

Uttlesford Local Plan Spatial Strategy (including Garden Communities) Background Paper

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1. Introduction

- 1.1 The first draft version of this Background Paper was published alongside the Regulation 19 Pre-Submission Local Plan to explain the approach followed to the Spatial Strategy and to collect in one place a record of the evidence used to inform the decisions made by the Council on the Spatial Strategy in the Local Plan. The first draft version covered the approach up to the Regulation 18 stage. This updated Background Paper completes the picture up to the Regulation 19 stage and now includes as appendices the comparative site assessments for each of the Garden Community alternatives that draw all the already published evidence base together into one place. This updated Background Paper will be submitted as part of the Submission documents to the Secretary of State for the independent Examination of the Local Plan.
- 1.2 The Uttlesford Local Plan (referred to hereafter as the Local Plan) responds to a national requirement that Local Planning Authorities (LPAs) must set planning policies in a local authority area. Local plans must be positively prepared, justified, effective and consistent with national policy.
- 1.3 Formulation of a development strategy requires a gradual process of testing and refinement, in an iterative way. The process starts with very high-level test assumptions and then gradually applies more evidence and more techniques to refine and amend strategy options, leading to one specific, chosen strategy.
- 1.4 The previous Uttlesford Local Plan was withdrawn in January 2015 following the Inspector's findings in December 2014. The principal concerns of the Inspector related to objectively assessed housing need (OAN) for the District and proposals for a major extension to the village of Elsenham. In addition, the Inspector raised concerns about the approach taken to the identification and appraisal of reasonable alternatives through the Sustainability Appraisal process.
- 1.5 In January 2015 the Council commenced the preparation of a new Local Plan. Since then the Council has followed a series of defined stages to reach the Pre-Submission stage. This Background Paper explains the approach that has been taken to the Spatial Strategy set out in the Regulation 19 Local Plan including the reasons for the selection of the Garden Communities. Each stage of the process followed, and the conclusions reached is summarised in this Paper. The Sustainability Appraisal is an iterative process in the development of the Spatial Strategy and the different stages of the Sustainability Appraisal and its conclusions are also incorporated into this Background Paper. Cross-references to the Local Plan evidence base are included where these are relevant.

2. National Planning Policy Context

2.1. In accordance with Paragraph 214 of the revised National Planning Policy Framework (NPPF, July 2018) the policies in the previous NPPF will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. As the Uttlesford Local Plan is expected to be submitted on or before 24 January 2019, the previous NPPF will apply for the purpose of examination. Consequently, the following section of this Background Paper refers to the previous NPPF (March 2012).

Presumption in favour of Sustainable Development

2.2. The National Planning Policy Framework (NPPF, 2012) sets out guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. The NPPF states that a presumption in favour of sustainable development is a golden thread running through both plan-making and decision-taking. Paragraph 14 of the NPPF states:

“For **plan-making** this means that:

- Local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted.”

2.3. The NPPF continues that all plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that guide how the presumption should be applied locally. In relation specifically to the preparation of Local Plans the NPPF states that:

“Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development.” (Paragraph 151)

2.4. Paragraph 152 of the NPPF continues:

“Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options

which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate.”

Tests of Soundness

2.5. The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the duty to cooperate, legal and procedural requirements, and whether it is sound. There are four tests of soundness which are set out in Paragraph 182 of the NPPF as follows:

- **“Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.”

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

2.6. In accordance with Section 19 of the Planning and Compulsory Purchase Act 2004 a local planning authority is required to carry out a sustainability appraisal of each of the proposals in a Local Plan during its preparation. Sustainability appraisals (SA) incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the Strategic Environmental Assessment Regulations) which implement the requirements of the European Directive 2001/42/EC (the Strategic Environmental Assessment Directive) on the assessment of the effects of certain plans and programmes on the environment. Sustainability appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues.

- 2.7. A sustainability appraisal is a systematic process that assesses the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The SA is also a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are the most appropriate given the reasonable alternatives.
- 2.8. The SA process has the following five stages:
- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
 - Stage B: Developing and refining alternatives and assessing effects
 - Stage C: Prepare the sustainability appraisal report
 - Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public
 - Stage E: Post adoption reporting and monitoring
- 2.9. The key stages of Local Plan preparation and their relationship with the Sustainability Appraisal process are shown in Diagram 1 in Appendix 1 of this Background Paper.
- 2.10. The next section of this Background Paper sets out the Uttlesford Local Plan preparation stages and their relationship to the Sustainability Appraisal preparation stages.

3. The Uttlesford Local Plan Preparation Stages

3.1. The Uttlesford Local Plan has been prepared in accordance with the stages set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. These Regulations prescribe the form and content of plans and the procedure to be followed in their preparation. The Regulations set out the following statutory stages:

- Regulation 18 – Public Participation from Commencement to Proposed Submission
- Regulation 19 – Publication of the Proposed Submission Development Plan Document (also known as Pre-Submission Plan)
- Regulation 22 – Submission of the Development Plan Document
- Regulation 24 – Independent Examination of the Development Plan Document
- Regulation 25 – Publication of the Inspector’s Report
- Regulation 26 – Adoption of the Development Plan Document

3.2. The Local Plan has been the subject of a fully integrated Sustainability Appraisal and Strategic Environmental Assessment in line with the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004; the Planning and Compulsory Purchase Act 2004; and the National Planning Policy Framework 2012. The Council commissioned Place Services of Essex County Council to undertake an independent Sustainability Appraisal of the Local Plan throughout the key stages of Plan preparation. Place Services acted as consultants and the content of their SA work should not be interpreted or otherwise represented as the formal view of Essex County Council.

3.3. The specific stages of the Uttlesford Local Plan preparation process including the stages of the Sustainability Appraisal are set out below in chronological order.

- Commencement of the Uttlesford Local Plan – January 2015
- Call for Sites Exercise – April to June 2015
 - Over 300 submissions received which were considered in the Strategic Land Availability Assessment.
- Strategic Land Availability Assessment Methodology Consultation – 21 August to 2 October 2015

- Sustainability Appraisal Scoping Report – September 2015
 - Sets the context and objectives of the Sustainability Appraisal, establishes the baseline and decides on the scope of the Environment Reports. The Scoping Report was subject to a five-week consultation in July 2015. A number of comments and recommendations were made, and the Scoping Report amended. The final version was published in September 2015
- Areas of Search and Strategic Scenarios Sustainability Appraisal – September 2015
 - Sustainability Appraisal published to accompany the Local Plan Issues and Options consultation.
- Uttlesford Local Plan Issues and Options Consultation – 22 October – 4 December 2015
- Strategic Land Availability Assessment Methodology Finalised – December 2015
- Draft Strategic Land Availability Assessment Consultation – February 2016
- New Settlement(s) Option confirmed by Full Council – 21 March 2016
- Hybrid Strategy agreed by Full Council – 26 July 2016
- Strategic Land Availability Assessment published - July 2016
 - Responses received to the consultation in February 2016 were added to the site records and factual corrections made.
- Interim Appraisal of New Settlement Options – October 2016
- Interim Sustainability Appraisal – February 2017
 - In February 2017, a Sustainability Appraisal was provided to the Council for iterative purposes. This SA explored the progression of options explored in the Areas of Search and Strategic Scenarios Plan consultation. It focused on appraising the following strategic elements of the Plan:
 - The appraisal of Housing Numbers for the Local Plan
 - The appraisal of New Settlement options
 - The appraisal of Housing Growth Scenarios

This work fed into the Plan making process and the findings were presented in the Sustainability Appraisal of the Regulation 18 Local Plan

- Identification & Assessment of Garden Community Reasonable Alternatives – December 2016 to April 2017

- Consideration of the Evidence Base and Preparation of Regulation 18 Local Plan – April to June 2017
- Strategic Land Availability Assessment Updated 31 May 2018 (SLAA Topic Paper published 6 April 2017 – Planning Policy Working Group) including assessing new sites submitted since late 2015 and new sites submitted in representations to the Local Plan Regulation 18 consultation
- Sustainability Appraisal: Environmental Report of the Regulation 18 Draft Local Plan – June 2017
- Regulation 18 Draft Local Plan Consultation – June to September 2017
- Consideration of the Evidence Base and Preparation of Regulation 19 Local Plan – July 2017 to June 2018
- Sustainability Appraisal: Environmental Report of the Regulation 19 Local Plan – June 2018
- Regulation 19 Pre-Submission Local Plan Consultation – 25 June to 13 August 2018

4. Selection and Assessment of Development Strategy/ Scenarios

- 4.1. This section of the Background Paper explains the process and the conclusions reached for each stage of the preparation of the Local Plan in relation to the development of the spatial strategy including the reasons for the selection of the Garden Communities.

a) Local Plan Issues and Options Consultation

- 4.2. In 2015 the District Council started work on a new Local Plan for the District, to guide development in the District to 2033. The first formal stage was the publication of an Issues and Options document for consultation.
- 4.3. Between 22 October and 4 December 2015, the District Council published the Local Plan Issues and Options consultation document. The document set out a series of consultation questions:
- General Consultation Questions including questions about the vision and development strategy, settlement hierarchy, cross-boundary strategy planning, infrastructure planning, employment, housing tenure mix and affordability, leisure, recreation, and open space, and the natural and historic environment.
 - Areas of Search Questions including questions about a range of locations which the Council was proposing to assess before reaching a view about the suitability of potential areas for development, as well as on the vision and development strategy. It also included a question about the sustainability appraisal of the areas of search.
 - Scenarios Questions including questions about the overall level of development, and potential scenarios which illustrate different strategies for delivering development. It also included a question about the sustainability appraisal of the scenarios.

Settlement Hierarchy

- 4.4. In relation to the settlement hierarchy the Issues and Options document asked for views on the settlement hierarchy previously set out in the Local Plan submitted in 2014 which was Market Towns, Key Villages, Type A Villages and Type B Villages.

Areas of Search

- 4.5. At Planning Policy Working Group (13 July 2015), Members discussed five potential high-level criteria which could inform development of 'areas of search' or broad spatial areas for further consideration and testing. These five criteria were as follows:
- Potential to contribute to effective cross-boundary strategic planning priorities.
 - Potential to minimise the need to travel by car, for example by locating residential development near to jobs, shops, leisure opportunities, and other facilities.
 - Potential access to the strategic highways and rail network.
 - Exclusion of areas with special protection, for example Registered Parks and Gardens and Sites of Specific Scientific Interest.
 - Focus on key villages and "villages with a primary school and with some local services: e.g. village hall/pub/shop suitable for a scale of development that would reinforce its role as a local service centre" (known as Type A rural settlements in the 2014 submission Local Plan).
- 4.6. The Paper also sets out a range of conceptual options drawings to assist in building a strategy. The conceptual options initially considered were:
- Urban intensification;
 - Urban extensions;
 - Village extensions;
 - Infilling; and
 - New Settlements.
- 4.7. Paragraph 3.19 of the paper on next steps makes it clear that consideration would not be limited to sites put forward by landowners.
- 4.8. At the Planning Policy Working Group on 27 July 2015 a paper entitled Preparing a Justified Local Plan was presented which considered whether there were any locations which the Council could be confident should be screened out from further consideration using the five criteria above. Paragraph 2.15 of the paper set out the reasons why remote rural areas were not appropriate for further testing. Paragraph 3.8 makes it clear that no conclusions are made in relation to the boundaries of the areas of search and that these were seen as fluid at that stage.
- 4.9. Table 1 in that paper set out the conclusions of this review and suggested nine broad areas of search to be carried forward along with those for towns and villages for assessment and two discounted from further consideration. Table 1 is included below.

Table 1: Summary of potential areas considered (Source: Planning Working Group, 27 July 2015 – Preparing a Justified Local Plan)

No.	Area of Search	Cross-boundary strategic planning	Minimise need to travel	Access to the transport network	Key designations	Villages with local services	Carry forward for assessment?
1	M11 (J9a) - east	Transport	New settlement	M11, A11 Great Chesterford rail station	Various – none exclusionary	n/a	Yes
2	M11 (J9) - west	Transport	New settlement	M11	Various – none exclusionary	n/a	Yes
3	Elsenham	n/a	New settlement	Poor roads Elsenham station		n/a	Yes
4	M11 (J8) – north-west	Transport, economic development	New settlement	M11, A120 west	Various – none exclusionary	n/a	Yes
5	M11 (J8) – south-east	Transport, economic development	New settlement	M11, A120 east	Hatfield Forest SSSI to east	n/a	Yes
6	South of A120, North of Hatfield Forest	Transport, economic development	New settlement	A120 Stansted Airport station	Hatfield Forest SSSI to south	n/a	Yes
7	North of A120, west of Great Dunmow	n/a	New settlement	Access to A120 Stansted Airport station	SSSI and a Registered Historic Park in the area	n/a	Yes
8	South of A120	n/a	New settlement	Access to A120 No station	SSSI adjacent to the area	n/a	Yes
9	West of Braintree	Cross-boundary Housing	New settlement	Access to A120 No station	County wildlife sites	n/a	Yes

No.	Area of Search	Cross-boundary strategic planning	Minimise need to travel	Access to the transport network	Key designations	Villages with local services	Carry forward for assessment?
10	Saffron Walden	n/a	Range of existing facilities in town	Limited access to strategic roads.	Audley Park to the west	n/a	Yes
11	Edge of Bishop's Stortford	Housing and economic development	Range of existing facilities in town	Access to M11 Bishop's Stortford Station	Green Belt Birchanger Wood County Wildlife Site	n/a	Yes
12	Great Dunmow	n/a	Range of existing facilities in town	Access to A120 No station	SSSI to the west	n/a	Yes
13	Key Villages	n/a	Limited range of existing facilities	Stations at Great Chesterford, Newport, Stansted Mountfitchet, Elsenham	Various – none exclusionary	Good level of local services and facilities	Yes
14	Type 'A' Villages	n/a	Limited range of existing facilities	Majority of Type A villages are remote from the strategic transport network	Various – none exclusionary	Medium level of local services and facilities.	Yes
n/a	Rural area	Few/no cross- boundary issues	Few/no facilities	Large parts of the rural area are remote from strategic transport network	Green Belt to south and west fringe.	Very limited/none	No
n/a	Existing built-up areas	n/a	Range of existing facilities in town	As per areas 5 and 7 above.	Various	n/a	To be addressed by the SHLAA.

