <td data-bbox="1184 1209 1451 1252">SHLAA reference</td> </tr> <tr> <td data-bbox="367 1252 651 1326">Land to the rear of the Stag PH</td> <td data-bbox="651 1252 943 1326">28</td> <td data-bbox="943 1252 1184 1326">2</td> <td data-bbox="1184 1252 1451 1326">03LtEas15</td> </tr> <tr> <td colspan="4" data-bbox="367 1326 1451 1394">Justification: Type B villages should see some development to ensure the long term sustainability of the village and ensuring a mixed and balanced community.</td> </tr> </table>	Site	Capacity	Area (ha)	SHLAA reference	Land to the rear of the Stag PH	28	2	03LtEas15	Justification: Type B villages should see some development to ensure the long term sustainability of the village and ensuring a mixed and balanced community.							<p>Development of this site would introduce a significant scale of development in a small village with</p>	No change
Site	Capacity	Area (ha)	SHLAA reference															
Land to the rear of the Stag PH	28	2	03LtEas15															
Justification: Type B villages should see some development to ensure the long term sustainability of the village and ensuring a mixed and balanced community.																		

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan								
	<p>Representation proposes a mixed use scheme that provides a logical and sustainable extension to the existing settlement boundary and one that is tailored to address local needs, including the provision of a new community shop.</p>				<p>minimal services. The development of the site would have a visual impact on the character of the Upper Chelmer River Valley. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.</p>									
<p>Little Hallingbury</p>	<p>Land at Dell Lane</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • It is important that any development of this site will need to preserve the heritage asset and their setting. These requirements should be included in the policy and supporting text of the Plan 				<p>This site has planning permission and is under construction</p>	<p>Delete policy and include in updated policy SP3</p>								
<p>Little Hallingbury</p>	<table border="1"> <thead> <tr> <th data-bbox="367 963 656 1007">Site</th> <th data-bbox="656 963 952 1007">Capacity</th> <th data-bbox="952 963 1189 1007">Area (ha)</th> <th data-bbox="1189 963 1451 1007">SHLAA reference</th> </tr> </thead> <tbody> <tr> <td data-bbox="367 1007 656 1114">Land at Wright's Green, south of Goose Lane</td> <td data-bbox="656 1007 952 1114">"suitable for range of development uses"</td> <td data-bbox="952 1007 1189 1114">4.24</td> <td data-bbox="1189 1007 1451 1114">03LtHal15</td> </tr> </tbody> </table>	Site	Capacity	Area (ha)	SHLAA reference	Land at Wright's Green, south of Goose Lane	"suitable for range of development uses"	4.24	03LtHal15				<p>The development of this site would introduce a significant area of development, unrelated to the existing development. The site forms part of parcel 14 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the</p>	<p>No change</p>
Site	Capacity	Area (ha)	SHLAA reference											
Land at Wright's Green, south of Goose Lane	"suitable for range of development uses"	4.24	03LtHal15											
<p>Justification: The site is a logical location for expansion of the village contained by the M11.</p>														

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.	
Little Hallingbury	Land at Motts Green, land to the east of Lower Road and south west of Wrights Green	"suitable for a range of development uses"	3.23	02LtHal15	The site forms part of parcel 14 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.	No change
Justification: The site is a logical location for expansion of the village with infill development						
Manuden	Site Land north of Stewarts Way The Street	Capacity	Area (ha) 4.5	SHLAA reference 02Man16 plus additional land to the north west	The site lies above the road and development would have a significant impact on the countryside character of the approach to the village. The site is considered unsuitable as development on	No change
Justification: The site is relatively featureless with the exception of trees and hedges on the boundaries. It is not subject to any constraints or designations. It adjoins the development limits. It is in flood zone 1. Manuden benefits from a range of facilities. The site has the potential to incorporate additional facilities and services for the village including potentially a village shop. 02Man16 was considered suitable for						

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
	<p>housing and that this larger site shares the same characteristics that made 02Man16 suitable.</p>	<p>the site would not contribute to sustainable patterns of development.</p>	
<p>Newport NEWP2</p>	<p>Bricketts London Road, Newport</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance 	<p>Drainage will be considered as part of planning application</p> <p>The site adjoining Bricketts which forms a paddock to the house was promoted through the call for sites. The site has defensible boundaries and is well related to the village and along with the draft allocation site is considered a suitable site for a comprehensive development.</p>	<p>Amend site boundary on Policies Map to include land to the south of the site.</p> <p>Amend policy to refer to quantum of development of 24 dwellings and site area to 1ha.</p>
<p>Newport NEWP2</p>	<p>Bury Water Lane / Whiteditch Lane Newport</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Policy should include reference to preserving the nearby historic assets and their settings. 	<p>This site has planning permission and development is under construction</p>	<p>Delete policy and include in updated Policy SP3</p>

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
Newport	<p>Land opposite Branksome, Whiteditch Lane, Newport</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Policy should include reference to preserving the nearby historic assets and their settings. 	The site has planning permission for 20 dwellings and development is under construction.	Delete policy and include in updated policy SP3
Newport	<p>Land south of Wyndhams Croft, Whiteditch Lane, Newport</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Policy should include reference to preserving the nearby historic assets and their settings. 	The site has planning permission and development is under construction	Delete policy and include in updated Policy SP3
Newport	<p>Land west of Cambridge Road, Newport</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Policy should include reference to preserving the nearby historic assets and their settings. 	The site has planning permission and development is under construction	Delete policy and include in updated policy SP3
Newport	<p>Reynolds Court, Gaces Acre, Newport</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Policy should include reference to preserving the nearby historic assets and their settings. 	The site has planning permission and development is under construction	Delete policy and include in updated policy SP3
Newport	<p>Land at Holmwood, Whiteditch Lane, Newport</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Policy should include reference to preserving the nearby historic assets and their settings. 	The site has planning permission	No change

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan								
Newport	<p>Land at Bury Water Lane Newport</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Policy should include reference to preserving the nearby historic assets and their settings. • Policy needs updating with most recent planning permission 				<p>The most recent permission (UTT/17/1561/DFO) is for 40 bed care home facility and 81 extra care units.</p> <p>Only self-contained residential units can be included in meeting our housing need.</p>	<p>Correct Policies Map to show correct site</p> <p>Amend policy – see below</p>								
<p>Bury Water Lane / Whiteditch Lane Newport, as shown on the Policies Map, <u>is allocated for a residential care facility comprising a care home and approximately 81 extra care units plus associated communal facilities.</u></p> <ul style="list-style-type: none"> • Development respects the amenity of the existing dwellings adjoining the site; • A transport assessment may be required to support the planning application and appropriate access arrangements to be agreed to the satisfaction of the highway authority; and • A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposed. 														
Newport	<table border="1"> <tr> <td data-bbox="365 1034 658 1077">Site</td> <td data-bbox="658 1034 945 1077">Capacity</td> <td data-bbox="945 1034 1189 1077">Area (ha)</td> <td data-bbox="1189 1034 1451 1077">SHLAA reference</td> </tr> <tr> <td data-bbox="365 1077 658 1147">Land at London Road</td> <td data-bbox="658 1077 945 1147">94</td> <td data-bbox="945 1077 1189 1147">4.6</td> <td data-bbox="1189 1077 1451 1147">06New15</td> </tr> </table>	Site	Capacity	Area (ha)	SHLAA reference	Land at London Road	94	4.6	06New15				<p>This site has now been granted permission on appeal</p>	<p>New policy – see below</p>
Site	Capacity	Area (ha)	SHLAA reference											
Land at London Road	94	4.6	06New15											
<p>Justification: Newport has a good range of services and facilities. Site was included in the Submission Plan 2014. Site not constrained by landscape or conservation reasons</p>														

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
	<p>New policy Site: Land west of London Road, Newport Quantum of development 94 dwellings Site Area 4.5ha</p> <p>Land west of London Road, Newport, as shown on the Policies Map, is allocated for the development of approximately 94 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:</p> <ul style="list-style-type: none"> • The development provides for a mixed and balanced community • Development respects the amenity of the existing dwellings adjoining the site; • A transport assessment may be required to support the planning application and appropriate access arrangements to be agreed to the satisfaction of the highway authority; and • A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposed. <p>Site description: this is a greenfield site on the southern edge of the town. Residential development lies to the north east and south of the site and the primary school lies to the west of the site.</p> <p>Constraints: the site is close to the conservation area</p>					
Newport	Land at Bury Water Lane		0.7	07New15	The majority of the site lies within Flood Zones 2 and 3 with only a small portion fronting Bury Water Lane, and along the southern edge of the site lying beyond. The proposal is to develop in the areas beyond the flood zones 2 and 3 with the remainder of the site being open space. This site	No change
Justification: Newport has a good range of services and facilities. Site not constrained by landscape or conservation reasons						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					comprising of reedbed and wet woodland which are biodiversity action plan habitats is therefore considered an unsuitable site for development.	
Newport	The Piggeries, Debden Road	8	0.3	01New15	The site is more related to its countryside setting than to the village of Newport. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.	No change
Justification: Newport is a sustainable location for development and this site is well located for local services.						
Newport	Land south of Wicken Road	150	6.1	04New15	Newport is a key village and has a number of services and facilities which are accessible by foot from the site. The site has blocks of trees on its northern and southern boundary and in the middle of the site. The Historic Settlement Characterisation	No change
Justification: Newport has an excellent range of services and facilities. The proximity of the site to the M11 motorway to the south and west, and the village of Newport to the north and east creates a distinct barrier between the site and the surrounding landscape. Thus it is considered that the scenic quality of the surrounding landscape will not be detrimentally affected by the proposed development. Subject to good design, the proposals will have a negligible to low impact upon the setting of the church and no impact upon other built heritage assets in the village. Vehicular access to the site can be achieved from Wicken Road through the provision of a simple priority junction and the network has sufficient capacity to accommodate the impact of the development. The site is in Flood Zone 1.						