- 4.10. Consequently, the Issues and Options document was prepared based on these Areas of Search as a first step towards identifying locations for development. It was noted in the Issues and Options document that within the Areas of Search the Council will assess the potential for different types of development, including for housing and employment. The Areas of Search will gradually be narrowed down through a number of assessments.
- 4.11. The Issues and Options document noted that all local planning authorities are required to demonstrate that they have made every effort to meet their housing and other development needs in full, and that the Areas of Search are an important part of showing this has been done properly. Over the coming months technical studies on issues such as highways and flooding will be drawn up in relation to all these areas and this evidence will be reported to the public meetings of the Working Group. Consideration of which areas to take forward will take place next year, and will need to be informed by the evidence base and national policy requirements.
- 4.12. The Issues and Options document also included reference to New Settlements and considered their potential advantages to:
- enable infrastructure to be planned in;
 - enable comprehensive masterplanning and design, including provision for landscaping and green infrastructure;
 - provision of a range of facilities; and
 - take development pressure off otherwise constrained existing settlements.
- 4.13. The Issues and Options document also stated that the Council will assess the potential for new settlements in Uttlesford and emphasised that if the Council were to promote a new settlement as part of the Local Plan, robust evidence would be needed to demonstrate that it could be delivered. A specific consultation question was included asking for views about the principle of a new settlement in providing for the future development needs of the District.
- 4.14. The approach to areas of search for potential new settlements/strategic growth locations were based on the five broad criteria set out in Paragraph 4.5 above. These were discussed in the PPWG paper on 27 July 2015. In particular areas were identified across the district to allow for a wide range of strategic areas to be considered for further assessment. 16 potential broad Areas of Search were identified as follows:

New Settlement Options

- Area of Search 1: M11 Junction 9a – east
- Area of Search 2: M11 Junction 9b – west
- Area of Search 3: Elsenham area
- Area of Search 4: M11 Junction 8 – north-west
- Area of Search 5: M11 Junction 8 – south-east
- Area of Search 6: South of A120, North of Hatfield Forest

- Area of Search 7: North of A120, west of Great Dunmow
- Area of Search 8: South of A120
- Area of Search 9: West of Braintree

Saffron Walden Options

- Area of Search 10a – between Windmill Hill and Little Walden Road
- Area of Search 10b – between Little Walden Road and Ashdon Road
- Area of Search 10c – between Ashdon Road and Radwinter Road
- Area of Search 10d – between Radwinter Road and Thaxted Road
- Area of Search 10e – between Thaxted Road and Debden Road
- Area of Search 10f – between Debden Road and Newport Road
- Area of Search 10g – between Newport Road and Audley End Road

Edge of Bishop’s Stortford (within Uttlesford District) Options

- Area of Search 11a – between Stansted Road industrial estate in Bishop’s Stortford and the A120 town bypass
- Area of Search 11b – south of Beldams Lane in Bishop’s Stortford and north of the Sewage Treatment Works

Great Dunmow Options

- Area of Search 12a – between the A120/ Stortford Road/ Mill End
- Area of Search 12b – north of Great Dunmow to Church End
- Area of Search 12c – beyond St Edmunds Lane
- Area of Search 12d – between Braintree Road and the A120
- Area of Search 12e – south of Ongar Road and north of the A120
- Area of Search 12f – between the A120 and the B1256 Stortford Road

Villages Options

- Area of Search 13: Key Villages (village extensions/ small sites) – Elsenham, Great Chesterford, Hatfield Heath, Newport, Stansted Mountfitchet, Takeley and Thaxted.
- Area of Search 14: Type ‘A’ Villages (small sites)

4.15. The Issues and Options document included Figure 1 – Areas of Search which showed all the Areas of Search and individual maps for Bishop’s Stortford (Figure 2), Saffron Walden (Figure 3) and Great Dunmow (Figure 4) showing the options at each of these towns. Figures 1 – 4 are included at Appendix 2 of this Background Paper. The Issues and Options document invited any other potential Areas of Search for new settlements not included in the above to be put forward. Responses were also invited on any other points or issues not addressed in the above.

Scenarios

- 4.16. In order to understand the implications of various different combinations of options, a number of scenarios were prepared and included in the Issues and Options document for comments. The scenarios were high-level at this stage as no assessment of the suitability of the areas of search had yet been undertaken. The scenarios were not the only possible combinations of options from amongst the areas of search but were limited in order to provide a focused and distinct set of alternatives, which were subjected to sustainability appraisal and consultation in the Issues and Options document.

Scenarios A to D (580 dwellings per year)

- 4.17. The first set of scenarios was based on development of 580 dwellings per year which was based on the comments of the Uttlesford Local Plan Inspector in his report on the withdrawn Submission Local Plan in December 2014. This number was also broadly consistent with the findings of recent technical work. Current or existing planning permissions granted for around 5,000 dwellings was common to all options. A windfall allowance¹ of 50 dwellings per year or 750 over 15 years was included in each scenario.

Table 2: Scenarios A to D (assuming District-wide provision of 580 per year or 8,750 over 15 years)

Location	Scenario A New Settlement	Scenario B Villages and Edge of Bishop's Stortford	Scenario C Towns	Scenario D Hybrid
Existing planning permissions	5,000	5,000	5,000	5,000
Windfall allowance	750	750	750	750
Edge of Bishop's Stortford	0	500	0	500
Great Dunmow	0	0	1,500	500
Saffron Walden	0	0	1,500	500
Key Villages	0	1,500	0	500
Type A Villages	0	1,000	0	500
New Settlement	3,000	0	0	500
TOTAL	8,750	8,750	8,750	8,750

¹ According to the Glossary in the National Planning Policy Framework, windfall means "Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available."

Scenario A: Focus on a new settlement (580 per year)

- 4.18. For this scenario the Issues and Options document stated that all development focused on a single new settlement. The scale of the new settlement could ultimately reach 10,000 or more dwellings. However, applying reasonable assumptions of construction rates at around 300 dwellings per year, 3,000 dwellings could be completed by 2033, with the remainder of construction in the next 15 year plan period.

Scenario B: Focus on Villages and the edge of Bishop's Stortford (580 per year)

- 4.19. For this scenario the Issues and Options document stated that one possible method of distributing development amongst the villages would be to direct a higher level of development to the seven key villages and a lower level of development to the 20 'Type A' villages. This scenario also included about 500 dwellings at Bishop's Stortford but in Uttlesford District subject to assessment.

Scenario C: Focus on Towns (580 per year)

- 4.20. Under this scenario the Issues and Options document stated that the towns of Saffron Walden and Great Dunmow are the main centres of population and services in the district. Both towns have accommodated considerable levels of development in recent years and there are existing planning permissions for significant amounts of further development. It was also stated that careful consideration would need to be given to the character and setting of the towns, and also the capacity to expand existing services and facilities, such as schools and GP provision.

Scenario D: Hybrid Option 1 (580 per year)

- 4.21. Under this option development would be spread between towns and villages, as well as an assumption that a start could be made on delivery of housing at a new settlement towards the end of the plan period, with the majority of construction taking place after 2033. It was stated that this scenario may be considered reasonable if assessment of a new settlement showed that there is no realistic prospect of early delivery.

Scenarios E to G (750 dwellings per year)

- 4.22. The second set of scenarios was based on development of 750 dwellings per year. It was considered that the Council needed to consider a higher level of development in order to test the implications for sustainable development. It was unknown at the time if the District needed to accommodate a higher level of growth or what that level might be. It was considered that a figure of 750 dwellings was a reasonable assumption for testing at the Issues and Options stage. The same common assumptions relating to current or existing planning permissions and the windfall allowance were applied to scenarios E to G as scenarios A to D.

Table 3: Scenarios E to G (assuming 750 dwellings per year or 11,750 over 15 years)

Location	Scenario E Two New Settlements	Scenario F Towns and Villages	Scenario G Hybrid 2
Existing planning permissions	5,000	5,000	5,000
Windfall allowance (50 per year)	750	750	750
Edge of Bishop's Stortford	0	500	500
Great Dunmow	0	1,500	1,000
Saffron Walden	0	1,500	1,000
Key Villages	0	1,500	1,000
Type A Villages	0	1,000	1,000
New Settlements	6,000	0	1,500
TOTAL	11,750	11,750	11,750

Responses to the Issues and Options Consultation

- 4.23. In total 6,944 representations were received from 731 individuals and organisations to the Issues and Options consultation document. A summary of the representations received was considered by the Planning Policy Working Group at its meetings on 23 February 2016 and 23 March 2016. The representations received were used to inform the development of the preferred options which were set out in the Regulation 18 Draft Local Plan.

b) Uttlesford Local Plan Areas of Search and Strategic Scenarios Sustainability Appraisal – September 2015

- 4.24. A Sustainability Appraisal of the Areas of Search and Scenarios² was carried out in September 2015 and published at the same time as the Issues and Options consultation document between October and December 2015. The Areas of Search and Scenarios were subject to Sustainability Appraisal in order to identify constraints, opportunities and to assist in the development of any additional, sustainable hybrid scenarios.

² Essex Place Services - Uttlesford Local Plan Areas of Search (AoS) and Strategic Scenarios Consultation – Sustainability Appraisal and Strategic Environmental Assessment: Environmental Report (September 2015)

4.25. The appraisal was strategic in nature and scope. It was noted in the SA Environmental Report that it was not possible to appraise such broad areas and high-level scenarios in any more detail as specific site boundaries and the amount of development (i.e. housing numbers) in each broad location had not yet been determined. The appraisal of the 'areas of search' and scenarios take the form of a narrative exploring the sustainability of each and factoring in relevant opportunities and existing constraints to overcome in accordance with the general notion of the 15 identified Sustainability Objectives. Different areas and scenarios were as such only broadly comparable on the basis of their differences rather than each's respective suitability. A summary of the broad sustainability impacts for each of the areas of search and the scenarios is set out in the SA Environmental Report. The SA also included a section setting out conclusions and recommendations. These are summarised below.

4.26. Areas of Search

- Focusing development to one or more new settlements is likely to have comparatively less constraints than extensions of existing settlements and villages, or perhaps more specifically, new settlements have better scope to mitigate negative impacts on site. Less of a threat of secondary and cumulative impacts on existing settlements where multiple extensions to existing settlements may be required to meet housing targets.
- Likely that capacity for expansion exists in the surrounding areas of each of the towns and such a focus, if proportionate to the existing settlement and in mind of identified constraints, would contribute to meeting the existing and identified housing needs of the District. This will be particularly important in the earlier stages of the plan period.
- Development of the Key Villages and Type A Villages will also meet this need, again if proportionate to each settlement and in mind of each's specific constraints. A number of villages contain rail links and this benefit, in a District that is not particularly well served by strategic roads or public transport due to its rural nature enhances the sustainability of development in these settlements pending other considerations. The development of one or more new settlements would contribute to meeting future needs, again in consideration of known constraints in specific areas; broadly summarised as predominantly transport implications and suitable access to the strategic road network. Should suitable additional junctions or access to these strategic roads be forthcoming, development of the surrounding villages may become more sustainable in turn. This would similarly be the case for any new rail infrastructure in the District.

4.27. Strategic Scenarios

- The appraisals of the scenarios in this report highlight that no single scenario can be guaranteed to meet the current identified and future needs of the District in a wholly sustainable manner. It should be acknowledged that a large amount of potentially adverse environmental impacts are more accurately a result of the

growth targets over the plan period, and that any forthcoming options should be developed that seek to minimise these where possible and also seek to maximise benefits.

- It is recommended that a suitable balance is sought between meeting existing needs in the District as well as future needs. This relates not only to an element of dispersal across the District, but also in exploring new settlement options in a way that could meet annual housing delivery rates in the latter stages of the plan period. The principle of a new settlement can be seen to be a positive one regarding a number of sustainability objectives and it may be possible to turn constraints into positive impacts through effective masterplans and a spatial strategy that is advanced with awareness of these opportunities.
- The scenarios explored at this stage cover all reasonable options regarding the broad distribution of growth in the District. The sustainability implications of focusing development in any one tier of the settlement hierarchy, including one or more new settlements, have been explored fully within this sustainability appraisal. More refined distribution in any forthcoming spatial strategy will have been influenced by this sustainability appraisal and in response to the highlighted impacts of directing growth to all reasonable broad locations in the District.

4.28. Areas for Further Action

The Areas of Search and Strategic Scenarios SA identified the areas below for further action:

- Once the District Council receives the forthcoming Strategic Housing Market Assessment (SHMA) for the wider housing market area, it can look at developing the strategic scenarios into more defined spatial strategy options. In line with the assessment of each broad area of search and strategic scenario as presented in this report, the Council should look to develop options that seek to maximise sustainability benefits. A number of high level constraints have also been identified, and these can be used to determine the suitability of sites in specific areas or highlight issues to overcome through proposals, and / or in any policy criteria.
- This Sustainability Appraisal concludes that a larger number of constraints can be expected within existing settlements, and that benefits are comparatively maximised in new settlement options, depending on specific location. Specific sites within the Areas of Search should be identified and assessed in line with garden settlement principles to maximise these benefits and in consideration of any wider sustainability gains they may offer. It is important that a more detailed and comparable level of evidence is collected for the assessment of any specific sites put forward in preferred areas.
- The assessment in this Sustainability Appraisal has been done at a very high level commensurate to the detail of the areas of search and strategic scenarios. The level

of constraints explored has been consistent across all new settlement options, extensions to the Districts towns, and also in and around the District's villages. Similarly, the opportunities explored have been consistent. This Sustainability Appraisal identifies that, in order for housing delivery to meet existing and future needs (within the latter stages of the plan period and beyond), it is likely that some level of dispersal will be required. With this in mind it is important that the District develops a more detailed evidence base surrounding additional constraints at the local level.

c) New Settlement Option Confirmed – March 2016

- 4.29. On 21 March 2016 Full Council confirmed that a new settlement (or new settlements) should continue to be investigated and analysed alongside all other possible options for housing and employment distribution and should not be dismissed at this stage from the potential options for inclusion in the Local Plan. The report provided an initial justification for promoting the option of a new settlement or settlements in the draft Local Plan. It set out the background to new settlements, including reference to their advantages and disadvantages.
- 4.30. The report noted that there are advantages and disadvantages associated with new settlements. The advantages were noted as including a comprehensive and cohesive strategic infrastructure package; a critical mass that will deliver social and community facilities; less drain on existing infrastructure; design coding etc. It was also stated that they can also form part of a longer term vision for the area beyond the lifetime of the current Plan and enable 'difficult' decisions to be made once.
- 4.31. It was considered that in the Uttlesford context opting to expand existing settlements could lead to a greater number of negative socio-economic and environmental impacts and highlights a difficulty of mitigating against these negative impacts. Development of a new settlement alleviates this issue as it allows facilities and infrastructure to be appropriately designed into the development plan from concept e.g. secondary education.
- 4.32. The disadvantages were stated as high upfront infrastructure costs which can affect initial viability and long lead in times and therefore a slower housing delivery rate. Deliverability is a major issue, given that effectiveness is one of the key soundness tests for the Local Plan. Further issues include the difficulties in achieving transport connectivity and genuine self- containment.
- 4.33. New settlements need to be of sufficient size to support the required range of social and physical infrastructure. In their comments to the Issues and Options consultation Essex County Council note that any new settlement would require its own secondary school as part of the provision. This would require a minimum of some 5,000 houses/flats to support this provision. Any new settlement(s) would therefore likely

be in the range of 5,000 – 10,000 homes which would be developed over a 20 – 25 year period.