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
		<p>Assessment (2007) for Newport considers that 'whilst development in Sector 5 land would not greatly impact the historic core and would ultimately be restricted by constraints of the M11, to the south of this sector any development which resulted in the loss of open space of any recreational areas would be inappropriate. To the north of this the high visibility of these slopes and the effect of marring views of the important church tower would be highly detrimental. Newport is a sustainable location for development, and this site is well related to the village and contained by the M11. However,</p>	

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
		<p>questions are raised as to the suitability of this site in relation to of the impact of development on the landscape and highways impact. It is therefore considered not to allocate this site in the local plan.</p>	
<p>Quendon and Rickling</p>	<p>Ventnor Lodge</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Policy should include reference to preserving the nearby historic assets and their settings. 	<p>This site has planning permission and development is under construction</p>	<p>Delete policy and include in updated policy SP3</p>
<p>Quendon and Rickling</p>	<p>Land East of Foxley House</p> <ul style="list-style-type: none"> • The policy should be expanded to include consideration of the setting of the adjacent listed buildings. The cumulative impact of development of these three adjacent sites must be considered so that development integrates into the existing urban grain and form, and that the established character of the settlement is preserved • Surface water management: Flood Zone 1, significant part of the site is at risk of surface water flooding across the site in a 1 in 30 and 1 in 100 flood event. Mitigation: Developer to design and deliver the surface water drainage according to ECC guidance. • In view of the recent scale of development in the village the allocation of this site would need substantial investment in the village. Specifically we would want to see under S106, or the like, the provision of a new Community Hall plus further recreational provisions. We also have grave concerns that the sewage system is close on capacity in Quendon. Should 19 homes be provided we would want to see a mixture of Affordable Homes plus provision for the elderly or less able, by 	<p>Agree to amend policy to refer to protecting setting of listed buildings</p> <p>Surface and foul water drainage will be dealt with through the planning application.</p> <p>S106 will be dealt with through the planning application and will need to be relevant to the development.</p>	<p>Amend site's constraints</p> <p><u>Conservation Area and Listed Buildings</u> – site lies in close proximity to Quendon and Rickling conservation area <u>and listed buildings.</u> Development in close proximity to the Conservation Area on the site's western boundary will need to respect the setting of the Conservation Area</p>

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
	<p>supplying for example, 1 bedroom units.</p> <ul style="list-style-type: none"> The development within the non-garden communities should be subject to the same principles that govern the garden communities, in order to deliver the same benefits for the community. 				The policy requires the development to provide a mixed and balanced community	<u>and Listed Buildings.</u>
Quendon and Rickling	<p>Land south of Foxley House</p> <ul style="list-style-type: none"> Development of this site is likely to impact upon the setting of heritage assets. Developer to design and deliver the surface water drainage according to ECC guidance. 				The site has planning permission and development is completed	Delete policy and include in updated policy SP3
Quendon and Rickling	Site	Capacity	Area (ha)	SHLAA reference	The development of this site would extend development into the countryside and be of an inappropriate scale to the village. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.	No change
Land north east of Belchamp's Lane, Rickling Green		6.4	New			
<p>Justification: The village is a sustainable location for development with a range of services and facilities. The site is largely free from any physical constraints, it is located within Flood Zone 1 and is well-screened by a large hedgerow containing mature trees to the south and comprises a logical extension to the existing settlement and can be assimilated into the built development of the settlement without any adverse visual impact on the surrounding countryside and setting of the village in longer views. Development of the site provides the opportunity to formalise pedestrian access directly between the playing fields and the green, to improve the existing playing fields and potentially provide a clubhouse along with housing development to help meet the district needs over the plan period. A new highway access could be provided onto Belchamp's Lane at the existing field access point, with adequate visibility. Retention of the playing fields with enhanced landscape planting will help to safeguard the wider setting of the conservation area. Finally; the residential development of this site could potentially enable junction improvements of Belchamp's Lane with the B1383.</p>						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
Quendon and Rickling	Land south west of Brick Kiln Lane, Coney Acre, Rickling Green		1.5	New	Although there is development opposite the site, the site is seen to relate more to the countryside than to the village and is therefore considered unsuitable for housing.	No change
	Justification: The village is a sustainable location for development with a range of services and facilities. The site is a logical infill and the entrance to the settlement being contained from distant views by the adjoining woodland. The site is free from physical constraints, it is located in Flood Zone 1 and there are no significant changes in level.					
Quendon and Rickling	Land at Quendon Glebe, (south) London Road	20	2.52	04Que15	The development of this site would introduce backland development in an area characterised by ribbon development fronting Cambridge Road which may have a detrimental impact on the conservation area and nearby listed buildings. The site is therefore not considered suitable because development of the site would not contribute to sustainable patterns of development.	No change
	Justification: The site is well located to the school and bus stops. There are no natural features on the site. Boundary hedgerows would be retained and incorporated into the development where possible. The site is bounded by residential properties in all directions.					

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
Quendon and Rickling	Land at Quendon Glebe (north) London Road	10	0.85	05Que15	The development of this site would introduce backland development in an area characterised by ribbon development fronting Cambridge Road which may have a detrimental impact on the conservation area and nearby listed buildings. The site is therefore not considered suitable because development of the site would not contribute to sustainable patterns of development.	No change
	Justification: The site is well located to the school and bus stops. There are no natural features on the site. Boundary hedgerows would be retained and incorporated into the development where possible. The site is bounded by residential properties to the north, agricultural land to the east and The Parish Church to the south.					
Radwinter	Land north of Walden Road <ul style="list-style-type: none"> Developer to design and deliver the surface water drainage according to ECC guidance. 				The site has planning permission and development is completed	Delete policy and include in updated Policy SP3
Saffron Walden	Inset Map Piece of land between Station Road and Longhedges, Saffron Walden is designated Protected Open Space of Environmental Value. This is private land and an integral part of the garden to 2 Longhedges. No other privately owned land seems to be identified as protected open space and the notation should be removed.				This site is identified in the 2005 Adopted Local Plan as protected Open Space of Environmental Value. This protection has been carried	Delete policy notation

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
		<p>forward into the emerging Local Plan.</p> <p>It is considered that this open space is not a visually important open space and it is not appropriate to safeguard it as such.</p>	
Saffron Walden	<p>Land south of Radwinter Road, Saffron Walden</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • This policy should specifically allocate the 1.2ha. of land defined in the signed s106 agreement. A further 0.9ha of land adjacent to it should be safeguarded by a D1 use class allocation. • Saffron Walden Town Council object to the site 	<p>Site has planning permission and the residential element of the permission is under construction. The outline permission includes land for employment, primary school,</p>	<p>Amend policy</p>
	<p>Site specific policy: Land South of Radwinter Road, <u>Saffron Walden Radwinter</u> as shown on the Policies Map, is allocated for development of approximately 200 dwellings, 42 extra care dwellings, 0.5ha for employment (B1 offices) and 1.2 ha for a primary school. <u>A further 0.9 hectares is safeguarded for school use.</u></p>		
Saffron Walden	<p>Land rear of The Kilns, Thaxted Road, Saffron Walden</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • This land was originally designated for retail/commercial use • danger of being extended further into adjacent open spaces which will hopefully not be used as a reason to allow further development beyond the current 'town boundaries' which would be greatly detrimental to the quality of life for existing and 	<p>Surface water drainage will be dealt with through the planning application</p> <p>The original</p>	<p>Amend policy to quantum of development of 35 dwellings.</p>

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
	<p>even new residents in respect of traffic congestion, pollution and stretched services.</p>	<p>application for this site which was partially implemented was for live/work units</p> <p>Most recent application UTT/17/3038/DFO is for 35 dwellings</p>	
Saffron Walden	<p>Former Willis and Gambier site, 119 Radwinter Road, Saffron Walden</p> <ul style="list-style-type: none"> Developer to design and deliver the surface water drainage according to ECC guidance. 	<p>This site has planning permission and development is under construction</p>	<p>Delete policy and include in updated policy SP3</p>
Saffron Walden	<p>Land at Ashdon Road Commercial Centre, Saffron Walden</p> <ul style="list-style-type: none"> Developer to design and deliver the surface water drainage according to ECC guidance. 	<p>This site has planning permission. The dwellings are being developed and the new Ridgeons store has been delivered</p>	<p>Delete policy and include in updated policy SP3</p> <p>New policy allocating employment element of site to be included – see chapter 13</p>
Saffron Walden	<p>Former Willis and Gambier Site, 121 Radwinter Road Saffron Walden</p> <ul style="list-style-type: none"> Developer to design and deliver the surface water drainage according to ECC guidance. Saffron Walden Neighbourhood Plan Group considers that the 42 bed care home needs to be included in this site. 	<p>This site has planning permission and development is under construction. The Care Home is</p>	<p>Delete policy and include in updated policy SP3</p>

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
		covered by another policy	
Saffron Walden	<p>Moore's Garage, Thaxted Road, Saffron Walden</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Saffron Walden Neighbourhood Plan Group comment that there is no mention of retail/commercial development of this site. 	This site has planning permission and development is under construction.	Delete policy and include in updated policy SP3
Saffron Walden	<p>Land west of Lime Avenue, Saffron Walden</p> <ul style="list-style-type: none"> • Development of site should conserve and where opportunities arise enhance heritage assets • Developer to design and deliver the surface water drainage according to ECC guidance. • Wendens Ambo Parish Council object as this is another greenfield site behind an area already over-crowded with vehicles, on-road parking and poor access. The proposal is made despite the acknowledgment that there is a big flood risk to this area. 	This site now has planning permission.	No change
Saffron Walden	<p>Land south of Tiptofts Lane, Thaxted Road, Saffron Walden</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Transport: It is assumed that this site will access highway via the internal road network. It has not been demonstrated Tiptoft Lane is suitable for additional vehicular access. 	The policy requires a transport assessment.	No change
Saffron Walden	<p>Land north and south of Thaxted Road, Saffron Walden</p> <ul style="list-style-type: none"> • Potential for development to impact upon the overall character and setting of the town including views into the historic town centre. Development in this location could also impact on transport movements and in turn affect the historic environment within and surrounding the town. It is recommended that a Heritage Impact Assessment is undertaken for this allocation. 	The need for HIA is likely to apply to many allocations. It is therefore considered appropriate to include	Amend policy to remove reference to land 'south' of Thaxted Road Amend site area to 7.92