- 4.34. It was noted in the report that (at that time) the Council’s objectively assessed housing need was 568 dwellings per annum. Taking into account existing commitments the Council would need to allocate over 4,500 dwellings during the lifetime of the Plan until 2033. The report stated that housing completions in the early stages of the development of new settlements are as low as 50 or fewer and it may be some years before significant supply comes on stream, probably up to 200 per year. This means that some 2,000 of the homes could be expected to be built within the plan period.

d) Hybrid Strategy Agreed – July 2016

- 4.35. On 26 July 2016 Full Council considered the potential distribution strategies for the Local Plan as the basis for allocations in the Plan.
- 4.36. The Issues and Options consultation included seven different development scenarios. As there was some duplication of scenarios at the Issues and Options stage (i.e. the two options of new settlement or settlements and a hybrid were used for the lower and higher housing figure) for the purposes of analysing the evidence base this was simplified to five. The five scenarios were:
- 1) All development allocated in new settlement(s)
 - 2) All development pepper potted in villages
 - 3) All development in the two main towns (Saffron Walden and Great Dunmow)
 - 4) Combination of development in main towns and villages
 - 5) Hybrid involving new settlement(s), main towns and villages
- 4.37. The Council report noted that the Council needed to decide in principle the overall distribution strategy for the Plan. The Issues and Options consultation proposed seven distribution scenarios which were subject to detailed analysis by consultees. Officers had considered how the distribution scenarios could deliver the 4,600 dwellings that it was considered (at that time) were required and this was summarised in the Appendix to the Council report. The Appendix also set out a summary of the Issues and Options consultation responses and the Sustainability Appraisal summary for each scenario. The report also noted that a cross-party Member workshop had been held on 28 June 2016 which had considered the overall benefits and risk of the scenarios. These benefits and risks were summarised in the table below.

Table 4: Five Development Scenarios

<p>1) All development allocated in new settlement(s) Conclusion - not a sound distribution strategy</p>	
<p>Benefits</p> <ul style="list-style-type: none"> • Comprehensively plan the provision of infrastructure • Critical mass to provide additional infrastructure • Reduces development pressure on the historic settlements 	<p>Risks</p> <ul style="list-style-type: none"> • Relying on only 1 or 2 large sites to deliver the housing • Deliverability within the Plan period • Deprives other settlements of sustainable growth • Negative impact on 5 year land supply
<p>2) All development pepper potted in villages Conclusion - not a sound distribution strategy</p>	
<p>Benefits</p> <ul style="list-style-type: none"> • Sustains village vitality 	<p>Risks</p> <ul style="list-style-type: none"> • Scale of development is likely to have a detrimental impact on their character, the countryside and the highway network in many circumstances • Uncertainty that the scale of individual developments would provide the infrastructure required - Infrastructure deficit
<p>3) All development in the two main towns (Saffron Walden and Great Dunmow) Conclusion - not a sound distribution strategy</p>	
<p>Benefits</p> <ul style="list-style-type: none"> • Generally sustainable locations for development • Supports existing services and facilities • Help improve infrastructure deficit 	<p>Risks</p> <ul style="list-style-type: none"> • Significant impact on their historic character and landscape setting • Restriction of the pooling of S106 for infrastructure. • Insufficient deliverable sites
<p>4) Combination of development in main towns and villages Conclusion – potentially a sound option but not recommended</p>	
<p>Benefits</p> <ul style="list-style-type: none"> • Towns are generally sustainable locations for development, • Sustains village vitality and diversity 	<p>Risks</p> <ul style="list-style-type: none"> • Some villages are more constrained than others – could result in disproportionate growth • Uncertainty that the scale of individual developments would provide the infrastructure required - Infrastructure deficit

5) Hybrid involving new settlement(s), main towns and villages
Conclusion – Preferred distribution strategy

Benefits

- Towns are generally sustainable locations for development,
- Provides an opportunity for some growth to sustain village vitality in the most sustainable locations
- New settlements allows us to provide for the highest level of infrastructure demands and comprehensively meet development needs
- Reduces development pressure on the historic settlements
- Helps to maintain a 5 year supply of housing
- It can lessen the impact on the highway network

Risks

- Similar to scenarios 1-4 but to a lesser degree
- Loss of countryside
- Development may have detrimental impact on historic character of existing settlements

4.38. Full Council agreed, on the basis of the above benefits and risks, that that the preferred strategy for the Local Plan should be Scenario 5 - the Hybrid Distribution Strategy – New Settlement(s), Main Towns and Villages.

e) Interim Appraisal of New Settlement Options – October 2016

4.39. As part of the iterative process of SA and plan-making, Place Services provided the Council with an interim non-statutory Sustainability Appraisal of new settlement options that were submitted to the Council as part of the Local Plan’s call-for-sites exercise. This SA individually appraised all those large, strategic sites that were submitted in order to assist the Council in their site selection process ahead of the Regulation 18 Local Plan consultation. It should be noted that this Interim Sustainability Appraisal was not subject to formal consultation.

4.40. The Interim Appraisal of New Settlement Options represented a necessary stage of appraisal and options assessment between the Areas of Search and Strategic Scenarios 2015 Local Plan Issues and Options document and the Regulation 18 stage Plan and consultation. This SA looked at the sustainability effects of development within specific areas of land as they were submitted, and whether they were suitable in line with Garden City Principles using a sustainability framework developed relevant to proposals of such a scale.

- 4.41. Seven potential new settlement sites were submitted by promoters under the call for sites and these were all subject to assessment within the Interim Sustainability Appraisal. These were at (with SHLAA reference number):
- Easton Park (06LtEas15)
 - Great Chesterford (10Gte15)
 - West of Braintree (05Ste15 & 06Ste15)
 - Takeley (13Tak15 & 11Tak15)
 - Elsenham (07Els15)
 - Birchanger (05Bir15)
 - Chelmer Mead (03LtDun14)
- 4.42. As explained in Appendix 1: Spatial Strategy Options Assessment of the Sustainability Appraisal of the Regulation 18 Draft Local Plan, the assessment of New Garden Settlement Options had explored 7 potential locations for development up until this stage in the plan preparation process. Upon review of the Interim Appraisal of New Settlement Options (2016) and associated evidence, two of the locations were not considered for further testing. These were Elsenham and Birchanger. The reasons were stated as follows:
- 4.43. **Elsenham** – Following the previous conclusions of the Inspector for the Withdrawn 2014 Uttlesford Local Plan and the recently dismissed Planning Appeal upon a portion of the site. Constraints to be overcome as part of a strategy to achieve sustainable development appear insurmountable within the plan period and the site does not warrant assessment beyond appraisal of the site-specific significant effects already explored.
- 4.44. **Birchanger** – The site is located within the Green Belt and would require separate conclusions on the ability of the Council to demonstrate exceptional circumstances. The strategic implications for development in this location are broadly assessed within the context of the voluntary Sustainability Appraisal process for the Housing Market Area. Discussion with Officers has indicated the scale of delivery in the first instance would comprise a potential ‘village extension’ of c.800 units, which is inconsistent with the functions of a ‘new settlement’ within the preferred ‘hybrid’ strategy. The site does not warrant assessment beyond appraisal of the site-specific significant effects already explored but this is without prejudice of the ability to revisit the site for different scales of growth.

- 4.45. This left five options- Great Chesterford, Easton Park, West of Braintree, Takeley and Chelmer Mead for which the following indicative details were adopted:

'Reasonable' New Settlement	Best Case – All New Settlements What is the best case in terms of potential new settlements taking into consideration the known site constraints? () = scenario ID	Alternative Case – c.50% Scenario Assumes delivery of a lower proportion of the “Best Case” total for the site () = scenario ID	Total Site Capacity – Submitted Details
1. Great Chesterford	2,250 (1a)	1,125 (1b)	5,000
2. Easton Park	2,300 (2a)	1,150 (2b)	10,000
3. West of Braintree	600 (3a)	N/A	12,000
4. Takeley	1,700 (4a)	850 (4b)	1,700
5. Chelmer Mead	2,700* (5a)	1,500 (5b)	2,700

f) Identification and Assessment of Garden Community Reasonable Alternatives – December 2016 to April 2017

- 4.46. In order to identify suitable combinations of identified New Settlement sites it was necessary to identify scenarios for testing. In December 2016 eleven scenarios were identified to test the housing quanta option of 14,100, which represented the objectively assessed need (OAN) for the District at that time. A twelfth scenario was included that did not meet the OAN. This scenario was included within the SA for comparison purposes but it was not considered a 'reasonable alternative'. Another scenario (Option 5) was removed from consideration due to viability concerns surrounding any scenario that explored less than the full proposal at Great Chesterford. As a result, the options below are referenced 1-4 and 6-13 in the table below, which is taken from the Sustainability Appraisal. These scenarios were subjected to sustainability appraisal in January 2017. Appendix 1: Spatial Strategy Options Assessment in the Regulation 18 Sustainability Appraisal sets out the Appraisal of the Garden Community Options in full (pages 225 – 232).

Table 87 in Appendix 1 of the Sustainability Appraisal of the Regulation 18 Local Plan sets out the 12 scenarios.

Option/ Combination	Site A	Site B	Site C	Total (including 'constant' components (9,854))
Option 1	1a – Great Chesterford (2,500)	2a – Easton Park (2,300)	3a - West of Braintree (600)	5,400 (15,254)
Option 2	1a – Great Chesterford (2,500)	3a - West of Braintree (600)	4a – Takeley (1,700)	4,800 (14,654)
Option 3	1a – Great Chesterford (2,500)	3a - West of Braintree (600)	5a – Chelmer Mead (2,700)	5,800 (15,654)
Option 4	1a – Great Chesterford (2,500)	3a - West of Braintree (600)	5b – Chelmer Mead (1,500)	4,600 (14,454)
Option 6	2a – Easton Park (2,300)	3a - West of Braintree (600)	4a – Takeley (1,700)	4,600 (14,454)
Option 7	2a – Easton Park (2,300)	3a - West of Braintree (600)	5a – Chelmer Mead (2,700)	5,600 (15,454)
Option 8	2a – Easton Park (2,300)	3a - West of Braintree (600)	5b – Chelmer Mead (1,500)	4,400 (14,254)
Option 9	2b – Easton Park (1,150)	3a - West of Braintree (600)	5a – Chelmer Mead (2,700)	4,450 (14,304)
Option 10	3a - West of Braintree (600)	4a – Takeley (1,700)	5a – Chelmer Mead (2,700)	5,000 (14,854)
Option 11	3a - West of Braintree (600)	4b – Takeley (850)	5a – Chelmer Mead (2,700)	4,150 (14,004)
Option 12	1a – Great Chesterford (2,500)	2b – Easton Park (1,150)	3a - West of Braintree (600)	4,250 (14,104)
Option 13	1a – Great Chesterford (2,500)	3a - West of Braintree (600)	4b – Takeley (850)	3,950 (13,804)

4.47. In February 2017 a workshop was held with members of the Planning Policy Working Group to brief them on the Interim appraisal of New Settlement Options and the appraisal of the above Settlement/ Garden Community reasonable alternatives in January 2017. The content of the workshop was summarised in a Topic Paper – Identification of Reasonable Alternatives for the Uttlesford Local Plan 2011-2033 that was considered by the Planning Policy Working Group on 6 April 2017. It was noted at the workshop that it was considered that there were very few options for only two new settlements as the delivery rates required would present a significant challenge.

Failure to meet these delivery rates could place additional pressure on the other, existing towns and villages in the district. Consequently, it was considered that it was necessary to consider combinations of three new settlements. This was considered to provide for the housing need whilst reflecting realistic assumptions for housing delivery. Three new settlements were considered to provide contingency and flexibility in terms of start dates and delivery rates. It was also noted at the workshop that the evidence base for the Local Plan provided limited grounds to increase allocations elsewhere, in particular at the other towns and villages. It was agreed at the workshop that it would be helpful to receive presentations from each of the new settlement site promoters to inform further consideration of the reasonable alternatives. Subsequently Developer Presentation Evenings were held for each site in March 2017.

g) Consideration of the Evidence Base and Preparation of the Regulation 18 Local Plan – April to June 2017

Local Plan Evidence Studies

4.48. The Uttlesford Local Plan preparation process includes the preparation of an extensive evidence base including a number of technical studies. These studies have informed the development of the Spatial Strategy and in particular the consideration of sites, both new settlement/ Garden Communities and site allocations. It is not possible to summarise the content of all of these studies in this Background Paper. However, of particular relevance to this Background Paper are the following studies that informed the preparation of the Regulation 18 Local Plan:

- Strategic Land Availability Assessment (Uttlesford District Council, July 2016)
- Uttlesford Local Plan Transport Study and Addendum (WYG, December 2016 and June 2017)
- New Settlement Proposals: Landscape and Visual Impact (Uttlesford District Council, May 2017)
- Land at Easton Park – Landscape and Visual Appraisal (Chris Blandford Associates, June 2017)
- Land at North Uttlesford – Landscape and Visual Appraisal Chris Blandford Associates, June 2017)
- Land West of Braintree – Landscape and Visual Appraisal (Chris Blandford Associates, June 2017)
- Ecological Sites on and adjacent to New Settlement/ Neighbourhood proposals (Uttlesford District Council, May 2017)
- Brief Heritage Impact Assessments – Easton Park, Great Chesterford, Andrewsfield/ West of Braintree, Chelmer Mead, Priors Green at Takeley, Land North of Elsenham (Uttlesford District Council, 2017)
- Countryside Protection Zone Study (LUC, June 2016)
- Uttlesford Green Belt Review (Arup, March 2016)

- Employment Land Review Update (AECOM, May 2017)
- District Retail Study (Savills, July 2016)
- Uttlesford Water Cycle Study (Arcadis, January 2017)
- Hierarchy of Rural Settlements (Uttlesford District Council, September 2014)
- New Settlement Promoters Developers Presentations Evenings (March 2017)
- Draft Infrastructure Delivery Plan including workshops with service providers (Troy Planning & Design, May 2017)
- Large Sites Delivery Rates review of published evidence including Nathaniel Lichfield & Partners – Start to Finish: How Quickly do Large-Scale Housing Sites Delivery (November 2016), and Homes & Communities Agency (ATLAS) – Notes on Build Rates from Strategic Sites (July 2013)

4.49. Between April and June 2017 Council officers carefully reviewed the evidence base for the Local Plan, the representations received to the Issues and Options consultation, the Sustainability Appraisal findings for the Issues and Options stage, the interim Sustainability Appraisals for the New Settlements and Site Allocations, and the Sustainability Appraisal findings for the Garden Communities Reasonable Alternatives. The criteria considered in determining the Garden Communities and Site Allocations to be recommended to Members for inclusion in the Regulation 18 Draft Local Plan were as follows:

- Planning Constraints including physical limitations/ impacts and statutory designations
- Highway Access and Availability of Sustainable Forms of Transport
- Access to Services and Facilities
- Relationship to Existing Development/ Settlements
- Opportunities for Improvements/ Benefits, particularly infrastructure
- Scale of Development
- Delivery Rates and Existing Value Areas/ Markets

4.50. Consideration of the evidence base confirmed that the Hybrid Distribution Strategy – New Settlement(s), Main Towns and Villages – agreed by Full Council on 26 July 2017 should be the preferred distribution strategy in the Regulation 18 Local Plan. No changes were considered justified to the Countryside Protection Zone or the Green Belt.

4.51. The Strategic Land Availability Assessment (SLAA) Update Topic Paper March 2017 found 353 sites were submitted with a theoretical potential of circa 18,000 dwellings. This included a range of sizes and locations including major proposals at Takeley. These options were tested in the heritage, landscape, accessibility, and transport evidence base documents. The SLAA also showed limited opportunities for expansion of the main towns and villages in the district without a detrimental impact on the character of the settlements (including their historic character, landscape setting and physical form), the countryside, the highway network, and services and facilities (e.g. schools and health services).