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
	<ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • No change to circumstances since appeal was dismissed; site must still be considered unsustainable in light of no changes to traffic flow, traffic management or air quality management. • Site area is larger than that required for 150 dwellings and could lead to incremental growth. • There are better sites that could help provide a 2 Form Entry School • site is a greenfield site and development in addition to existing permissions will put additional pressure on road network, schools and other services • Southern part of the site offers opportunity to create community hubs – one for police/fire/ambulance and one for community use incorporating outdoor exercise facilities. • Site Promoter: - A Transport Impact and Accessibility Review commissioned by the developers demonstrate that the impact of 150 dwellings is not significant. The design of the scheme could incorporate the southern section of a link road between Thaxted Road and Radwinter Road if required. An Air Quality assessment concluded in changes in concentrations at all receptor locations as negligible, except in one location which predicted a slight increase. A desktop report concludes that there is low likelihood of the site being contaminated. The site comprises both Grade 2 and Grade 3A agricultural land reflecting the majority of the district. Inappropriate to allocate the 20ha site as shown for 150 dwellings and therefore propose that the area of land to be allocated for development is reduced to 7.92 ha comprising part of the land to the north of Thaxted Road, adjacent to Rylestone Way and north of The Kilns. The policy should just refer to Land north of Thaxted Road and no reference should be made to land south of Thaxted Road. The policy needs to provide guidance on whether or not the allocation needs to make provision for the delivery of the southern section of a link road between Thaxted Road and Radwinter Road. • allocated land south of Thaxted Road should be developed for housing and not recreational uses therefore making client's site a logical extension of Saffron Walden 	<p>text supporting Policy EN1 to make reference to HIA may be required to accompany planning applications.</p> <p>Drainage will be considered through the planning application.</p> <p>The ECC Saffron Walden Traffic Study Update May 2017 found that subject to certain mitigation measures the impact of 150 homes would be marginal.</p> <p>The policy needs to make provision for the delivery of link road between Thaxted Road and Radwinter Road</p> <p>It is agreed that the policies map needs to be amended, reducing the area of land north</p>	<p>Additional Criteria</p> <ul style="list-style-type: none"> • <u>The Master Plan needs to make provision for the delivery of a link road between Thaxted Road and Radwinter Road.</u> <p>Amend policies map to show area of 7.92 ha</p>

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
	<p>in the years to come</p> <ul style="list-style-type: none"> • Support as a means of providing sustainable affordable housing with community allotment space and start up business potential, and modes of transport other than the car. • Object to any building to the rear of Tukes Way and Peal Road. • Need to provide viable link road to Radwinter Road • Linear Strip rear of LBLC was created for and should remain for leisure and open space activities. 	<p>of Thaxted Road and removing the land south of Thaxted Road from this policy.</p>	
<p>Saffron Walden</p>	<p>Land at Viceroy Coaches, to r/o 10-12 Bridge Street, Saffron Walden</p> <ul style="list-style-type: none"> • It is important that any development of this site will need to conserve and where opportunities arise enhance the conservation area and preserve the listed buildings and its setting. The development should be of high quality design. These requirements should be included in the policy and supporting text of the Plan. • Developer to design and deliver the surface water drainage according to ECC guidance. • Further investigation required to ensure safe access onto Bridge Street can be provided • Supported by Town Council • Policy needs to refer to nearby listed buildings • Over development unlikely to be compatible with area of the quality of life of residents. 	<p>The development of this site would remove an inappropriate use from the conservation area and could lead to an enhancement of the conservation area</p>	<p>Constraints: Site is within Conservation Area. <u>There is a listed building on the site frontage and there are numerous listed buildings surrounding the site.</u> Any proposals on site will need to demonstrate that they will not impact upon the setting of the Conservation Area, the listed building on site and adjacent listed buildings.</p>

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
Saffron Walden	<p>Jossaumes, Thaxted Road, Saffron Walden</p> <ul style="list-style-type: none"> • The policy itself makes no reference to the onsite listed building, although it is mentioned in the supporting text, and subsequently there is no provision for its conservation or enhancement, or its setting. The policy omits to reference the proximity of the Conservation Area, as a designated heritage asset its setting must also be considered. We object to the wording proposed as the policy does not differentiate between the listed building and the industrial buildings thus demolition of the onsite industrial buildings would allow the listed building, the earliest Gas Works building in East Anglia, to be lost. • Developer to design and deliver the surface water drainage according to ECC guidance. • Supported by Town Council • Policy should retain main gasworks building 	Agreed to amending text to refer to listed buildings	<p>Constraints: <u>There are 2 listed buildings on the site frontage. Any proposals on the site will need to conserve and enhance the listed buildings.</u></p> <p>Development of the site is achievable subject to the cost of demolishing and removing existing <u>non-listed</u> industrial buildings and assessing whether there is contamination from past and existing uses and undertaking any mitigation measures if needed.</p>
Saffron Walden	<p>Land at De Vigier Avenue, Saffron Walden</p> <ul style="list-style-type: none"> • Site could be developed and successfully integrated into the existing urban grain; as such the reference in the policy to base design and layout on the findings of a Landscape and Visual Impact Assessment is welcomed. • Developer to design and deliver the surface water drainage according to ECC guidance. • There is no obvious access from the proposed allocation to highway. Further consideration must be given as to how this will be achieved • Object to loss of green space; would place additional traffic on Ashdon Road 	The site will be accessed through the development to the east.	No change

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan								
Saffron Walden	<p>56 High Street, Saffron Walden</p> <ul style="list-style-type: none"> Further emphasis should be placed on the presence of neighbouring listed buildings and the need to have regard for their setting. It is important that any development of this site will need to conserve and where opportunities arise enhance the conservation area and preserve the listed buildings and its setting. The development should be of high quality design. These requirements should be included in the policy and supporting text of the Plan. Developer to design and deliver the surface water drainage according to ECC guidance. Retail should be retained at Ground Level throughout the development and first/subsequent floors made residential. Could the High Street/George Street be added to this site? Scout Hut must be retained or provision made for an alternative 				<p>This is a duplicate policy of Development Opportunity Site SAF3. The scale of any residential development on the site is uncertain and therefore it is considered to delete this policy and retain the policy allocating the Development Opportunity Site.</p>	<p>Delete Policy</p>								
Saffron Walden	<table border="1"> <thead> <tr> <th data-bbox="365 743 665 783">Site</th> <th data-bbox="665 743 949 783">Capacity</th> <th data-bbox="949 743 1189 783">Area (ha)</th> <th data-bbox="1189 743 1451 783">SHLAA reference</th> </tr> </thead> <tbody> <tr> <td data-bbox="365 783 665 927">Former Pulse Flexible Packaging ltd factory, Radwinter road</td> <td data-bbox="665 783 949 927">Range of uses</td> <td data-bbox="949 783 1189 927">2</td> <td data-bbox="1189 783 1451 927">New</td> </tr> </tbody> </table>	Site	Capacity	Area (ha)	SHLAA reference	Former Pulse Flexible Packaging ltd factory, Radwinter road	Range of uses	2	New				<p>This is currently an unattractive building within a residential area which would benefit from redevelopment. Current policy safeguards the site for employment purposes. Prior to the site being released for non-employment uses evidence would need to be provided to demonstrate that there is no reasonable prospect of the site being used for</p>	<p>No change</p>
Site	Capacity	Area (ha)	SHLAA reference											
Former Pulse Flexible Packaging ltd factory, Radwinter road	Range of uses	2	New											
<p>Justification: The site is brownfield and located within the settlement boundary. Site is suitable for redevelopment and local plan should allow for flexibility for the site to come forward for a range of options such as residential, retail, care, retirement and commercial.</p>														

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					B1/B2/B8 use. Any development would need to be supported by assessments on highways and air quality.	
Saffron Walden	Land at Harvey Way / Ashdon Road	5	0.17	06Saf15	Although the site is not publically accessible it does contribute to the local environment and is not considered suitable for development.	No change
Justification: Underutilised private land within the town development limits. Development would provide a visual benefit by strengthening of the streetscene via unified frontages on both Harvey Way and Ashdon Road. Combined with the need to maximise development within settlements, it is considered that the benefits of development on the site would outweigh the loss of the open space. Open space designation should be removed facilitating the development of the site as a windfall site.						
Saffron Walden	Land to the south of Saffron Walden.	132	6.6	08Saf15	On its own the site is not considered suitable because the development of the site would introduce a scale of development unrelated to the existing pattern of development.	No change
Justification: Site bounded by residential development to the north west; access is available from Thaxted Road through land in same ownership. Site is in Flood Zone 1. Site could be developed in conjunction with allocated land south of Thaxted Road.						
Saffron Walden	Land east of Little Walden Road	85	3.69	10Saf15	The site has planning permission for 85 dwellings.	New Policy see below
Justification: Development permitted on appeal for up to 85 dwellings and therefore needs to be included as a commitment.						