- 4.52. The Uttlesford Local Plan Transport Study Addendum (WYG, June 2017) examined the transport evidence for significant growth options in Saffron Walden as the district's largest and best served town. Essex County Council tested the impacts of four growth scenarios for between 150 and 1,350 dwellings on the eastern side of Saffron Walden with corresponding supporting measures/ levels of infrastructure. The work found that only the first scenario had acceptable traffic impacts - 150 dwellings. Beyond this level of growth in the town the work found unacceptable traffic impacts even with proportionate supporting infrastructure. In particular beyond the 150 option the eastern link previously considered would have to deal with more traffic than envisaged with unacceptable consequences on the wider network. It also indicated an outer eastern link would be required of sufficient standard with corresponding impacts on the environment. The work briefly considered the impacts of much larger growth – 5,000 homes with eastern and southern links. The initial view was that such a link would not solve the town's traffic problems.
- 4.53. In response to the Issues and Options consultation in 2015 Historic England supported the consideration of a stand-alone new settlement(s) due to the impacts of further expansion on the historic towns and villages. Historic England added that it would need to be in a location that minimised harm to heritage assets. Historic England also noted the need to consider the impact of any development on the historic towns of Saffron Walden and Great Dunmow.
- 4.54. In relation to Saffron Walden, Historic England considered that there were no suitable alternative strategic scale locations identified in Saffron Walden from the range of options identified. Historic England raised concerns over the strategic scale development on the eastern side of Saffron Walden noting the special character of Saffron Walden and the impact on assets in the historic centre from extra traffic. Historic England referred to the UDC Historic Settlement Character Assessment 2007 which identified Saffron Walden as an exceptional historic market town, important setting with Audley End House and Gardens to the west and noted a number of key approaches into the town from various directions providing views of St Mary's Church, and connection between town and its rural hinterland. The Assessment also noted the considerable traffic pressures due to the town's layout and the location of development, services and transport infrastructure, as well as the eastern outer link road putting a very harsh edge to the town with a clear rural setting. Historic England noted the infrastructure issues at Saffron Walden particularly the road network and the issue that new development on the east side of the town could draw traffic, particularly into the historic town centre, due to the major transport corridors being located to the west.
- 4.55. Historic England's response to the Issues & Options consultation in 2015 stated: "With most if not all of the areas of search, there is the potential for considerable impact on the historic environment. There would be extensive change within the setting of designated heritage assets, plus impact on wider archaeology and the ability to read and understand the historic landscape. Such change could be very harmful to the

significance of these heritage assets and could only be justified through greater public benefits. If the Council decides to take any of the areas of search forward in the Local Plan, it would need to be justified on a sound understanding of the heritage issues, with development shown to be deliverable against these issues.” Historic England provided initial advice on each of the areas of search. Of the new settlement area of search options (1-9) they had ‘considerable concerns’ about the development of Areas 1 (M11 Junc 9a east), 7 (North of A120, west of Great Dunmow) and 8 (South of A120).

- 4.56. In relation to Great Dunmow Historic England’s response to the Issues and Options consultation noted that Great Dunmow is a historic town of considerable importance, significant wider setting with the valley of the River Chelmer to the east and the historic landscape of Little Easton to the north-west, with several listed buildings and the registered park and garden of Easton Lodge (Grade II).
- 4.57. In response to the Issues and Options consultation in 2015 Natural England also supported the consideration of new settlements in preference to the over-development of existing settlements. Natural England highlighted concerns in relation to potential expansion of Great Dunmow and Bishop’s Stortford.
- 4.58. The Draft Infrastructure Delivery Plan (Troy Planning & Design, May 2017) considered what infrastructure is required as a result of new growth in the district, where, how and when. It highlighted the challenges of accommodating development at the main towns and villages, including Saffron Walden and Great Dunmow, as well as the infrastructure required at the Garden Community alternatives.
- 4.59. The Countryside Protection Zone Study (LUC, June 2016) concluded that the majority of the Countryside Protection Zone is performing well against the purposes defined for it. The CPZ helps to maintain the openness of the countryside and protects its rural character and restrict the spread of development from the airport. For some parcels, particularly to the south of the airport, the CPZ plays an essential role in protecting the separate identity of individual settlements. The Study recommended that unless other planning policy considerations suggest otherwise, the CPZ should be carried forward into the new Local Plan.
- 4.60. The Uttlesford Green Belt Review (Arup, March 2016) assessed 31 identified General Areas. The Review recommended that no General Areas be considered for release from the Green Belt. It was concluded that the north part of the Uttlesford Green Belt plays a strategic role in preventing the sprawl of Bishop’s Stortford, Stansted Mountfitchet and Stansted Airport, whereas the southern part of the designation performs highly at preventing the encroachment of the countryside. At a local assessment level, individual parcels are essential to contributing to avoiding the merging of settlements and maintaining the historic settlement pattern. The scale, design and siting of existing development does not harm the character of the countryside and the Green Belt will ensure that this character is not further diminished. No justification was identified for strategic Green Belt release.

- 4.61. In terms of site identification, the table in Appendix 3 to this Background Paper sets out the conclusions of the Strategic Land Availability Assessment for each site. Please refer to the SLAA itself for the detailed assessment for each site. Appendix 2 of the Sustainability Appraisal of the Regulation 18 Local Plan (pages 233 – 357) sets out the appraisals of the site allocations proposed in the Regulation 18 Plan and the reasonable alternatives.
- 4.62. As part of preparation of the Regulation 18 Local Plan the Garden Community reasonable alternatives were compared using the evidence base and the emerging Sustainability Appraisal findings. For clarity all this information has been presented for each Garden Community reasonable alternative in the form of a Comparative Assessment. The Comparative Assessments set out a summary of the evidence base and a summary of the conclusions reached at the preparation of the Regulation 18 Local Plan stage and then at the preparation of the Regulation 19 Local Plan stage. These Comparative Assessment tables are included in Appendix 4 to this Background Paper.
- 4.63. The table below sets out the Summary of Conclusions at the Preferred Options (Regulation 18) Stage for each of the Garden Community Reasonable Alternatives from Appendix 4.
- 4.64. The overall conclusion was that only three of the Garden Community alternatives were of sufficient scale to be Garden Communities and have the potential to be sustainable. Takeley was similar in transport accessibility to these and might be argued to be acceptable on that basis. However, Takeley was found not to be suitable (see Appendix 4) as:
- 1,700 dwellings would not be able to provide a secondary school and other key services required for a reasonable level of self-containment;
 - Unacceptable impacts on the Countryside Protection Zone, i.e. loss of integrity;
 - Impacts on Hatfield Forest especially its legal air quality standards;
 - Unacceptable traffic impacts on the local road network; and
 - Heritage impacts.

Garden Community Reasonable Alternative	Comparative Assessments - Summary of Conclusions at Preferred Options (Regulation 18) Stage
Birchanger	<ul style="list-style-type: none"> • Site within the Green Belt - release of the site would be contrary to the Green Belt Study/NPPF that requires non-green belt land be considered before release of green belt District is 93% non-green belt land. • Impact on the capacity of Junction 8, M11 and A120. • Coalescence potential between Stansted Mountfitchet and Bishop's Stortford. • Landscape – high sensitivity to change. • Unclear how education needs would be met.
Chelmer Mead	<ul style="list-style-type: none"> • The development of this site would lead to the creation of an enlarged village of Little Dunmow with additional services and facilities. • Access to the strategic road network would be difficult to achieve, with no direct links to the A120 possible. Growth here would exacerbate problems on the more local network linking to Chelmsford. • Upgrades required to Water Recycling Centre. Constraints to wastewater capacity at WRCs at Felsted in relation to Chelmer Mead garden community. • Potential impact on heritage assets. • Secondary School provision: The pupil numbers generated are too large to be accommodated in existing schools but too small to sustain a new school. Expansion is required.
Easton Park	<ul style="list-style-type: none"> • Good access to Strategic Road Network with opportunities for transport improvements including to the A120 and sustainable transport.

Garden Community Reasonable Alternative	Comparative Assessments - Summary of Conclusions at Preferred Options (Regulation 18) Stage
	<ul style="list-style-type: none"> • On link capacity impacts, accessibility and sustainable transport the following locations are preferable for new garden communities: <ul style="list-style-type: none"> • Great Chesterford • Easton Park • West of Braintree <p>These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements. New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel infrastructure and services to minimise new trips by car/ rapid transit.</p> <ul style="list-style-type: none"> • Further work is required to understand the water treatment capacity and options. • Potential impact on heritage assets. • Potential impact on ecological assets.
Elsenham	<ul style="list-style-type: none"> • Site partly within the Countryside Protection Zone – release of the site would be contrary to the CPZ review. • Strategic access difficult to achieve. A new local road network would be needed. Capacity issues at M11 Junction 8 until such time that major improvements can be delivered. Furthermore, movements on the local road network would likely impact upon the existing settlement at Elsenham and at Stansted Mountfitchet – where ECC advise that impacts would be difficult to avoid or mitigate.

Garden Community Reasonable Alternative	Comparative Assessments - Summary of Conclusions at Preferred Options (Regulation 18) Stage
	<ul style="list-style-type: none"> • The Secretary of State’s Planning Appeal dismissal reasoning remains valid including landscape and transport impacts. • Potential impact on heritage assets.
Takeley	<ul style="list-style-type: none"> • Site within Countryside Protection Zone – release of the site would be contrary to the CPZ Review • Site would close the existing gap between Takeley and Great Dunmow. • Further growth at Takeley, as proposed through the new garden settlement, would be difficult to achieve given additional pressures that would be placed on M11 Junction 8. The amount of committed development at Takeley is already considered to be problematic for the highway network and given that interim solutions to Junction 8 are not sufficient to deliver high levels of growth it is considered that access to and from Takeley is a risk to development. • Potential impact on heritage assets. • Unclear how education needs would be met.
North Uttlesford	<ul style="list-style-type: none"> • North Uttlesford provides a range of house types and tenures and services that supports existing high value employment locations in the vicinity including Genome, Granta Park, and Chesterford Business Park. • Provides land for employment in short supply that can complement the above business uses. • Provide housing at affordable rents in an area of high housing demand and above average prices serving above business locations, Saffron Walden, and north of the district. • No other location identified as suitable from SLAA in the north of the district for strategic scale development. • Landscape - this character area has relatively high sensitivity to change.

Garden Community
Reasonable Alternative

Comparative Assessments - Summary of Conclusions at Preferred Options (Regulation 18) Stage

- Historic England Issues & Options 2015 “With most if not all of the areas of search, there is the potential for considerable impact on the historic environment. There would be extensive change within the setting of designated heritage assets, plus impact on wider archaeology and the ability to read and understand the historic landscape. Such change could be very harmful to the significance of these heritage assets and could only be justified through greater public benefits. If the Council decides to take any of the areas of search forward in the Local Plan, it would need to be justified on a sound understanding of the heritage issues, with development shown to be deliverable against these issues”.
- It is unlikely that the proposed scheme could be achieved without causing significant harm to the significance of the heritage assets.
- Wastewater capacity could be provided subject to major upgrades to both the treatment processes and associated sewerage networks at the water recycling centre.
- The site adjoins Hildersham Wood SSSI (Ancient Woodland) and has two further Ancient Woodlands close by at Burton Wood and Paddock Wood.
- Can deliver on site infrastructure requirements.
- No major access constraints identified.
- Good access to Strategic Road Network with opportunities for transport improvements including to the A120 and sustainable transport.
- On link capacity impacts, accessibility and sustainable transport the following locations are preferable for new garden communities:
 - Great Chesterford

Garden Community Reasonable Alternative	Comparative Assessments - Summary of Conclusions at Preferred Options (Regulation 18) Stage
	<ul style="list-style-type: none"> • Easton Park • West of Braintree <p>These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements. New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel.</p> <ul style="list-style-type: none"> • The site at Great Chesterford benefits from its proximity to M11 Junction 9 and Great Chesterford Railway Station; as well as access to biomedical and research and development employment opportunities north of Saffron Walden and south of Cambridge.
West of Braintree	<ul style="list-style-type: none"> • Significant areas of Flood Zones 2 and 3 in the south and east of the site which may impact upon the amount of available land for development. Also some areas of surface water flood risk in the north west of the site. • The site contains Boxted Wood – Ancient Woodland and National Nature Reserve. The site is also close to several Local Wildlife Sites. Although the site overall currently has low ecological value. • The part of the site within Uttlesford District has low to moderate landscape sensitivity and has capacity to change. • Potential impact on heritage assets. • Access to the A120 is considered feasible. Impacts on the A120 at Great Dunmow need to be further assessed.

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- The site benefits from good accessibility to the strategic road network and is already reasonably well related to Great Dunmow and Braintree as well as Stansted Airport. There is potential for high frequency bus links to Braintree and Stansted Airport. Also greater use of the Flich Way for walking and cycling could increase access by sustainable means.
- Can deliver onsite infrastructure requirements.
- The site is not within the Green Belt or the Countryside Protection Zone.
- Further consideration required of wastewater capacity and the need for a new water recycling centre.
- A quarter of the site is brownfield. A small part the brownfield land is Medium Risk in terms of contamination and requires remediation. The rest of the brownfield land is Low Risk.
- Of sufficient scale to deliver a secondary school.

- 4.65. The Regulation 18 Local Plan was drafted between April and June 2017 and presented to Full Council on 11 July 2017 for approval for public consultation. Public consultation on the Regulation 18 Local Plan took place between 12 July and 4 September 2017.

h) Regulation 18 Local Plan Sustainability Appraisal

- 4.66. The Sustainability Appraisal of the Regulation 18 Local Plan contains a full appraisal of all the policies and allocations in the Regulation 18 Plan. It also sets out full details of the Sustainability Appraisal process and the different stages of appraisal undertaken as set out in this Background Paper.
- 4.67. Chapter 2 of the Sustainability Appraisal of the Regulation 18 Local Plan sets out the appraisal of each policy of the Regulation 18 Local Plan. In relation to Policy SP2 – The Spatial Strategy 2011-2033 the SA states:

“In considering the Spatial Strategy of the District, it can be seen that the majority of the Plan’s allocations will occur in accordance with directing long term growth to Garden Communities and in the short-medium term within the most sustainable settlements within the District; those being Saffron Walden and Great Dunmow. This approach ensures that development is located to the most sustainable existing locations, and also those that have the capability of being self-sustainable. Additional growth allocations are then directed to Key Villages in the next instance. Where growth is allocated in accordance with the settlement hierarchy, responding to the most sustainable settlements in the District, this will have positive sustainable outcomes. Impacts are therefore significantly positive on objectives associated with sustainable travel, access to services, health and social inclusion, housing, infrastructure delivery, education and skills and employment. The development of Garden Communities will alleviate pressure on existing settlements in the latter stages of the plan period, related to social and environmental tenets of sustainability. This includes infrastructure pressure, and impacts on cultural heritage, the historic environment and landscapes that can be expected from a more piecemeal approach to development at existing settlements through urban extensions were the Garden Communities not progressed as a solution to meeting the District’s OAN. This leads to positive outcomes, however it should be noted that much depends on the specific locations of development for many environmental objectives.

Long term significant positive impacts will also be recognised in regard to the allocation of Garden Communities, which will see the largest proportion of the Plan’s overall growth target. The sustainability implications of these are numerous, not least due to their scale (explored elsewhere in this Report [the SA report]), but also the positive thematic implications of their allocation; those being directing growth away from existing settlements that can be expected to be harmed significantly if they were to accommodate such growth. In that sense, the

principle of Garden Communities will ensure a number of secondary or comparably more sustainable benefits than the alternative of distributing growth rigidly to the District's most sustainable settlements as per the settlement hierarchy.