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
	<p>New policy</p> <p><u>Land to the east of Little Walden Road, as shown on the Policies Map, is allocated for the development of approximately 85 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:</u></p> <ul style="list-style-type: none"> • <u>The development provides for a mixed and balanced community.</u> • <u>Development respects the amenity of the existing dwellings adjoining the site;</u> • <u>A Transport Assessment will be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;</u> • <u>An Air Quality Assessment will be required to demonstrate the development will have no adverse impact on the Saffron Walden AQMA. The Air Quality Assessment will also need to demonstrate that if there is a potential impact on the AQMA, suitable mitigation measures are put in place;</u> • <u>A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals;</u> • <u>Appropriate ecological survey will be required;</u> • <u>Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies.</u> • <u>Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions;</u> • <u>The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact; and Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.</u> 		

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
Saffron Walden	Land at Shire Hill Farm	100-200	25.7	11Saf15	It is considered that the site, (as part of a larger development with land to the north and south) is suitable for development subject to being able to demonstrate that there would be no adverse effect on the efficient operation of the local highway network. However, current highway evidence supporting the Local Plan found that development exceeding the allocation of 150 houses would have a detrimental impact.	No change
	<p>Justification: Site performs a second phase to the site south of Radwinter Road which will lead to a better overall design. It will unlock the delivery of the 2 form entry primary school. Site was dismissed following the testing of a significantly larger capacity than being promoted.</p> <p>WeAreResidents.org considers this site a reasonable alternative to the land north of Thaxted Road. It could accommodate 75 dwellings and provide land for a second form entry to the primary school, it is not visible to the town and is closer walking distance to core amenities.</p>					
Sewards End	Site	Capacity	Area (ha)	SHLAA reference	The development of this site would introduce a significant scale of development in a small village with limited facilities. The development would also have an impact on the highway network in Saffron	No change
	Land at 6 Walden Road	50	1.8	02Sew15		

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					Walden. Due to the lack of services, Swards End is not considered a sustainable location for development.	
	Site adjacent Village Hall	36	4	05Sew15	The development of this site would extend development of the village into open countryside. The Appeal against the refusal of planning permission for 36 was dismissed on the grounds that the proposals would have an unacceptable impact on the landscape and is out of scale/ not in keeping with the village. The development of the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.	No change
Justification: Swards End is a thriving community. Site is in close proximity to new primary school being provided in Saffron Walden. Development will support sustainability of village and neighbouring villages.						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
	Land east of Swards End	38	3	03Sew15	<p>The development of this site would introduce a significant scale of development in a small village with limited facilities. The development would also have an impact on the highway network in Saffron Walden. The development of the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. Furthermore this site is in multiple ownerships and there is no evidence of their agreement to the development of the site</p>	No change
Stansted Mountfitchet	<p>2 Lower Street, Stansted Mountfitchet</p> <ul style="list-style-type: none"> Developer to design and deliver the surface water drainage according to ECC guidance. 				This site is now completed	Delete policy and include in updated Policy SP3

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
Stansted Mountfitchet	Land at Walpole Farm, Stansted Mountfitchet <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • ECC understands that this site has an extant s106 agreement relating to it that includes provision of Early Years & Childcare facilities land. Assuming that is still required (as appears likely given current position on local provision) reference to an associated land allocation for D1 use is missing. • Object to the reduction of the site capacity to 147. The site had outline permission for 160 units and the approved reserved matters is for 147. This does not justify the lowering of the capacity from that allowed for under the outline permission and the 160 capacity should be restored. 	This site has planning permission and is under construction	Delete policy and include in updated Policy SP3
Stansted Mountfitchet	Mead Court, Stansted Mountfitchet <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. 	This site is now completed	Delete policy and include in updated Policy SP3
Stansted Mountfitchet	Land at Elms Farm, Stansted Mountfitchet <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. 	This site has planning permission and is under construction	Delete policy and include in updated Policy SP3
Stansted Mountfitchet	Land West of 8 Water Lane, Stansted Mountfitchet <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • The scale and layout of proposed development of this site should be considered so that that any new development integrates into the existing urban fabric. The requirement for a Landscape and Visual Impact Assessment is therefore welcomed. 	This site has outline planning permission	No change

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan																				
Stansted Mountfitchet	<p>Land east of Cambridge Road (B1383) and west of High Lane</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • There are no designated heritage assets within the site boundary or nearby which would be affected directly however the cumulative impact of development upon the townscape of the settlement should be considered. • policy proposes development at too high a density (40 dwellings on 1.2 ha) for an edge of village locations Densities should be lower at the edge of the village to allow hedgerows on important gateway roads to Stansted to be retained and views preserved • Allocation supported • Unsustainable location and significantly greater landscape and environmental impacts compared to other sites such as Pines Hill. • Too much damage has already been approved for the northern approach into the village. 				<p>The capacity of the site falls within the density range identified in policy H1. It is important that the local plan makes optimal use of sites. A subsequent neighbourhood plan could identify a local density policy.</p>	<p>No change</p>																				
Stansted Mountfitchet	<table border="1"> <thead> <tr> <th>Site</th> <th>Capacity</th> <th>Area (ha)</th> <th>SHLAA reference</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Land north of Stansted Mountfitchet</td> <td></td> <td>15</td> <td>07Sta15,</td> </tr> <tr> <td></td> <td>24</td> <td>24Sta16,</td> </tr> <tr> <td></td> <td>45</td> <td>25Sta16,</td> </tr> <tr> <td></td> <td>15</td> <td>15Sta15,</td> </tr> <tr> <td></td> <td>9</td> <td>12Sta15</td> </tr> </tbody> </table>	Site	Capacity	Area (ha)	SHLAA reference	Land north of Stansted Mountfitchet		15	07Sta15,		24	24Sta16,		45	25Sta16,		15	15Sta15,		9	12Sta15				<p>Together these sites form a significant extension to Stansted Mountfitchet, extending development into the countryside which is not considered a sustainable pattern of development</p>	<p>No change</p>
Site	Capacity	Area (ha)	SHLAA reference																							
Land north of Stansted Mountfitchet		15	07Sta15,																							
		24	24Sta16,																							
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		15	15Sta15,																							
		9	12Sta15																							
<p>Justification: Stansted Mountfitchet is a sustainable location for growth. The development limits have been drawn tightly and act as a constraint to sustainable growth. The rejection of sites has not been fully justified through the sustainability appraisal. The sites are not subject to any ecological, heritage or environmental designations that suggest it is unsuitable for housing. A comprehensive development of sites would allow for a suitable layout to be achieved with adequate landscaping mitigating any impact of development extending into the countryside.</p>																										

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
Stansted Mountfitchet	Land west of Stansted Mountfitchet		40 ha	13Sta15 800	<p>The site forms part of parcel 2 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The development of this site would introduce a significant scale of development to Stansted and the site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.</p>	No change
	<p>Justification: The site is within walking distance of a range of services and facilities within the village. The site lies adjacent to the settlement boundary. It is not subject to any physical constraints and is located in Flood Zone 1. It is not subject to any ecological designations. The north eastern corner of the site lies within the Conservation area providing the opportunity to provide high quality development that will have a positive impact on the character of the area.</p>					
Stansted Mountfitchet	Land at Pines Hill	70	2.5	02Sta15	<p>The development of this site would consolidate development in an area characterised by loose knit sporadic development. The site forms part of parcel 5 in the Green Belt Review 2016 which was found to have a 'moderate' value in meeting the</p>	No change
	<p>Justification: This is a well screened site already partly developed with commercial and residential uses and is sustainably located close to existing services. The site does not perform any greenbelt function.</p>					

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					<p>purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.</p>	
Stansted Mountfitchet	Land east of High Lane and north of The Croft		3.4	17Sta15	<p>The development of this site would introduce a significant amount of development beyond this defensible boundary into the attractive valley setting. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.</p>	No change
<p>Justification: The site is within easy walking distance of a range of services and facilities and is not constrained by Green Belt.</p>						
Stansted Mountfitchet	The Stables, May Walk, Elsenham Road	50	4.2	New	<p>The site is isolated from the villages of Stansted and Elsenham and therefore the services in these villages are not accessible other than by car. The</p>	No change
<p>Justification: The site is a logical extension to Elsenham. Site has access to footpath and bus route and is well contained minimising any impact on its wider countryside location.</p>						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					development of this site would introduce significant development in an isolated location. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.	
Stansted Mountfitchet	Manor Farm, north east of Church Road	130	8.83	New	Development of this site would be a significant intrusion into the countryside and the setting of Stansted Hall. The site contributes to the functions of the Green Belt. Development of the site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.	No change
<p>Justification: The site is within 500 metres of the village centre and its various services, employment, and transport connections. It is also on the right side of the village for those using cars to travel to Bishop's Stortford, the Airport and M11 & A120. There are no designated heritage assets on the site. The site can be accessed from two crossings at Church Lane and off the private drive to the Manor House and Manor House Cottage. A mini-roundabout to the Walson Way junction with Church Lane could be explored as a further possible entrance to the site, if required. The site is in Flood Zone 1.</p>						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
Stebbing	Land at the east of Parkside and r/o Garden Fields <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Site allocation supported • There is and cannot be an adequate access to this site 				This site has planning permission	No change
Stebbing	Site	Capacity	Area (ha)	SHLAA reference	This site is considered unsuitable because it would consolidate this loose knit group of dwellings, and have a detrimental impact on the wider countryside setting of the listed buildings.	No change
Land at Bran End		0.55	02Ste15	Justification: Site would form a logical extension to the village in conjunction with the delivery of open space and the conservation of rural resources.		
Stebbing	Land at Stebbing		2.2	08Ste16	Development of the site would introduce built form in an important gap on the west side of the High Street with views across the valley and with potential to impact the Scheduled Ancient Monument. The site is considered unsuitable as development on the site would not contribute to sustainable patterns	No change
Justification: Sites offer scope to development area of land nearer the road avoiding area subject to flooding. Development of the sites would provide a greater choice of housing in the village and assist in sustaining the school in addition to other services.						