The broad distribution of allocations can be seen to respond to the strategic road network and rail links within the District, which although not offering a widespread dispersal does reflect the most sustainable broad locations in a predominantly rural District and increases the potential for synergies to improve public transport as stated in the Plan. The distribution of large and strategic new allocations can be seen to be largely focused on the A120, with the exception of those allocations at Saffron Walden.”

- 4.68. The Sustainability Appraisal of Policy SP2 in the Regulation 18 Local Plan also includes consideration of the alternatives considered (see Pages 48-50). It sets out the options considered at the Issues and Options stage in 2015 in relation to the spatial strategy and the strategic scenarios that were developed for the objectively assessed need at the time. The SA then notes that new evidence had emerged that suggested that the District's OAN is 14,100 over the plan period and that of those the Plan has to find a total of 5,929 dwellings. Table 9 of the SA considers whether any of the previously explored options can be defined as a 'reasonable option' at this stage, with reasons for rejection/ progression outlined. The sustainability impacts of these options/ scenarios are set out in the 2015 SA. Table 9 is set out below.

Table 9 in Chapter 5 of the Sustainability Appraisal of the Regulation 18 Local Plan sets out the Spatial Strategy Options/ Alternatives and reasons for rejection/ progression

Scenario	Reasonable Alternative at this stage (?)/ Reason for Rejection or Progression
<p>Scenario A – A focus on a New Settlement (580 dpa)</p>	<p>This Scenario is not a reasonable alternative as it would not meet the District’s OAN. The Scenario is not considered a sound distribution strategy as it would lead to the reliance on only 1 large site to deliver the housing, there would be issues surrounding deliverability within the Plan period, it deprives other settlements of sustainable growth, and there would be negative impact on 5 year land supply. For these reasons the alternative has been rejected.</p>
<p>Scenario B – A focus on Villages and Bishops Stortford (580dpa)</p>	<p>This Scenario is not a reasonable alternative as it would not meet the District’s OAN. The Scenario is not considered a sound distribution strategy as the scale of development is likely to have a detrimental impact on the character of villages, the countryside and the highway network in many circumstances, and there would be uncertainty that the scale of individual developments would provide the infrastructure required. For these reasons the alternative has been rejected.</p>
<p>Scenario C – A focus on the District’s Towns (580dpa)</p>	<p>This Scenario is not a reasonable alternative as it would not meet the District’s OAN. The Scenario is not considered a sound distribution strategy as there would likely be significant impacts on historic character and landscape setting, it would restrict the pooling of s106 for infrastructure, and there are also insufficient deliverable sites as submitted for consideration. For these reasons the alternative has been rejected.</p>
<p>Scenario D – A ‘hybrid option 1’ which resembled an equal distribution across all of the above (580dpa)</p>	<p>This Scenario is not a reasonable alternative as it would not meet the District’s OAN. The Scenario is not considered a sound distribution strategy as a reliance on only 1 large site to deliver the housing would lead to issues surrounding deliverability within the Plan period. For this reason the alternative has been rejected.</p>
<p>Scenario E – A focus on two new settlements (750dpa)</p>	<p>This Scenario is not a reasonable alternative as it would not meet the District’s OAN. This is based on an assumption as to the delivery related to any new settlement providing a maximum 1,400 homes over the plan period based on expected start-dates and delivery rates. The Scenario is not considered a sound distribution</p>

Scenario	Reasonable Alternative at this stage (?)/ Reason for Rejection or Progression
	strategy as it would rely on only 1 or 2 large sites to deliver the housing, which would have deliverability issues within the Plan period, and there would be negative impact on 5 year land supply. For these reasons the alternative has been rejected.
Scenario F – A focus on the District’s Towns and Villages (750 dpa)	This Scenario is not a reasonable alternative as it would not meet the District’s OAN. The Scenario is not considered a sound distribution strategy as some villages are more constrained than others which could result in disproportionate growth, and there would be an uncertainty that the scale of individual developments would provide the infrastructure required. For these reasons the alternative has been rejected.
Scenario G – A ‘hybird option 2’ which resembled an equal distribution across all of the above 750 dpaoptions, with less growth in Bishop’s Stortford.	This Scenario is not a reasonable alternative as it would not meet the District’s OAN. This is based on an assumption as to the delivery related to any new settlement providing a maximum 1,400 homes over the plan period based on expected start-dates and delivery rates, which would not be achievable through two new settlements. Despite this, the notion of three new settlements under a broad ‘hybrid option’ of distribution across the wider District warrants further exploration and testing within this SA within the above proposed Policy SP2.

4.69. In relation to the alternatives set out in Table 9 above the SA concluded that at the then current Preferred Options stage, few options and alternatives could be identified as ‘reasonable’ and required to be explored. The SA continued that this takes into account existing commitments, dwellings built (2011-16) and those with outstanding planning permissions at 1st April 2016. These correspond to development within the District’s main towns and key and other villages and can be seen to contribute to Policy SP2’s distribution pattern.

4.70. The SA stated that with further considerations given to the findings of the SHLAA and the plan’s corresponding non-strategic site allocations, which are also in accordance with the distribution proposed in Policies SP2 and SP3, there emerges a need for three new settlements, or ‘Garden Communities’ within the District, forming a significant part of the Plan’s proposed Spatial Strategy. This is identified through a current forecast ‘shortfall’ of 4,673 dwellings that need to be allocated within the plan period in addition to those that are identified for allocation in the Plan within the District’s towns and key villages. Therefore, the only reasonable Spatial Strategy options that exist at this current stage are different permutations of three New Settlement or

'Garden Community' options (in consideration of the aforementioned assumptions regarding New Settlement/ Garden Community start dates and delivery rates within the plan period). The appraisal of these options/ alternatives as well as the preferred Policy Approach were set out in Appendix 1 of the SA report.

4.71. Chapter 8 of the Sustainability Appraisal of the Regulation 18 Local Plan sets out the Comparative Options Appraisal of the New Garden Communities. The full findings of this appraisal can be found at Table 86 in the Regulation 18 Local Plan Sustainability Appraisal. Appendix 1 of the Regulation 18 Local Plan SA sets out the Spatial Strategy Options Assessment, i.e. the Garden Communities.

4.72. Appendix 2 of the Sustainability Appraisal of the Regulation 18 Local Plan sets out the appraisals of the site allocations proposed in the Regulation 18 Plan and the reasonable alternatives. The SA considered all the sites identified in the Council's Strategic Land Availability Assessment except for those sites that were considered not to be reasonable alternatives in accordance with the following criteria (see Appendix 2 of the SA for further details):

- The position of the settlement within the Settlement Hierarchy. Housing sites within the Countryside as defined within the Plan, i.e. sites that were not within or adjoining the District's Towns, Key Villages or Type A-B Villages were not considered.
- The yield or size of the site is too small to allocate in a strategic Plan (these sites can be considered more of a Development Management / Control matter). The threshold was set at under 10 dwellings. These sites are classified as windfall sites within the Plan, and have not been identified for specific allocation. Therefore, they were not considered within this SA.
- Sites that have been identified as unsuitable, unachievable or undeliverable / undevelopable in the SHLAA. These cannot be considered reasonable options for allocation.

4.73 The full findings of the appraisal of the Site Allocations and Alternative Sites can be found on Pages 233 – 357 of the Regulation 18 Local Plan Sustainability Appraisal.

i) Regulation 18 Local Plan Consultation – 12 July – 4 September 2017

4.74 The Regulation 18 Local Plan is a full draft plan for consultation purposes including:

- The Spatial Strategy
- Strategic policies including SP6-8 on Garden Communities and
- Strategic and Non-Strategic Site Allocations.

- 4.75 The Spatial Strategy (the subject of this Background Paper) is set out Policy SP2 of the Regulation 18 Local Plan. The strategy is that the majority of development will be focused at Saffron Walden, Great Dunmow and the new Garden Communities at Easton Park, West of Braintree and North Uttlesford. Key Villages will be the major focus for development in the rural areas reflecting their role as provider of services to a wide rural area. New development in the Type A and Type B Villages will be limited. Elsewhere development will be restricted. The growth of Stansted Airport is supported subject to conformity with the environmental and transport framework set out in Policy SP11 of the Regulation 18 Local Plan.
- 4.76 Policy SP3 of the Regulation 18 Local Plan set out the scale and distribution of housing development including the preferred option of three Garden Communities at Easton Park, North Uttlesford and West of Braintree. Policies SP6, SP7 and SP8 set out the policy requirements for each of the Garden Communities. The table below shows the amount of dwellings to be provided within the Plan period and the total capacity at each of three Garden Communities. The total housing provision in the district is 14,100 dwellings. After accounting for sites that have already been built, sites with planning permission and small sites, the remaining requirement in the Regulation 18 Local Plan was for about 5,900 dwellings. As the table below shows 4,670 of these were proposed to be provided in the three new Garden Communities.

Uttlesford Local Plan Regulation 18 – Garden Communities Dwelling Provision (Policies SP3, SP7, SP8 and SP9)

Garden Community	Minimum number of dwellings to be delivered by 2033	Total capacity of dwellings
North Uttlesford	1,900	5,000
Easton Park	1,800	10,000
West of Braintree	970 (in Uttlesford)	3,500 in Uttlesford (12,000 in total across Uttlesford and Braintree Districts)
Total	4,670	18,500 in Uttlesford

- 4.77 Public consultation was held between 12 July and 4 September 2017 on the Regulation 18 Local Plan. Nearly 6,000 representations were received from over 2,000 individuals and organisations. Reports summarising the representations and highlighting key issues for further work were considered by the Council’s Planning Policy Working Group on 17 October and 29 November 2017. The Council analysed the representations received to the Regulation 18 Local Plan and this analysis informed the preparation of the evidence base and the content of the Regulation 19 Local Plan – see Appendix 4 to Council, 19 June 2018, Agendum Item 2.

j) Consideration of the Evidence Base and Preparation of the Regulation 19 Local Plan – July 2017 to June 2018

Local Plan Evidence Studies

4.78. Between July 2017 and June 2018 a number of additional studies were completed as part of the Local Plan evidence base. Of particular relevance to this Background Paper are the following:

- Strategic Land Availability Assessment Update (Uttlesford District Council, May 2018)
- Uttlesford Local Plan Transport Study Addendum Report 2 (WYG, May 2018)
- A505 Corridor Improvement Feasibility Study: A10 to the A11 (WYG, January 2018)
- Air Quality Technical Planning Guidance (Uttlesford District Council, June 2018)
- Brief Archaeological Assessment – Proposed Uttlesford Garden Communities (Place Services, Essex County Council, January 2018)
- Uttlesford Local Plan – Archaeological Assessment of Allocated Sites (Place Services, Essex County Council, February 2018)
- Archaeology Addendum notes for North Uttlesford, Easton Park, West of Braintree Garden Communities (June 2018)
- Heritage Impact Assessments (Donald Insall Associates, May 2018)
- District Retail Study Update (Savills, June 2018)
- Water Cycle Study Detailed Update – First Stage (Arcadis, April 2018)
- Infrastructure Delivery Plan – Addendum and Updated Summary Paper (Troy Planning, July 2017)
- Infrastructure Delivery Plan (Troy Planning, June 2018)
- Uttlesford Economic Viability Study (Troy Planning and Three Dragons, June 2018)

4.79. A number of these studies were in response to representations received to the Regulation 18 Local Plan including the detailed Water Cycle Study, the updated Transport Study, the Heritage Impact Assessments and the Archaeological Impact Assessments. These studies informed changes to the content of the Local Plan including Policies SP6 – SP8 which set out the policy approach to the Garden Communities.

The Regulation 19 Local Plan

4.80. Between July 2017 and June 2018 Council officers carefully reviewed the evidence base for the Local Plan, the representations received to the Regulation 18 Local Plan, and the Sustainability Appraisal findings for the Regulation 18 Local Plan. The conclusions of those considerations are summarised in the Regulation 19 Pre-Submission Draft Local Plan report considered by the Council at its meeting on 19 June 2018. Of particular relevance to this Background Paper are the sections in that report

headed 'Historical Context for the Spatial Strategy', 'Spatial Strategy' (in relation to Policy SP2), 'Housing' and 'Site Allocations' which are set out below.

Historical Context for the Spatial Strategy

- 4.81. The Hybrid distribution strategy agreed at Full Council on 26 July 2016 and subsequently tested through the development of the Regulation 18 Local Plan remains the Preferred Strategy, due largely to the infrastructure benefits that new communities can deliver in part from the land value capture opportunities that a new community offers. Existing towns and villages often have existing infrastructure constraints where it is more difficult to provide for the new infrastructure needed for major growth. Existing towns also have other issues such as impact on sensitive landscape and impact on the road infrastructure for example.
- 4.82. The three new garden communities chosen are well located on the strategic road network and close to major employment locations including southern Cambridgeshire and Stansted airport. North Uttlesford garden community is close to rail stations on the existing rail line to London and Cambridge, and the A1307 public transport corridor. There is also potential for an east – west rapid transit scheme linking Easton Park and West of Braintree garden communities to Stansted Airport and beyond into Hertfordshire.

Spatial Strategy in the Regulation 19 Local Plan

- 4.83. The Hybrid distribution strategy remains broadly the same as the Regulation 18 Local Plan, which focuses growth at the three new Garden Communities at North Uttlesford, Easton Park and West of Braintree (a total of 4,820 homes in the three new communities). The rest of the growth is in the existing towns and villages in the district (9,857). Much of the development for the plan period in existing towns and villages is either already built since 2011 (3,190) or has existing planning permission (3,939). The Green Belt, Countryside Protection Zone and other parts of the countryside will continue to be protected through appropriate policies.

Housing – Garden Communities

- 4.84. Since the Regulation 18 Local Plan the following changes were made to the Garden Communities to add a further 150 dwellings in the plan period in the Regulation 19 Local Plan:
- North Uttlesford Garden Community comprises 1,925 homes in the plan period and a total of 5,000 longer term. This is 25 more dwellings than the Regulation 18 Local Plan in the plan period and the same total in the longer term;
 - Easton Park comprises 1,925 homes in the plan period and a total of 10,000 longer term. This is 125 more dwellings than the Regulation 18 Local Plan in the plan period and the same total in the longer term; and

- West of Braintree (in Uttlesford) comprises 970 homes in the plan period and a total of 3,500 longer term. This is the same as the Regulation 18 Local Plan.