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
		of development.	
Takeley	Land at Dunmow Road, Little Canfield, Takeley <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. 	This site has planning permission and development is under construction	Delete policy and include in updated Policy SP3
Takeley	Brewers End, Takeley <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • There are listed buildings nearby and the site is adjacent to a Roman Road which increases archaeological potential. No reference to these issues has been made in the policy. 	The development of this site is now completed	Delete policy and include in updated Policy SP3
Takeley	Chadhurst Takeley <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • It is important that any development of this site will need to preserve the listed buildings and their settings, and consider archaeological potential. These requirements should be included in the policy and supporting text of the Plan. 	The development of this site is now completed	Delete policy and include in updated Policy SP3
Takeley	North View and 3 The Warren, Little Canfield (Takeley) <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. 	The development of this site is now completed	Delete policy and include in updated Policy SP3

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
Takeley	Land at Tree Tops, Dunmow Road, Little Canfield <ul style="list-style-type: none"> Developer to design and deliver the surface water drainage according to ECC guidance. 				5 out of the 10 dwellings allocated to this site have been completed. The remainder of the site involves the redevelopment of the original dwelling. The remainder of the site should be treated as windfall	Delete policy and include in updated Policy SP3
Takeley	Land between 1 Coppice Close and Hillcroft, south of B1256 Takeley Street, Takeley <ul style="list-style-type: none"> Developer to design and deliver the surface water drainage according to ECC guidance. Takeley Parish Council objects to the allocation because it is in the Countryside Protection Zone and is too close to a SSSI to prevent encroachment. Allocation is supported. The site is not within the CPZ as stated in the draft policy. 				The site does not lie within the development limits. The policy requires a Landscape and Visual Impact Assessment to inform the layout and design which will ensure that Hatfield Forest and Flitch Way will be protected	Amend policy Constraints: Site is within the Countryside Protection Zone. <u>Proximity to Hatfield Forest and Flitch Way.</u>
Takeley	Site	Capacity	Area (ha)	SHLAA reference	This site, along with Smiths Green, performs an important function in maintaining the separation between Takeley village and Priors Green.	No change
Land opposite Smiths Green	40-50	1.75	New			
Justification: This is an infill vacant site and is clear of trees and vegetation.						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					Development of this site would lead to the coalescence of these parts of the parish. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.	
Takeley	Land at Great Canfield Road	200	5	04GtCan15	Development of the site would introduce a significant built form linking the hamlet of Great Canfield and Takeley village. Planning application reference UTT/14/2306/OP has been refused.	No change
	<p>Justification: Takeley has direct access to community facilities, including Priors Green neighbourhood centre. The site is not subject to any national, local or other landscape designations and is well contained within the landscape. A landscape appraisal has confirmed that through sensitive landscaping, green infrastructure provision and good quality design, any impact of a development on the countryside and the character of Takeley could be minimised. A study has demonstrated that the proposed development would not give rise to unacceptable ecological impacts.</p>				The development of this site would introduce significant development in the countryside, extending development south of the Flitch Way which currently acts as a defensible boundary to development at	
	Land to the south of land at Great Canfield Road		14.6	New Additional land to 04GtCan15 above		
	<p>Justification: There are no known constraints that would preclude development on this land and it should be considered as a potential option for delivering additional housing growth in Takeley.</p>					

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					<p>Takeley. Development of the site would introduce a significant built form linking the hamlet of Great Canfield and Takeley village. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.</p>	
	Land north of Priors Green	1200		10Tak15	<p>The development of this site would extend Priors Green northwards to the defensible boundary of the A120. Development eastwards would close the existing gap between Takeley and Great Dunmow. The site forms part of parcel 5 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes</p>	No change
<p>Justification: The site can provide for a sustainable, mixed-use residential-led extension to the Key Village of Takeley. It can deliver a new community of houses, primary and secondary school, new country park to relieve pressure on Hatfield Forest, local centre. The location of the site between the built form of Takeley and the A120, and its relatively flat topography will ensure that the impact of this proposal on the surrounding landscape will be limited. The A120 provides a strong durable boundary that will prevent further development towards the airport and therefore development will not have a significant impact on the role of the CPZ. Masterplanning can ensure the setting of many of the heritage assets will remain largely unchanged. The new community would be delivered through the Town and Country Planning Association's garden development principles. ECC are joint landowners and land value capture will, in part, be returned to the public purse.</p>						

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
		<p>of the CPZ. The development site forms a significant part of the parcel and therefore development is considered unsuitable. The Sustainability Appraisal finds that development of the site would impact ecological and heritage assets and flood risk zones, the level of mitigation required for each may have an impact on the development. There would be a highway impact on the local network and the M11 J8. The council's strategy is towards self-sustaining Garden Communities. The scale of the proposal is unlikely to support a secondary school, retail or employment development.</p>	

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
Thaxted	<p>Land off Wedow Road, Thaxted</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Thaxted Society support the policy • Further development at the top of Wedow Road is completely inappropriate given the narrow road access, which even goes down to single track width at the junction with Town Street. With parked cars, this area cannot cope with further traffic. 	<p>The site has planning permission and development is under construction</p>	<p>Delete policy and include in updated policy SP3</p>
Thaxted	<p>Land east of the Mead, Thaxted</p> <ul style="list-style-type: none"> • Developer to design and deliver the surface water drainage according to ECC guidance. • Consideration should be given to the integration of new development into the existing urban grain and to the relationship of the settlement with the surrounding the landscape. The policy requirement for a Landscape and Visual Impact Assessment to be undertaken to inform design and layout is therefore welcomed. • Thaxted Parish Council and Thaxted Neighbourhood Plan Group object to the allocation. The latter makes their comments based on the findings of consultation events for the Neighbourhood Plan. The allocation of this site is objected to on the grounds that it has become a significant wildlife habitat, the roof line of the development would have an impact on views and the setting of the Grade 1 listed church and there appears to be an unsatisfactory means of access utilising a road already serving a large number of dwellings for which it was never intended, and putting further strain on the junction with Weaverhead Land and The Tanyard. It is considered that the former Claypits Farm buildings off Bardfield Road is a better site. • The Thaxted Society object to the allocation as the site has previously been designated for 'community' purposes. The community has come to rely upon that designation. It forms a buffer between two new developments. As such it should be re-designated for community use or recreation. • Allocation supported. The site has become an isolated section of open countryside, with residential to the north and east, that is better related to the urban form and 	<p>Small areas of the site are at risk from surface water flooding but their impact on development is likely to be limited. The site has been the subject of a Bioblitz which found the site to be ecologically rich in wild flowers, birds, insects and reptiles. The site was not identified as being suitable for housing in the the Thaxted Neighbourhood Plan (January 2018) Regulation 14 Pre-submission consultation and publicity. The availability of the site is uncertain as</p>	<p>Delete policy and replace with policy safeguarding site for educational/community uses.</p> <p>See below</p>

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
	<p>layout of Thaxted, rather than the field pattern of the surrounding countryside. A Transport Statement demonstrated that vehicular access to the east through the substantially constructed development to the east and along Wedow Road is achievable and suitable; including the current support of the landowner of that land to the east. Pedestrian, cycle and emergency access to the west, into the Mead, would be possible as part of an access strategy to give additional connectivity for sustainable modes of transport.</p> <ul style="list-style-type: none"> • Site is valuable local wildlife area • Road access would need to be from Sampford Road as Wedow Road cannot take the extra traffic. 	<p>Essex County council have not clarified their future plans for this site.</p> <p>The deliverability of this site is therefore uncertain in respect of the Essex County Council's future plans for the site, impact on ecology and impact on highway network.</p>	
	<p>Replacement policy</p> <p>Site: Land east of The Mead, Thaxted Quantum of Development <u>N/A</u> Site Area – 0.9 ha <u>Site Specific Policy</u> <u>The land east of The Mead, as shown on the Policies map, is safeguarded for potential future education use or other community uses.</u></p> <p><u>A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority.</u></p> <p><u>The application should be accompanied by a Flood Risk Assessment and any improvements/remedial works will be controlled through the legal obligations.</u></p> <p><u>Site description: This is a greenfield site located on the northern edge of Thaxted. Site is bounded by residential properties to the south and west and by agricultural fields to the north.</u></p> <p><u>Constraints: some small areas of the site are subject to a higher risk of surface water flooding. An accompanying Flood Risk Assessment will be required to demonstrate against surface water flood risk.</u></p>		

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
Thaxted	Molecular Products Ltd, Mill End, Thaxted <ul style="list-style-type: none"> Developer to design and deliver the surface water drainage according to ECC guidance. It is recommended that the policy is amended to ensure development of this site has regard for the special architectural and historic interest of the onsite listed buildings and their settings, as well as having regard to the setting of the listed building opposite. The policy should also require development on the site to preserve or enhance the character or appearance of the conservation area. In the absence of such amendments we object to this site allocation. 				The site has planning permission and development is under construction	Delete policy and include in updated Policy SP3
Thaxted	Site	Capacity	Area (ha)	SHLAA reference	Although there has been recent development on Sampford Road the development of this site, which would extend housing further eastwards would result in urbanisation of the rural area and would have a significant impact on views of the church.	No change
Land south of Sampford Road	100	12.3	04Tha15	Justification: Thaxted plays an important role in serving its surrounding community. The site is located within walking distance of the majority of services and facilities in the village, and new development will play an important role in servicing such facilities. Adequate highway visibility can be achieved as the proposed access within either adopted highway land or within land within the control of the developer. It is considered that residential development of the site could be undertaken within the setting of the views to the spire and tower of the Grade I listed St. John the Baptist Church and to its north-northeast, respecting the requirements of national and local planning policy and guidance.		
Thaxted	Cophall Lane	54		09Tha15 (Part north of the river)	This site would place additional traffic along Wedow Road and The Tanyard. The site was not identified as being suitable for housing in the Thaxted Neighbourhood Plan	No change
	Justification: Thaxted has a range of services which means it can accommodate further development. The site forms a natural extension to land to the north-west which received planning permission in May 2014 under the Phase 1 section of development also by Linden Homes. The inclusion of this land would complete this area of development and also make the best use of the existing land. The site is not within a flood risk area, it is in proximity to services and facilities.					