Garden Communities and Site Allocations

- 4.85. Since the Call for Sites exercise and publication of the 2015 Strategic Housing Market Assessment, 54 additional sites have been submitted for consideration either through the Call for Sites process or through representations to the Regulation 18 Local Plan. The Council's Strategic Land Availability Assessment Update May 2018 assessed the suitability of the additional sites from both the Call for Sites and the Regulation 18 consultation. The 2018 update also reviewed/ reassessed the 2015 sites in the light of further evidence including the Green Belt and Countryside Protection Zone studies. The consideration of new sites demonstrates that a proactive approach has been taken to identifying a wide range of sites for assessment on an on-going basis throughout the preparation of the Local Plan including the different types and sources of sites specified in the national Planning Practice Guidance. Overall the Council identified 372 sites of different sizes from small scale sites to large scale opportunity sites in towns and villages, and new settlement.
- 4.86. They have also been subjected to Sustainability Appraisal. Details of the changes to the site allocations in the Local Plan from the Regulation 18 to the Regulation 19 versions are listed in Paragraphs 69 – 70 of the Regulation 19 Local Plan report and the Supplementary Report to Council on 19 June 2018. The 54 additional sites are included in Appendix 3 to this Background Paper which sets out the conclusions of the Strategic Land Availability Assessment for all sites considered in the preparation of the Local Plan. Please refer to the SLAA itself for the detailed assessment for each site. Appendix 2 of the Sustainability Appraisal of the Regulation 19 Local Plan (pages 265 – 380) sets out the appraisals of the site allocations proposed in the Regulation 19 Plan and the reasonable alternatives.
- 4.87. As part of preparation of the Regulation 19 Local Plan the Garden Community reasonable alternatives were again compared using the evidence base and the emerging Sustainability Appraisal findings. For clarity all this information has been presented for each Garden Community reasonable alternative in the form of a Comparative Assessment. The Comparative Assessments set out a summary of the evidence base and a summary of the conclusions reached at the preparation of the Regulation 18 Local Plan stage and then at the preparation of the Regulation 19 Local Plan stage. These Comparative Assessment tables are included in Appendix 4 to this Background Paper.
- 4.88. The table below sets out the Summary of Conclusions at the Pre-Submission (Regulation 19) Stage and for each of the Garden Community Reasonable Alternatives from Appendix 4.

Garden Community Reasonable Alternative	Comparative Assessments - Summary of Conclusions at Pre-Submission (Regulation 19) Stage
Birchanger	<p>Although the Regulation 19 SA has changed some of the scoring for the Birchanger Garden Community option the conclusions remain the same as at the Regulation 18 stage:</p> <ul style="list-style-type: none"> • Site within the Green Belt - release of the site would be contrary to the Green Belt Study and NPPF. NPPF requires non-green belt land be considered before release of land from green belt for development. The District is circa 93% non-green belt land. • Impact on the capacity of Junction 8, M11 and A120. • Coalescence potential between Stansted Mountfitchet and Bishop's Stortford. • Landscape – high sensitivity to change. • Unclear how education needs would be met.
Chelmer Mead	<p>Although the Regulation 19 SA has changed some of the scoring for the Chelmer Mead Garden Community option the conclusions remain the same as at the Regulation 18 stage:</p> <ul style="list-style-type: none"> • The development of this site would lead to the creation of an enlarged village of Little Dunmow with additional services and facilities. • Access to the strategic road network would be difficult to achieve, with no direct links to the A120 possible. Growth here would exacerbate problems on the more local network linking to Chelmsford. • The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow and Elsenham, each AoS assessed scored well against the accessibility scoring criteria. Little Dunmow has very few facilities. Little Dunmow would be reliant on other centres to access facilities.

Garden Community Reasonable Alternative	Comparative Assessments - Summary of Conclusions at Pre-Submission (Regulation 19) Stage
	<ul style="list-style-type: none"> • Secondary School provision: The pupil numbers generated are too large to be accommodated in existing schools but too small to sustain a new school. Expansion is required. • Upgrades required to Water Recycling Centre. Constraints to wastewater capacity at WRCs at Felsted in relation to Chelmer Mead garden community. • Substantial harm identified to designated heritage assets of the highest significance – Grade I Listed St Mary the Virgin Church, Little Dunmow; the following Grade II* Listed Buildings: Barnston Lodge, the Church of St Andrew Parsonage, Brick House at Little Dunmow, and Grange Farm Granary at Little Dunmow; the Scheduled Monument – Moated site immediately east of Abolpark; and Little Dunmow Conservation Area. In addition, a significant number of Grade II Listed Buildings would also be subject to substantial harm. Less than substantial harm is also identified for several other Grade II Listed Buildings. <p>The Council's development strategy is towards larger self-sustaining Garden Communities which can support a secondary school/self-containment that entails. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.</p>
Easton Park	<ul style="list-style-type: none"> • Good access to Strategic Road Network with opportunities for transport improvements including to the A120 and sustainable transport. • On link capacity impacts, accessibility and sustainable transport the following locations are preferable for new garden communities: <ul style="list-style-type: none"> • Great Chesterford • Easton Park • West of Braintree <p>These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-</p>

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Comparative Assessments - Summary of Conclusions at Pre-Submission (Regulation 19) Stage

terminus new settlement with associated accessibility improvements. New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel.

- The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow and Elsenham, each AoS assessed scored well against the accessibility scoring criteria.
- Scenario 33 (3 preferred GCs) is the Council's preferred option and has been derived having regard to link capacity impacts, accessibility and sustainable transport considerations.
- The scale of the development is such that there is scope for development on site subject to mitigation measures in accordance with local and national planning policy. The integration of the designated built heritage, Registered Park and Garden, non-designated built heritage assets and archaeological deposits is essential to understand and protect the overall historic environment assets of this area.
- Timely delivery of at least one suitable technically feasible option by upgrading the impacted existing Water Recycling Centres owned by AWS or TW.
- The distribution of Garden Communities around the district helps address water quality issues by utilising locations with the largest rivers (i.e. Cam in case of North Uttlesford Garden Community) as well as locations with smaller rivers/ watercourses.
- Capacity for further growth at the water recycling centres needs to be reviewed in the next business plan.
- Of sufficient scale to deliver a secondary school.

Garden Community Reasonable Alternative	Comparative Assessments - Summary of Conclusions at Pre-Submission (Regulation 19) Stage
<p>Elsenham</p>	<p>Although the Regulation 19 SA has changed some of the scoring for the Elsenham Garden Community option the conclusions remain the same as at the Regulation 18 stage. Additional evidence prepared since the Regulation 18 Stage in relation to transport and heritage has confirmed these conclusions:</p> <ul style="list-style-type: none"> • Site partly within the Countryside Protection Zone – release of the site would be contrary to the CPZ review. • Strategic access difficult to achieve. A new local road network would be needed. Capacity issues at M11 Junction 8 until such time that major improvements can be delivered. Furthermore, movements on the local road network would likely impact upon the existing settlement at Elsenham and at Stansted Mountfitchet – where ECC advise that impacts would be difficult to avoid or mitigate. The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow [Chelmer Mead] and Elsenham, each AoS assessed scored well against the accessibility scoring criteria. Elsenham scored less favourably because it is further from employment opportunities and the nearest District centre and further from the nearest point of access to the Strategic Road Network. It is also not on a corridor serving key employment centres and has the least potential to improve its overall accessibility. Significant development at this location is therefore likely to result in unacceptable impacts on local roads/ settlements. • The Secretary of State’s Planning Appeal dismissal reasoning remains valid including landscape and transport impacts. • Substantial harm identified to designated heritage assets of the highest significance – two Grade I Listed Buildings and a Scheduled Monument. Substantial harm is also identified to the significance of a substantial number of other designated heritage assets – Grade II Listed Buildings.

Takeley

Although the Regulation 19 SA has changed some of the scoring for the Takeley Garden Community option the conclusions remain the same as at the Regulation 18 stage:

- Site within Countryside Protection Zone – release of the site would be contrary to the CPZ Review purpose
- Site would close the existing gap between Takeley and Great Dunmow as shown in the CPZ study even without with Easton Park
- Further growth at Takeley, as proposed through the new garden settlement, would be difficult to achieve given additional pressures that would be placed on M11 Junction 8 and the urban road network. The amount of committed development at Takeley is already considered to be problematic for the highway network and given that interim solutions to Junction 8 are not sufficient to deliver high levels of growth it is considered that access to and from Takeley is a risk to development. Essex County Council has indicated that significant new development at Takeley would also require a new junction onto the A120(T) to avoid unacceptable traffic impacts on surrounding built-up areas and that this would be challenging to deliver, thereby suggesting Takeley is less favourable on accessibility grounds. An earlier sensitivity test was carried out suggesting unacceptable levels of traffic via Takeley village in the absence of a direct new access onto the A120(T).
- Constraints regards sewerage disposal/Takeley WWTW limited capacity/impact on Pincey Brook
- Substantial harm identified to designated heritage assets of the highest significance – Grade I Listed Building and a Scheduled Monument. Less than substantial harm identified to the significance of designated heritage assets – Grade II Listed Buildings.
- Impacts on Hatfield Forest SSSI.
- Unclear how education needs would be met.

In addition, this site would not contribute to sustainable patterns of development.

Garden Community Reasonable Alternative	Comparative Assessments - Summary of Conclusions at Pre-Submission (Regulation 19) Stage
North Uttlesford	<ul style="list-style-type: none"> • No other location identified as suitable from further SLAA assessment in the north of the district for strategic scale development. • North Uttlesford provides a range of house types and tenures and services that supports existing high value employment locations in the vicinity including Genome, Granta Park, and Chesterford Business Park. • Provides land for employment in short supply that can complement the above business uses. • Provide housing at affordable rents in an area of high housing demand and above average prices serving above business locations, Saffron Walden, and north of the district. • It is considered that development on the site would cause harm to the heritage assets. Where development is progressed very careful site mitigation approaches and measures will be required to guide development to ensure assets are respected and impacts minimised. • Draft HIA 2018 indicates an area for development on the site where impact can be minimised. • AWS have identified there would be insufficient headroom and biological capacity during AMP7 and upgrades to accommodate the development would be required. The WCS shows no phasing restrictions necessary as a result of such capacity. • Timely delivery of at least one suitable technically feasible option by upgrading the impacted existing Water Recycling Centres owned by AWS. • The distribution of Garden Communities around the district helps address water quality issues by utilising locations with the largest rivers (i.e. Cam in case of North Uttlesford Garden Community) as well as locations with smaller rivers/ watercourses.

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- Good access to Strategic Road Network with opportunities to consolidate a number of unlinked employment hubs with bus services.
- On link capacity impacts, accessibility and sustainable transport the following locations are preferable for new garden communities:
 - Great Chesterford
 - Easton Park
 - West of Braintree

These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements. New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel.

- The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow and Elsenham, each AoS assessed scored well against the accessibility scoring criteria.
- Scenario 33 (3 preferred GCs) is the Council's preferred option and has been derived having regard to link capacity impacts, accessibility and sustainable transport considerations.
- Of sufficient scale to deliver a secondary school.

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Comparative Assessments - Summary of Conclusions at Pre-Submission (Regulation 19) Stage

West of Braintree

Although the Regulation 19 SA has changed some of the scoring for the West of Braintree Garden Community option the conclusions remain the same as at the Regulation 18 stage. Further detail is provided below in relation to impact on heritage assets and water infrastructure compared with the conclusions at the Regulation 18 stage:

- Significant areas of Flood Zones 2 and 3 in the south and east of the site which may impact upon the amount of available land for development. Also some areas of surface water flood risk in the north west of the site.
- The site contains Boxted Wood – Ancient Woodland and National Nature Reserve. The site is also close to several Local Wildlife Sites. Although the site overall currently has low ecological value.
- The part of the site within Uttlesford District has low to moderate landscape sensitivity and has capacity to change.
- Development of the Andrewsfield / Land West of Braintree site has the potential to harm the significance of heritage assets on the site and surrounding the site. These heritage assets include listed buildings and registered park and gardens (at Great Saling). There are also non-designated assets on the site which, despite the designation, may relate to earlier development and further research would add to the heritage information on the significance of these sites. There is also evidence of buried archaeology on the site and in the wider area. These include the remains of a Roman estate. If development is to be progressed on this site, proposals should demonstrate how harm to the significance of the heritage assets caused by development might be avoided or mitigated. It is considered that there is scope for development on the site. Mitigation measures required will depend upon the nature of the development plans, particularly regarding density and scale. Any impacts on the heritage assets along with mitigation measures will need to be justified in accordance with local and national planning policy.
- On link capacity impacts, accessibility and sustainable transport the following locations are preferable for new garden communities:
 - Great Chesterford
 - Easton Park
 - West of Braintree

These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements. New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel

- The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow and Elsenham, each AoS assessed scored well against the accessibility scoring criteria.
- Scenario 33 (3 preferred GCs) is the Council's preferred option and has been derived having regard to link capacity impacts, accessibility and sustainable transport considerations.
- Access to the A120 is considered feasible. Impacts on the A120 at Great Dunmow need to be further assessed.
- The site benefits from good accessibility to the strategic road network and is already reasonably well related to Great Dunmow and Braintree as well as Stansted Airport. There is potential for high frequency but links to Braintree and Stansted Airport. Also greater use of the Flich Way for walking and cycling could increase access by sustainable means.
- Can deliver onsite infrastructure requirements.
- The site is not within the Green Belt or the Countryside Protection Zone.

**Garden Community
Reasonable Alternative**

Comparative Assessments - Summary of Conclusions at Pre-Submission (Regulation 19) Stage

- Overall, no show stoppers have been found by this detailed First Stage WCS assessment that will prevent a timely delivery of at least one suitable technically feasible option for the above Garden Communities, by upgrading the impacted existing WRCs owned by AWS or TW.
- Timely delivery of at least one suitable technically feasible option by upgrading the impacted existing Water Recycling Centres owned by AWS or TW.
- The distribution of Garden Communities around the district helps address water quality issues by utilising locations with the largest rivers.
- Further consideration required of wastewater capacity and the need for a new water recycling centre.
- A quarter of the site is brownfield. A small part the brownfield land is Medium Risk in terms of contamination and requires remediation. The rest of the brownfield land is Low Risk.
- Of sufficient scale to deliver a secondary school.

k) Regulation 19 Local Plan Sustainability Appraisal

- 4.89. As with the Regulation 18 Local Plan, the Sustainability Appraisal of the Regulation 19 Pre-Submission Local Plan contains a full appraisal of all the policies and allocations in the Regulation 19 Plan. It sets out full details of the Sustainability Appraisal process and the different stages of appraisal undertaken as set out in this Background Paper.
- 4.90. Chapter 7 of the Sustainability Appraisal of the Regulation 19 Local Plan considers the cumulative impacts of the Plan's Site Allocations. As the introduction to this chapter explains the site allocations have been assessed by Place Services at the outset of their identification in the call for sites process since the start of the plan-making process and where new sites have been identified; these have since been assessed using a range of criteria as outlined in Annex C. These assessments have fed into the suitability assessments of the Strategic Land Availability Assessment. As such the SA process has informed the Council's site selection process from the outset of the Local Plan making process, with each site's sustainability a key factor in selection. Individual site appraisals of preferred/ allocated and alternative sites are included in Appendix 2 of the SA of the Regulation 19 Local Plan. Chapter 7 considers the secondary, cumulative and synergistic impacts of the Plan's site allocations.
- 4.91. Chapter 8 of the Sustainability Appraisal of the Regulation 19 Local Plan sets out the Comparative Options Appraisal of the New Garden Communities. The full findings of this appraisal can be found at Table 87 in the Regulation 19 Local Plan Sustainability Appraisal. Appendix 1 of the Regulation 19 Local Plan Sustainability Appraisal sets out the Spatial Strategy options Assessment, i.e. the Garden Communities. Appendix 6 of the SA sets out the Reasons for Selection/ Rejection of Options including on pages 468 – 472 the reasons for selection/ rejection of the Garden Community options. This table is included in this Background Paper as Appendix 5. Appendix 6 also sets out the reasons for selection/ rejection of all the Garden Community Combination/ Permutation options on pages 469 – 472.
- 4.92. Appendix 2 of the Sustainability Appraisal of the Regulation 19 Local Plan sets out the appraisals of the site allocations proposed in the Regulation 19 Plan and the reasonable alternatives. The full findings of the appraisal of the Site Allocations and Alternative Sites can be found on Pages 265 - 380 of the Regulation 19 Local Plan Sustainability Appraisal. Appendix 6 of the SA sets out the Reasons for Selection/ rejection of Options including on pages 472 – 532 the reasons for selection/ rejection of the sites considered throughout the plan-making process.

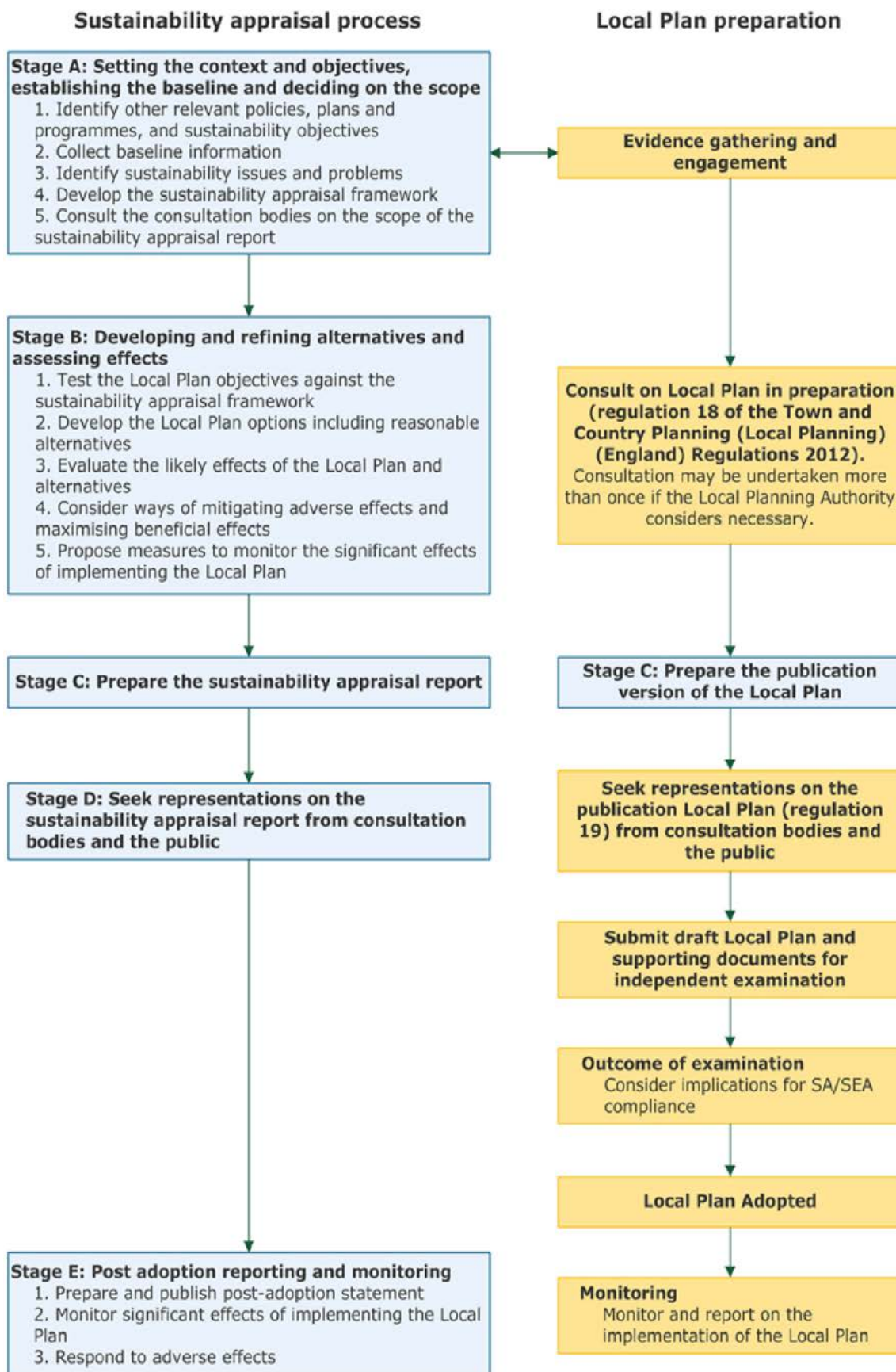
5. Conclusions

- 5.1. This Background Paper explains the approach taken to the Spatial Strategy set out in the Pre-Submission Regulation 19 Local Plan including the reasons for the selection of the Garden Communities. Each stage of the process followed, and the conclusions reached is summarised in this Paper.
- 5.2. The first draft version of this Background Paper explains the approach followed in the Spatial Strategy. It collects in one place a record of the evidence used to inform the decisions made by the Council on the Spatial Strategy in the Local Plan. The first draft version covered the approach up to the Regulation 18 stage. This updated Background Paper completes the picture up to the Regulation 19 stage and now includes as appendices the comparative site assessments for each of the Garden Community alternatives that draw all the already published evidence base together into one place.
- 5.3. The development strategy set out in the Uttlesford Local Plan is borne from the characteristics of the area and consideration of strategies that fit them. Much of the Plan's development, about 8,000 dwellings, is already in the pipeline with numerous Section 78 appeal decisions having considered the sustainability of other locations.
- 5.4. Uttlesford is a large rural district with two small market towns- Saffron Walden and Great Dunmow- that service extensive rural hinterlands and numerous village and hamlets. About 70% of the District's population live in the villages and countryside.
- 5.5. Saffron Walden and Great Dunmow are historic towns with distinct character. The ability of Saffron Walden to accommodate significant development is limited by its historic character, landscape setting and Air Quality Management Area. Historic England has raised concerns over major expansion of Saffron Walden. Great Dunmow is also of historic importance with a small centre with limited catchment and range of provision. The town already has 3,000 dwellings in the development pipeline. Two large sites to the east and west have been refused on appeal, due largely to the landscape impact on the town. Great Dunmow's capacity to accommodate further significant development is limited.
- 5.6. Uttlesford is a district rich in a wide variety of heritage assets with around 3,700 Listed Buildings, 36 Conservation Areas and seven Registered Parks and Gardens as well as 73 Scheduled Monuments and 4,000 records of archaeological sites and finds. The district is characterised by more than twenty distinct and often sensitive landscapes punctuated by historic settlements, protected lanes and historic parks and gardens. The south west of the district includes the outer edge of the Metropolitan Green Belt around Bishop's Stortford as well as the designated Countryside Protection Zone around Stansted Airport.

- 5.7. The Council has considered an appropriate range of site locations throughout the Strategic Land Availability Assessment process identifying and assessing 372 sites across the district including potential sites for Garden Communities. These Garden Community locations have been considered and tested in more detail through the evidence base studies, including on heritage, landscape, Green Belt, accessibility, and transport impacts. The Issues and Options work established a wide range of broad search areas across the district including locations considered unsuitable. The Regulation 18 stage proactively sought and assessed options in Saffron Walden as an alternative for up to 5,000 dwellings but found unacceptable impacts. The Regulation 19 stage has identified justified increases in the amount of housing to be delivered at the Garden Communities in the plan period, as well as the portion of development expected from windfall sites.
- 5.8. The district has a very limited mostly rural transport network with only two strategic transport corridors – the M11 and the A120 with the M11/ A120 junction the busiest. Beyond these two corridors access to the strategic road network is limited. Due to the rural nature of the district with limited public transport, car ownership is high. This provides potential for rapid public transport on the M11 and A120 transport corridors.
- 5.9. It is clear from Uttlesford’s characteristics that a strategy focusing new development in locations with opportunities to reduce travel between homes, jobs and services and facilities and alternatives to using the car whilst reducing the overall impact on the environment is the most appropriate.

Appendix 1

Diagram 1 – Key Stages of Local Plan Preparation and their relationship with the Sustainability Appraisal process (Source: Planning Practice Guidance)



Appendix 2

Local Plan Issues and Options Consultation Document, October 2015 - Areas of Search Maps