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					<p>(January 2018) Regulation 14 Pre-submission consultation and publicity. The site is not considered suitable because of its potential impact on Copthall Lane and the access roads to the site.</p>	
<p>Thaxted</p>	<p>Claypits Farm</p>		<p>1.07</p>	<p>14Tha15</p>	<p>The Historic Settlement Character Assessment for Thaxted (2009) considers that the small scale of the existing barns is generally harmonious with the nearby listed building and the edge of the Conservation area. However, development or redevelopment of the site complex would have an impact on the historic core of the village. The assessment makes some recommendations as</p>	<p>New policy – see below</p>
<p>Justification: This is a brownfield site which has an unsightly built form. Development provides the opportunity to enhance the local environment. The site is supported by the Parish Council and the Neighbourhood Plan group as an alternative to Land east of the Mead</p>						

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
		<p>to how the site could be successfully redeveloped. The site is considered suitable for development but the design and layout would need to be sensitive to the site's location on the edge of the historic core of the village, especially considering that the site is higher than properties on Bardfield Road making any development prominent in the village setting. The site is identified for housing in the Thaxted Neighbourhood Plan on consultation February 2017.</p>	
<p><u>Site: Land at Claypits Farm, Bardfield road, Thaxted</u> <u>Quantum of Development - 20 Site Area – 0.87 ha</u> <u>Site Specific Policy:</u> <u>The land at Claypits Farm, Barfield Road, as shown on the Policies Map, is allocated for the development of approximately 20 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:</u></p> <ul style="list-style-type: none"> • <u>The development provides for a mixed and balanced community</u> • <u>The Development respects the amenity of the existing dwellings adjoining the site;</u> 			

Inset Map	Key Issue (from overarching summary)			Council's Response	Change to the plan	
	<ul style="list-style-type: none"> • <u>A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority.</u> • <u>A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.</u> <p>Site description: This is a brownfield site on the south eastern side of the village. The site lies between residential properties and agricultural land.</p> <p>Constraints: The access road lies within the conservation area with the remainder of the site lies adjacent to it. Claypits Farm house, located adjacent to the access road is a listed building. Other listed buildings are located near the site.</p>					
Thaxted	Land between Barnards Fields and Copthall Lane		2.2	13Tha15	The Historic Settlement Character Assessment for Thaxted (2009) notes that Copthall Lane 'is particularly attractive as it approaches the existing built up area with steep banks and overhanging trees and hedges providing particularly rural environment. Land (to the south) rises quite steeply to meet the 20th century development at Barnards Fields.' It concludes that the effect of development off Copthall Lane would be seriously	No change
Site would represent an infill between existing built form and the public highway and would not encroach onto open exposed land beyond the outer boundaries of the settlement built form.						

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
					detrimental to the particularly attractive rural character of this area. Development of the site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.	
Wendens Ambo	Site	Capacity	Area (ha)	SHLAA reference	The site is within walking distance to a bus stop and Wendens Ambo train station and has good road access, however Wendens Ambo is a type B village with limited services and the site is considered unsuitable as residential development on the site would not contribute to sustainable patterns of development.	No change
	Land north of Station Road, west of London Road Wendens Ambo	15	0.75	02Wen15 Site originally promoted for employment uses		
	Justification: The site is largely free from any physical constraints; it is located within Flood Zone 1 and has minor alterations in ground levels. It should also be noted that the site is well screened by a belt of trees to the south and east.					

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
Wicken Bonhunt	Site	Capacity	Area (ha)	SHLAA reference	The site forms part of the important open gap which separates the two parts of the village. Development of this site would consolidate the loose knit development in the location and lead to the coalescence of the east and western parts of the village. Wicken Bonhunt is a Type B village with limited facilities and the site is not in walking/cycling distance of basic services. The village is served by a limited bus service. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.	No change
	Land to the east of Keeper's Cottage		0.91	New		
	Justification: Whilst Wicken Bonhunt does not have a large amount of services and facilities it is in close proximity to local centres of Newport and Clavering. Site would be a logical infill and lies within Flood Zone 1					
Widdington	Site	Capacity	Area (ha)	SHLAA reference	The residential developments running along the southern side of Cornells Lane are low density with	No change
	Land rear of Meadow Cottage, High Street	15-20	1.34	02Wid15		
	Justification: Widdington does have a reasonable level of facilities that would support					

Inset Map	Key Issue (from overarching summary)				Council's Response	Change to the plan
	<p>a small housing allocation, helping to keep the village socially and economically viable. Site is well contained by mature vegetation to three of its boundaries which should mean any development would not be unduly intrusive in the landscape.</p>				<p>large gardens. The development of the site would introduce development on the northern side of the Lane. Due to the lack of services, Widdington is not considered a sustainable location for development.</p>	
Wimbish	<p>Land at Mill Road, Wimbish Developer to design and deliver the surface water drainage according to ECC guidance.</p>				<p>This site is completed</p>	<p>Delete policy and include in updated Policy SP3</p>
	Site	Capacity	Area (ha)	SHLAA reference	<p>This will be considered under Chapter 3.</p>	
Carver Barracks			NEW	<p>Justification: Statutory consultees and other bodies</p> <ul style="list-style-type: none"> Takeley Parish Council comments that permission for extra houses which are not needed in the planned period should not be given now, when Carver Barracks will be surplus to requirements in 2033. District Council should be using the time to liaise with the Government re: a proper garden village in this location rather than consider green areas like Little Easton that cannot be serviced separately from the M11. Carver Barracks is noted as close enough to the M11 that an access point may also be able to be made providing a better and more sustainable traffic improvement. Sustainable Uttlesford suggest that consideration should be given to the inclusion of a policy in the Local Plan to safeguard the Carver Barracks site following the announcement by Dept of Defence about the possible closure of the barracks in the early 2030s. 		

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
	<p>Individuals</p> <ul style="list-style-type: none"> Carver Barracks may not be appropriate, but what is happening with the Barracks? MoD have future plans and what is available already on that site, especially housing, will impact on Uttlesford, especially Wimbish and Debden. Should something be put in the plan either way, with MoD or without? 		

Uttlesford District Council – Proposed Response

Chapter 13: Non-Residential Allocations.

13 Non-residential allocations.

Added text – shown underlined

Deleted text – shown crossed out or struck through

Inset Map	Key Issue (from overarching summary)	Council's Response	Change to the plan
<p>Great Chesterford</p>	<p><u>Great Chesterford – Land Adjacent to Community Centre</u></p> <p>Improvements to the existing foul sewerage network should be included in the wording of the relevant policy.</p>	<p>Planning permission has been granted for a nursery school building (UTT/17/2228/FUL approved November 2017)</p> <p>Noted. Policy SP7, point 7 states that there will be Enhancements to the water recycling centre at Great Chesterford, new connections, network upgrades and reinforcements to the sewerage network. Also Para 8.4 and Policy INF1 which state that this work must happen as part of the broader requirements of catering for the needs of an expanding community</p>	<p>No Change.</p>
<p>Great Chesterford</p>	<p>The site allocated for education / community use is located near three scheduled monuments in Gt Chesterford and will be a sensitive site to</p>	<p>Noted. The Local Plan highlights the distinct rural character of the district with its</p>	<p>No Change.</p>

	develop. It is requested that the policy is expanded to refer to the need to consider the setting of the heritage assets.	attractive and historic market towns and villages. This is recognised with Policy EN1 and supporting paragraphs which seeks to protect, preserve and enhance these historic environments. The need for a Heritage Impact assessment is mentioned under constraints	
Great Chesterford	Majority of site is within flood zone 2 & 3 with a surface water flood risk in a rainfall event Developer needs to deliver surface water drainage in line with ECC guidance	Noted. We concur that from the flood mapping, that the site sits within flood zone 2 & 3 as per government flood map for planning. The policy requires a flood risk assessment	No Change
Great Chesterford	There is no obvious access from the proposed allocation to the highway, this needs further consideration.	Noted. The site is located between the B1383 and Walden Road and is very close to Junction 9A of the M11	No Change
Great Chesterford	There should be further emphasis on the presence of listed buildings and have a regard for their setting	Noted. The Local Plan highlights the distinct rural character of the district with its attractive and historic market towns and villages. This is recognised with Policy EN1 and supporting paragraphs which seeks to protect, preserve and enhance these historic environments.	No Change

Great Dunmow	<p><u>Development opportunity sites, Great Dunmow</u> Depot and Post Office Yard surrounded by Grade II listed buildings and borders the Dunmow Conservation Area. The policy does not mention these heritage assets and development of this site could impact their setting.</p>	<p>Noted. The Local Plan highlights the distinct rural character of the district with its attractive and historic market towns and villages. This is recognised with Policy EN1 and supporting paragraphs 10.01 10.14 which seeks to protect, preserve and enhance these historic environments. Reference to the heritage assets can be included in the constraints</p>	<p>Include additional text to policy under Constraints</p> <p><u>The Post Office Yard lies within the Conservation Area and the Council Depot lays adjacent to the conservation area. There are numerous listed buildings in close proximity to the sites. Any development must ensure the preservation of the listed buildings and their setting; and also conserve or enhance the conservation area in accordance with policy.</u></p>
Great Dunmow	<p>Council Depot at Livermore Court is located within the conservation area and neighbours a number of Grade II listed buildings</p>	<p>Noted. The Local Plan highlights the distinct rural character of the district with its attractive and historic market towns and villages. This is recognised with Policy EN1 and supporting paragraphs 10.01 10.14 which seeks to protect, preserve and enhance these historic environments.</p>	<p>see above</p>

Great Dunmow	War Memorial to the north west of this site supporting text needs to be amended to show regard for the setting of the heritage assets.	Noted. The Local Plan highlights the distinct rural character of the district with its attractive and historic market towns and villages. This is recognised with Policy EN1 and supporting paragraphs 10.01 10.14 which seeks to protect, preserve and enhance these historic environments.	see above
Great Dunmow	Concern expressed over parking issues in the area and the impact of potentially losing car parking	This issue is accepted and an amendment to the text is proposed	Amend policy to read Development should form part of a comprehensive development plan that should not prevent the development of any other part of the site <u>and should seek to retain or enhance the existing public car parking offer currently available</u> . Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant

			of planning permissions.
Saffron Walden	<p><u>Development opportunity sites Saffron Walden</u></p> <p>Several Grade II listed heritage assets around the 13 Gold Street and within the Saffron Walden Conservation areas – Policy does not mention these heritage assets</p>	<p>Noted. The Local Plan highlights the distinct rural character of the district with its attractive and historic market towns and villages. This is recognised with Policy EN1 and supporting paragraphs 10.01 10.14 which seeks to protect, preserve and enhance these historic environments. Reference to the heritage assets can be included in the constraints</p>	<p>Include additional text to policy under Constraints</p> <p><u>All the sites lie within the Conservation Area and there are numerous listed buildings in the vicinity of the sites. Any development must ensure the preservation of the listed buildings and their setting; and also conserve or enhance the conservation area in accordance with policy.</u></p>
Saffron Walden	<p>Emson Close / Rose and Crown Walk r/o Boots – Sensitive Site to develop, policy does not mention these and development of the site could impact them.</p>	<p>Noted. The Local Plan highlights the distinct rural character of the district with its attractive and historic market towns and villages. This is recognised with Policy EN1 and supporting paragraphs 10.01 10.14 which seeks to protect, preserve and enhance these historic environments.</p>	<p>see above</p>

Saffron Walden	56,58,60 High Street Contains a Grade II listed Entrance Arch . Policy makes reference to these which is welcomed.	Noted. Support welcomed. Thank you.	see above
Saffron Walden	North of Fire Station site listed as being in the flood zone	Noted. We concur that the north side of the fire station sits within zone 2 as per the Government Flood Map for Planning. Include need for flood risk assessment within policy	Amend policy to include <u>An application relating to the redevelopment of the Fire Station site should be accompanied by a Flood Risk Assessment and any improvements/remedial works will be controlled through the legal obligation.</u>
Saffron Walden	Vital that parking is retained in relation to Emson Close	Noted.	No Change
Stansted Airport	<u>London Stansted Airport - Land North East of Bury Lodge Lane</u> Surface Water flow across the site should be considered.	Noted. We concur that the north side of the fire station sits within zone 3 as per the Government Flood Map for Planning. The policy requires an approved drainage strategy. It would be appropriate for a flood risk assessment to be required.	Amend policy to include <u>The application should be accompanied by a Flood Risk Assessment and any improvements/remedial works will be controlled through the legal obligation.</u>
Stansted Airport	There are a number of Grade II listed properties surrounding the site – policy should regard their setting.	Noted. The Local Plan highlights the distinct rural character of the district with its attractive and historic market	Include additional text to policy under Constraints <u>The site is adjacent to</u>

		towns and villages. This is recognised with Policy EN1 and supporting paragraphs 10.01 10.14 which seeks to protect, preserve and enhance these historic environments. Reference to the heritage assets can be included in the constraints	<u>listed buildings at Bury Lodge. Developments of the site must ensure the preservation of the listed buildings and their setting and consider the potential for archaeology in accordance with policy .</u>
Stansted Airport	London Stansted Airport: Land north east of Bury Lodge Lane and Policy SA1 Quantum of Development: Should be amended to sqm from sqft	Noted. Plan will be duly amended	Change Quantum of Development from sqft to sqm to state 145,000 sqm
Stansted Airport	Site Area: Inconsistency within the plan to the size of the allocation. Land as allocated by the red line site on page 282 is 55ha and should be used throughout the plan as is the gross land amount. Likely an area of c.43ha will be net developable area but is subject to detailed design work, therefore cannot be considered an accurate figure for the Local Plan at this stage. Conflicts that refer to a '43 Ha' include: SA 1: first paragraph, line 4, Para 5.36 Policy EMP1 (second bullet)	Noted. Agree to amend text to refer to 55ha	Change policy SA1 to refer to 55 hectare site Amend paragraph 5.36 from 43 hectares to 55 hectares. Amend second bullet point of EMP1 from 43 hectares to 55 hectares
Stansted Airport	Inset Plan: The site as described in the policy does not match the site in the inset plan. The inset plan shows both a yellow and brown policy area, splitting the site in two. This should be revised to show one area with references to SA1, SP11 and EMP1.	The inset plan shows the whole site as a proposed employment site with the southern half overlaid with the notation for existing employment site. A single notation needs to be shown for the site	Amend inset map to show single notation of proposed employment site for whole of site.

	Inconsistency between Paragraph 5.36 stating that the site is allocated for B1/B2/B8 employment uses and policy SA1 which only refers to B2 and B8 employment uses	Agree that the policy should refer to B1 uses as well.	Amend policy to read (use class B1 'business', B2 'industrial' and B8 'Warehousing').
Stansted Mountfitchet	<u>Land adjacent to Forest Hall School, Stansted Mountfitchet</u> Development of the site could impact the setting of the Grade II Listed St Mary's Church	Noted. The Local Plan highlights the distinct rural character of the district with its attractive and historic market towns and villages. This is recognised with Policy EN1 and supporting paragraphs 10.01 10.14 which seeks to protect, preserve and enhance these historic environments. Reference to the heritage assets can be included in the constraints	Include additional text to policy under Constraints <u>There are a number of listed buildings in the vicinity of the site notably St Mary's Church, Stansted Hall and other buildings in the grounds. Any development must ensure the preservation of the listed buildings and their setting and consider the potential for archaeology in accordance with policy.</u>
Stansted Mountfitchet	Some Surface water flooding on the along eastern boundary of plot to the west of the school	Noted. No flooding area recognised on the Government Flood Map for Planning. This could be a maintenance issue blocked drains. Surface water drainage will be delivered in accordance with ECC guidance as part of the planning application	No Change.

<p>Stansted Mountfitchet</p>	<p><u>Stansted Mountfitchet Local Centre – East of Cambridge road / Crafton Green</u> Grade II listed buildings north and south of the site. Western House and 4-8 Cambridge Road border the site. Stansted Mountfitchet Conservation Area sits to the south of the site. Development of this site could impact the setting of these heritage assets. Policy should have regard for their setting.</p>	<p>Noted. The Local Plan highlights the distinct rural character of the district with its attractive and historic market towns and villages. This is recognised with Policy EN1 and supporting paragraphs 10.01 10.14 which seeks to protect, preserve and enhance these historic environments. Reference to the heritage assets can be included in the constraints</p>	<p>Include additional text to policy under Constraints <u>There are a number of listed buildings adjacent to and in vicinity of the site along the B1383. The conservation area lies to the south of the site. Any development must ensure the preservation of the listed buildings and their setting; and also conserve or enhance the conservation area in accordance with policy.</u></p>
<p>Stansted Mountfitchet</p>	<p>Some Surface Water flooding along the eastern boundary</p>	<p>Noted. We concur that the north side of the fire station sits within zone 2 as per the Government Flood Map for Planning Surface water drainage will be delivered in accordance with ECC guidance as part of the planning application</p>	<p>No Change.</p>
<p>Chesterford Research Park</p>	<p><u>Great Chesterford Research Park</u> Amend development boundary to encompass the area that was supported through the previous draft plan 2012 and Call for Sites 2015 (9.4 ha) with an additional amount of land (7.3 ha) reflecting the roll forward of the plan</p>	<p>Agree to amend boundary of employment site to incorporated extended area</p>	<p>Amend inset map.</p>

	<p>period and the prospects arising from the improving and changing wider economy. It is estimated that the additional area, beyond that in the existing adopted Local Plan, could accommodate approximately 38,000 sq.m of floorspace.</p>		
<p>Chesterford Research Park</p>	<p>Area known to have potential archaeological interest; as such the policy should make a reference to this. Is a scheduled monument (Paddock Wood moated site) located to north of the site. Development should have regard to its setting</p>	<p>Noted. The Local Plan highlights the distinct rural character of the district with its attractive and historic market towns and villages. This is recognised with Policy EN1 and supporting paragraphs 10.01 10.14 which seeks to protect, preserve and enhance these historic environments. Reference to the ancient monument can be included in the constraints</p>	<p>Include additional text to policy under Constraints</p> <p><u>There are a number of ancient woodlands in the vicinity of the site and an ancient monument at Paddock Wood to the north of the site.</u></p>
<p>Chesterford Research Park</p>	<p>Flood Zone1, some surface water flooding associated with watercourses and ponds on site.</p>	<p>Noted. The Great Chesterford Research Park is not indicated on the Government's Flood Map for Planning. A full appraisal of surface water management in the onsite ponds will need to be taken to mitigate future flooding risk on this site with regards to future development. Surface water drainage will be delivered in accordance with ECC guidance as part of the planning</p>	<p>No Change.</p>

		application	
Chesterford Research Park	The employment designations encompasses all of site rather than within development limits, creating a presumption of expansion. Object to designation of the remainder of the greenfield site as an employment site indicates a presumption for future expansion to which we strongly object.	. It is agreed that the parkland setting to Chesterford Park currently shown with a notation of proposed employment site should be removed.	Remove proposed employment site notation and amend inset map as above.
Chesterford Research Park	Concerned about the site's proximity to adjacent ancient woodland	Noted. Supporting paragraphs 10.32, 10.33 and Policy EN10. Support the protection of visually important spaces such as woodlands. Reference to the ancient woodlands can be included in the constraints	Include additional text to policy under Constraints <u>There are a number of ancient woodlands in the vicinity of the site and an ancient monument at Paddock Wood to the north of the site.</u>

Omission Sites

Newport	At Newport School, a suitable area should be identified and safeguarded for D1 use to allow the school to expand if necessary	Noted . Planning application UTT/15/1869/FUL for the erection of 94 residential dwellings including flexible mixed use building (Use Classes B1, D1 or D2); open space, landscaping and new access. Allowed on appeal.	New policy – see below
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		17/00010/REF. The S106 requires 0,36ha land being made available to the school. It is agreed that this should be identified on the inset map and safeguarded through policy	
	<p><u>Land adjacent Newport Primary School</u> Quantum of Development N/A Site area 0.36ha <u>Site Specific Policy:</u> <u>Land south of Newport Primary School, Newport is safeguarded for potential future education use.</u></p> <p><u>Site Description: This is a greenfield site to the south of the primary school</u></p> <p><u>Constraints: none known</u></p>		
	Consideration needs to be given to whether there is a case for allocating new sites for meeting indoor and outdoor sports facility needs that cannot be met on existing sites or through major development allocations.	Noted. The case for allocating new sites for indoor sports facilities will be subject of the findings of the forthcoming Sports Strategy.	No Change.
Little Canfield	Land off B1256/Stortford Road' Little Canfield The site should be allocated in the emerging Local Plan for mixed employment development, including a Council Depot. The site extends to 6.2ha and is relatively unconstrained.	This greenfield is situated south of the junction on to the A120 with access both east and west bound; and north of an existing established employment site. It is on the outskirts of Great Dunmow but separated from the town by the A120. The southern edge of the site abuts the Flitch Way and there are three listed buildings adjoining the site. Any development would need to include a buffer to protect the Local Wildlife	New policy – see below

		<p>Site / linear country park and the listed buildings. Although this is a countryside location, which is prominent from the A120 and B1256, the site, for employment development, is considered to benefit from its location with the A120 Dunmow West Junction. The site is therefore considered suitable for employment development.</p>	
<p><u>Site: Land to the south of B1256 Little Canfield</u> <u>Quantum of Development</u> <u>Site Area 6.2ha</u></p> <p><u>Land south of the B1256 Little Canfield is allocated for a new Council Depot comprising vehicle workshop, office building and storage and for employment purposes for Business uses (Use class B1).</u></p> <p><u>The following criteria must be met</u></p> <ul style="list-style-type: none"> • <u>The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;</u> • <u>A Landscape and Visual Impact Assessment and a Heritage Impact Assessment will be required and should inform the design and layout of the site proposals</u> • <u>The application should be accompanied by a Transport Assessment, Flood Risk Assessment, Approved Drainage Strategy, and other required document and any recommended improvements/remedial works will be controlled through the legal obligation.</u> <p><u>Site Description:</u> <u>This greenfield site is located between the Stortford Road, the B1256 and the Flitch Way. There are commercial units to the south east and to the west of the site. There are residential properties located adjacent to the site.</u></p> <p><u>Constraints:</u> <u>Areas of the site are subject to surface water flooding; The site is adjacent to listed buildings and the Flitch Way Local Wildlife Site</u></p>			

Birchanger	<p>Land east of Stansted Road, Bishop's Stortford, Birchanger Parish. SLAA ref 06Bir15:</p> <ul style="list-style-type: none"> • Site should be allocated for employment development 	<p>This is a greenfield within the Green Belt. The site forms part of parcel 10 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.</p>	No change
Great Hallingbury	<p>Junction of Bedlars Green Road and Dunmow Road, Start Hill, Great Hallingbury</p> <ul style="list-style-type: none"> • Site should be allocated for employment development 	<p>This is a greenfield site within the Countryside Protection Zone. The site forms part of parcel 1 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a moderate level of harm to the purposes of the CPZ. The site does contribute to the functions of the Countryside Protection Zone and therefore development is considered unsuitable.</p>	No change

Saffron Walden	<p>Land at Thaxted Road, (Granite Site) Saffron Walden</p> <ul style="list-style-type: none"> The designation is inconsistent with existing/ permitted land use of food and non food retail and there is no reasonable basis to define it as Existing Employment and seek its protection under EMP1. A 0.62 ha parcel to the south of the site should be removed from Policy EMP1 due to there being no reasonable prospect of the site being developed for employment purposes. 	<p>It is accepted that the role of this site have changed over the years and that applying policy EMP1 to this site does not reflect the permitted uses. It is proposed to amend the policy allocating the site as a mixed use site</p>	<p>Remove existing employment notation and replace with new notation and policy See below</p>
<p><u>Site: Land at Thaxted Road, Saffron Walden</u> <u>Quantum of Development</u> <u>Site area 3ha</u> <u>Site Specific Policy:</u></p> <p><u>The Council will support the development of land at Thaxted Road, Saffron Walden, as shown on the Policies map, for mixed uses which could include retail, retail warehousing, and leisure uses.</u></p> <p><u>The application should be accompanied by a Retail Impact Assessment, Transport Assessment, Air Quality Impact Assessment, Contamination Report and other required document and any recommended improvements/remedial works will be controlled through the legal obligation.</u></p> <p><u>Site Description:</u> This is a brownfield site on the south eastern edge of the town. The site already contains retail uses and the Recycling Centre. <u>Constraints:</u> potential contamination</p>			
Felsted	<p>Land south west of Great Notley / Slamseys Farm Felsted</p> <ul style="list-style-type: none"> Site should be allocated for employment purposes. 	<p>This is a greenfield site on edge of the District with Braintree District and is being proposed as part of an extension to Great Notley. The Adopted Master Plan for Land West of the A131 Great Notley (January 2012 identifies land for employment uses with strategic landscaping</p>	<p>No change</p>

		<p>between the industrial uses and the district boundary and this site. This site is separated from the planned employment development by the strategic landscaping and therefore does not form a natural extension to the development.</p> <p>Development of this site is therefore not considered suitable.</p>	
Elsenham	<p>City Meadows / Elsenham Industrial Estate, Gaunts End, Elsenham</p> <ul style="list-style-type: none"> Object to the latest proposals for the site which only identifies a small part of the overall site as an employment site rather than the site as a whole which was shown in previous versions of the Plan for the following reasons. 	<p>Noted – however the development for the Tri-Sail Towers Site was given planning permission (UTT/1473/11/FUL) in April 2012 and nothing other than groundworks have taken place on the site since. Furthermore, the majority of the development would be surplus to requirements under current projections.</p> <p>The Sustainability Appraisal of this site identifies a number of problems with allocating the site, including proximity to water bodies, sensitivity of landscape to change, TPOs, the site is greenfield and within the CPZ.</p>	No change.

Saffron Walden	Land north of Ashdon Road Need to safeguard the employment land	This site has planning permission for residential and employment development. The residential development is under construction and it is proposed to remove the site specific policy. It is therefore important to have a policy safeguarding the employment land	New policy – see below
<p>Land north of Ashdon Road <u>Site: Land North of Ashdon Road, Saffron Walden</u> <u>Site area 4.25 hectares</u> <u>Site Specific Policy:</u></p> <p><u>Land north of Ashdon Road, as shown on the policies map is allocated for Business, General Industrial and Storage and Distribution uses (use classes B1, B2 and/or B8) and other ancillary employment creating uses.</u> <u>The following criteria must be met</u></p> <ul style="list-style-type: none"> • <u>The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;</u> • <u>A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals</u> • <u>The application should be accompanied by a Transport Assessment and any other required document and any recommended improvements/remedial works will be controlled through the legal obligation.</u> <p><u>Site Description:</u> This is a brownfield site on the eastern edge of the town and already contains the new Ridgeons Builders Merchant <u>Constraints:</u> Site is to the north of the petroleum storage depot</p>			

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Land south of Ashdon Road	This site has planning permission for employment development which needs to be identified in the Local Plan	New policy see below
<p>Land south of Ashdon Road, Saffron Walden <u>Site: Land South of Ashdon Road, Saffron Walden</u> <u>Site area 1 hectare</u> <u>Site Specific Policy:</u></p> <p>Land south of Ashdon Road, as shown is allocated for employment purposes for Business uses (Use class B1). <u>The following criteria must be met</u></p> <ul style="list-style-type: none"> • <u>The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;</u> • <u>A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals</u> • <u>The application should be accompanied by a Transport Assessment and any other required document and any recommended improvements/remedial works will be controlled through the legal obligation.</u> <p><u>Site Description:</u> This is a greenfield site on the eastern edge of the town and adjoins residential development and the fuel storage depot. <u>Constraints:</u> Site adjoins the petroleum storage depot</p>		

Land at Alsa Street, Stansted Mountfitchet	This site was identified in the Inset map for Stansted Mountfitchet (Alsa Street) Inset map. A site specific policy identifying the site for	New policy – see below
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		employment uses to support the auction house is proposed	
<p>Land at Alsa Street, Stansted Mountfitchet <u>Site: Land at Alsa Street, Stansted Mountfitchet</u> <u>Quantum of Development</u> <u>Site area 3ha</u> <u>Site Specific Policy:</u></p> <p><u>The land at Alsa Street, Stansted Mountfitchet is allocated for an extension of and/or supporting and related businesses to the adjacent auction house.</u></p> <p><u>The application should be accompanied by a Transport Assessment, Approved Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.</u></p> <p><u>Site Description:</u> This site north of Stansted Mountfitchet is currently used by an auction house <u>Constraints:</u> none known</p>			