Figure 1

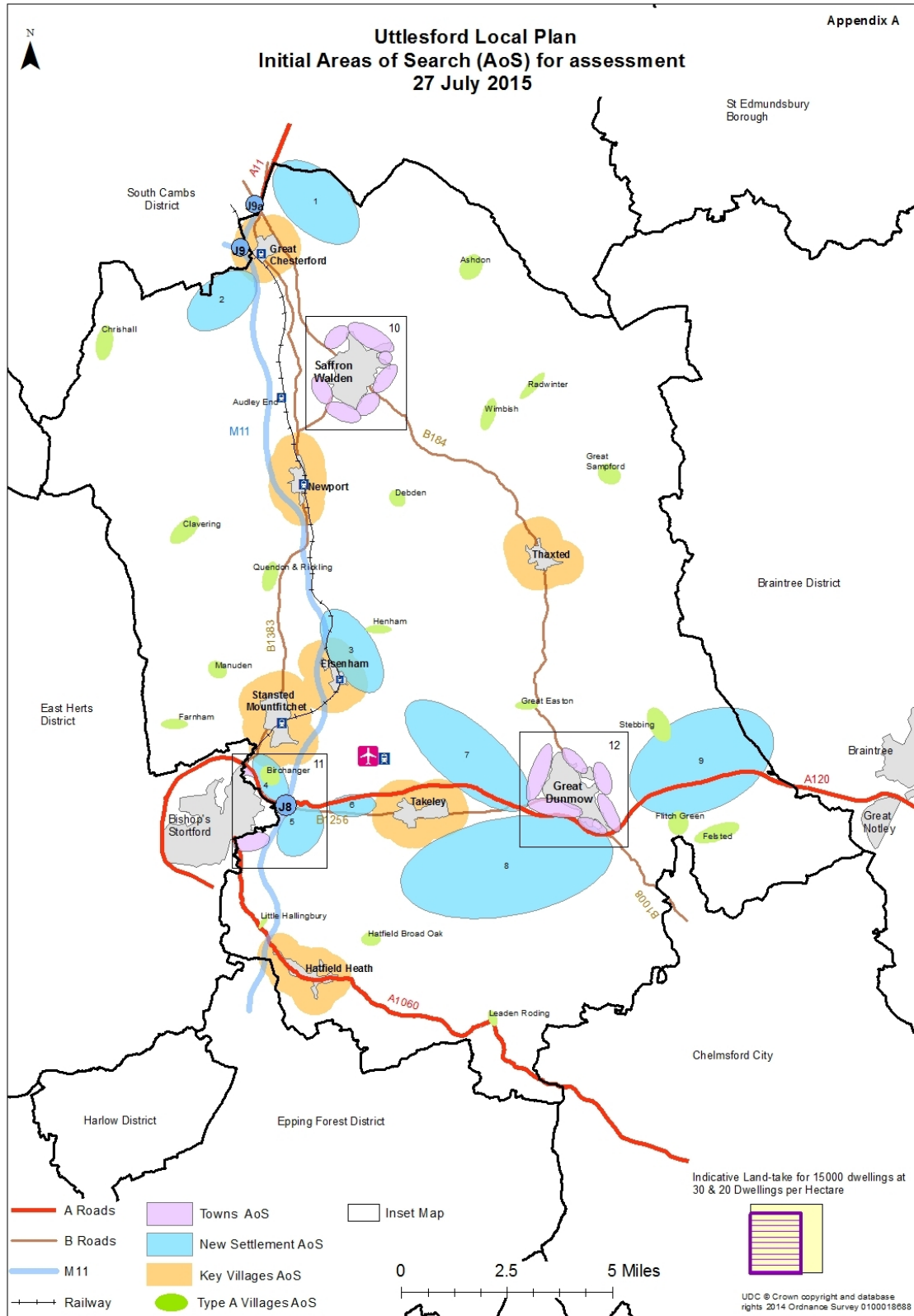


Figure 2

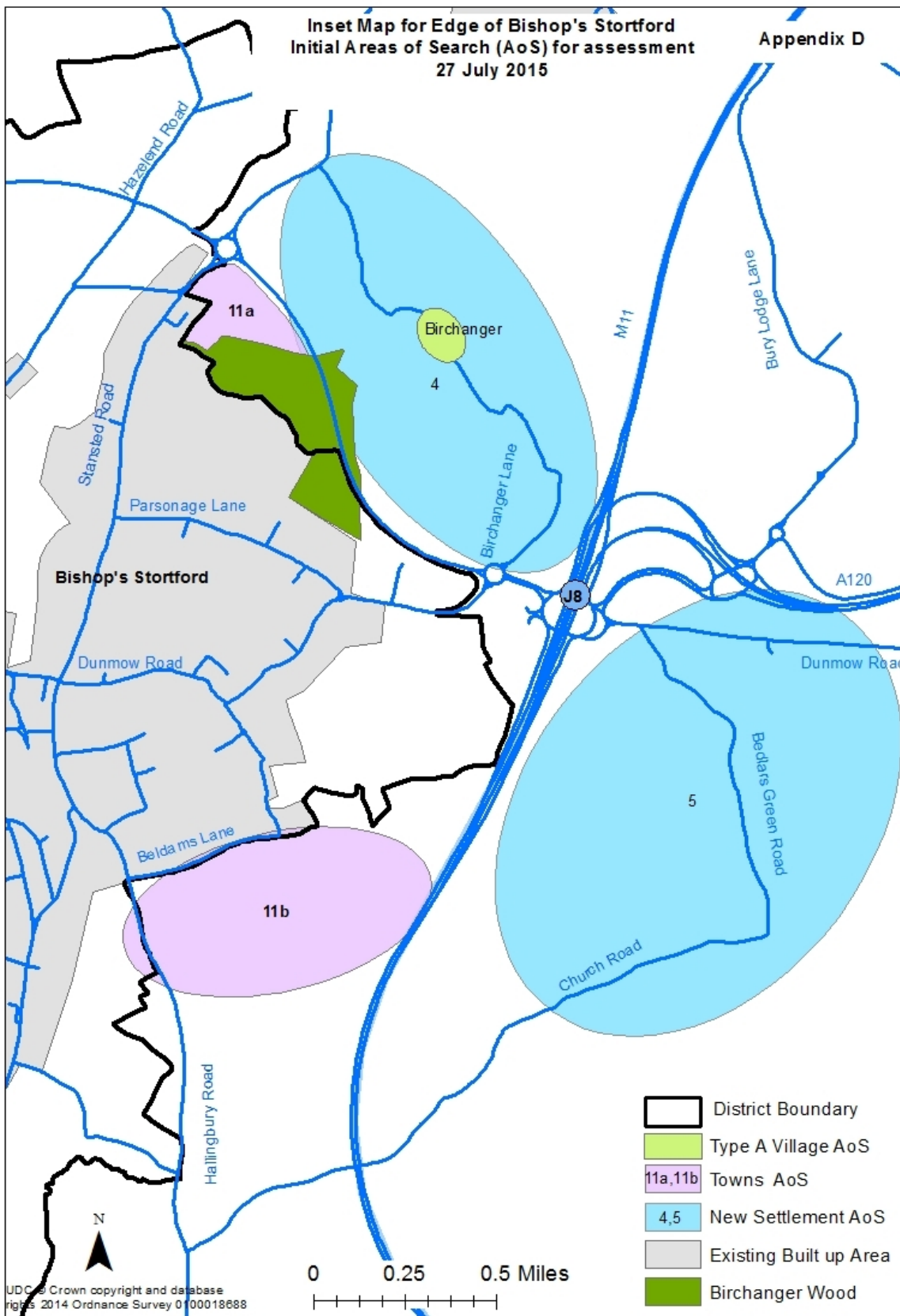


Figure 3

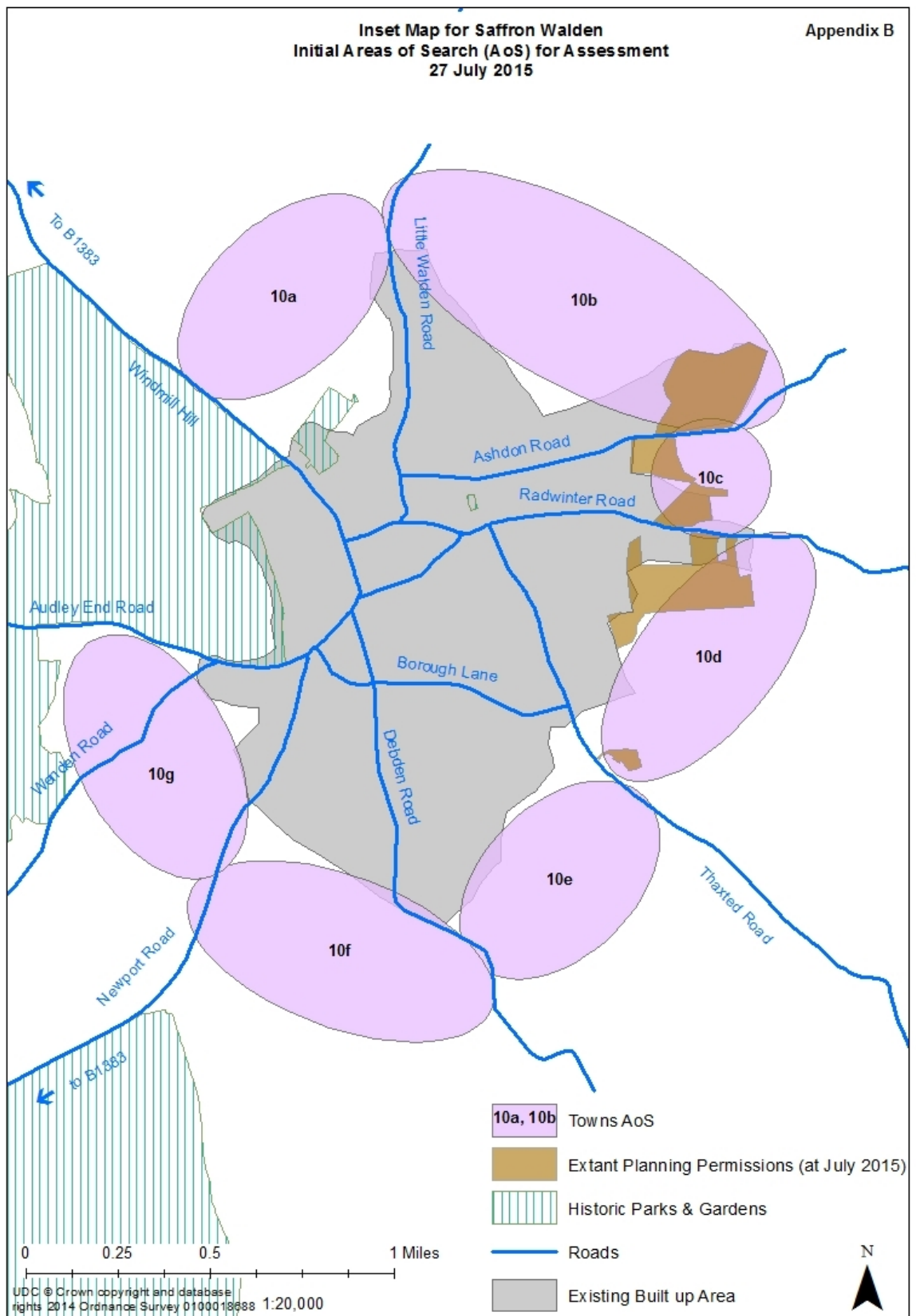
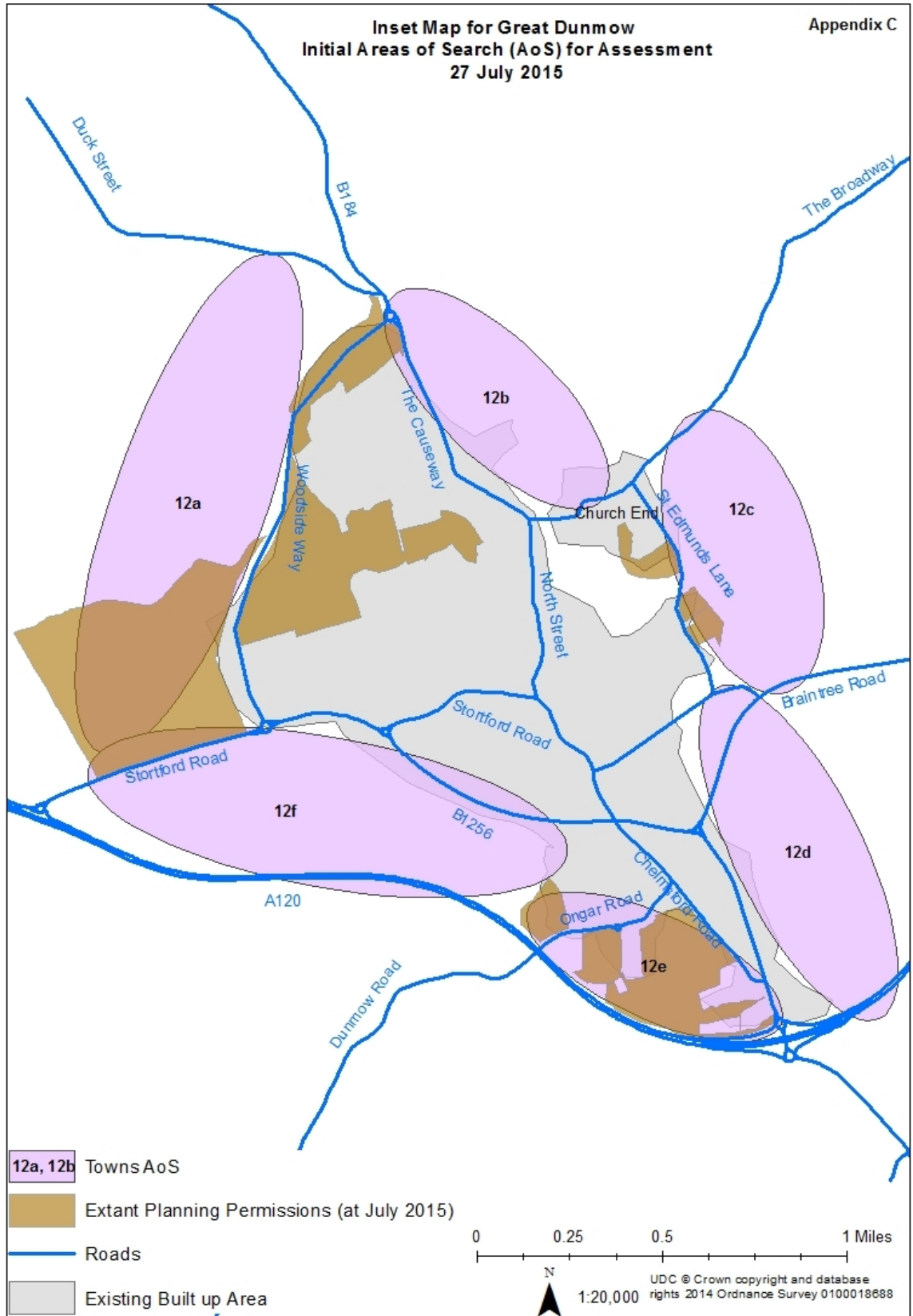


Figure 4



Appendix 3

Strategic Land Availability Assessment – Conclusions for each Site

Year submitted to the SLAA	SLAA reference number	Allocation reference	SA Reference Reg 18	SA Reference Reg 19	Allocated number of dwellings	Status	Settlement	Address	Suitability in SLAA	Submitted proposed use in SLAA	Conclusion of yield in SLAA	Conclusion
2015	01Ark15			01Ark15			Arkesden	Site north east of 'Pebblings', Wendens Road, Arkesden, CB11 4HL	E	C3	12	This site is available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
Reg 18	02Ark17			02Ark17			Arkesden	Rear of Mulberry House Wenden Road Arkesden	E	C3	26	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development
2015	01Ash15			01Ash15			Ashdon	Radwinter Road, Ashdon, CB10 2LZ	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development
2015	02Ash15			02Ash15			Ashdon	Gibbs Field, Bartlow (Ashdon Parish), CB21 4PW	E	C3	20	The site is available. Achievability of the site is uncertain due to the potential highway improvements needed. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	01Bar15			BAR1			Barnston	Land to South east of High Easter Road, Barnston, CM6 1PH	E	C3	23	This site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	02Bar15			02Bar15			Barnston	Site adjacent to Sparlings Cottage, Chelmsford Road, Barnston, CM6 1LP	E	C3	5	This site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	01Bir15			01Bir15			Birchanger	Land at the rear of 232-258 Birchanger Lane, CM23 5QH	E	C3	5	The site is available. The site does not have a road frontage and evidence that a suitable access can be provided would be needed to show that the site is achievable. The site is well related to the village but the site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	02Bir15			EMP38	Emp.		Birchanger	Sion Park, Stansted Road, Birchanger CM23 5PU	C (employment)	B1	5560	The site is available and development is achievable. This development would result in an extension to the existing office development which is well located to the road and bus network but the suitability of the site will depend the scale and location within the site of any development and the impact on the functions of the Green Belt
2015	03Bir15			03Bir15			Birchanger	Sion Park, Stansted Road, Birchanger CM23 5PU	E	C3	50	The site is available and the development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development and is in the Green Belt
2015	04Bir15			04Bir15			Birchanger	Former Builder's Yard at 285-287 Birchanger Lane, CM23 5QP	E	C3	10	This site is available and development is achievable subject to providing a satisfactory access. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2016	05Bir15			MU15			Birchanger	Land between Stansted Mountfitchet, Birchanger and M11 Junction 8				WITHDRAWN
2015	06Bir15			EMP39	Emp.		Birchanger	Land off Stansted Road, Bishops Stortford, (Birchanger Parish), CM23 5QG	E (employment)	B1/B2/B8	50000	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2016	07Bir16			EMP9	Emp.		Birchanger	Plot B Birchanger Lane, Birchanger, CM23 5QR	E (employment)	Employment	5600	The site is available and development is considered achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2016	08Bir16			MU15			Birchanger	Sion House, Birchanger Lane, Birchanger, CM23 5PU	E	C3 or Employment	81 dwellings or 14,400sqm of employment	The site is available and development is achievable. The site is not considered suitable for development due to its location within the Green Belt and its distance from services and facilities
2016	09Bir16			BIR2			Birchanger	Land to the south of Forest Hall Road and east of the M11, Stansted Mountfitchet	E	C3	792	The site is available and development is achievable. The site is not considered suitable due to its location within the Green Belt within a parcel which performs well against the purposes of the Green Belt and development of this large site would lead to the coalescence of Stansted Mountfitchet and Birchanger.

Year submitted to the SLAA	SLAA reference number	Allocation reference	SA Reference Reg 18	SA Reference Reg 19	Allocated number of dwellings	Status	Settlement	Address	Suitability in SLAA	Submitted proposed use in SLAA	Conclusion of yield in SLAA	Conclusion
Reg 18	10Bir17			10Bir17			Birchanger	328 Birchanger Lane Birchanger	E	C3	9	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable
2015	01Chr15			01Chr15			Chrishall	Hillside Farm, Mill Causeway, Chrishall, SG8 8QD	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development would not contribute to sustainable patterns of development. Site has consent for a single residential unit on site but as this is permission for less than 5 units, application is not considered as part of SLAA process.
2015	01Cla15			01Cla15			Clavering	Site rear of Pendene, Wicken Road, Clavering, CB11 4QT	E	C3	5	The site is available and the development of the site is achievable. Development of the site would consolidate development which is currently characterised by loose knit ribbon development. Hill Green is some distance from the village school and shop and therefore the site is considered unsuitable as development would not contribute towards sustainable patterns of development.
2015	02Cla15			02Cla15			Clavering	Ashcroft Wicken Bonhunt (Clavering Parish), CB11 3UL	E	C3	5	The site is available and development is achievable. Although the site is well related to Wicken Bonhunt, the village is a Type B village with limited local services and therefore the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	03Cla15			03Cla15			Clavering	Land off Clatterbury Lane, Clavering, CB11 4QR	E	C3	20	The site is available. The achievability of the site depends on the outcome of the costing of flood protection measures. The site is considered unsuitable as development would not contribute to sustainable patterns of development
2015	04Cla15	CLA1	CLA1	CLA1	13		Clavering	Land to the south of Oxleys Close, Stortford Road, Clavering, CB11 4PB	E	C3	13	The site is available and development is achievable. Development of this site would further extend the village southwards into the large agricultural field. Although not an unsuitable site in relation to its proximity to village facilities, the site extends the village into the countryside to the detriment of the wider countryside character
2015	05Cla15			CLA3			Clavering	Land west of Stortford Road, Clavering, CB11 4PB	E	C3	14	The site is suitable and available and development is achievable. Although not an unsuitable site in relation to its proximity to village facilities, the site extends the village into the countryside to the detriment of the wider countryside character.
2015	06Cla15			06Cla15			Clavering	Meadowlands / Rossie, Middle Street, Clavering, CB11 4QN	E	C3	30	The site is available. The achievability of the site is considered unlikely because the site is predominately located within flood zones 2 and 3. The site is suitable in that it is well related to the village but this is outweighed by its location predominantly within a flood risk zone.
2015	07Cla15			CLA4			Clavering	Land west of Clavering Primary School, CB11 4PY	C	C3	45	The site is available. The site's achievability and suitability is subject to the provision of a satisfactory means of access.
2015	08Cla15			08Cla15			Clavering	Land to the rear of Fox and Hounds Public House, Clavering, CB11 4QP	E	C3	5	The site is available for development. The achievability of the site is uncertain because the access to the site is located within flood zones 2 and 3. The site is not considered suitable because of the impact on historic assets.
2015	09Cla15			09Cla15			Clavering	Land west of The Cricketers, Stickling Green Road, Clavering, CB11 4WA	E	C3	30	The site is considered available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	10Cla15			CLA6			Clavering	Land north of the former Jubilee works site, Clavering, CB11 4WA	E	C3	50	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	11Cla15			11Cla15			Clavering	Land off Pelham Road, Clavering, CB11 4PQ	E	C3	51	This site is available and development is achievable. The recent appeal was dismissed by the inspector on a number of grounds, including unsustainable development, unacceptable impact on local heritage assets and impact on the local countryside. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.

Year submitted to the SLAA	SLAA reference number	Allocation reference	SA Reference Reg 18	SA Reference Reg 19	Allocated number of dwellings	Status	Settlement	Address	Suitability in SLAA	Submitted proposed use in SLAA	Conclusion of yield in SLAA	Conclusion
2015	12Cla15			12Cla15			Clavering	Land on the north side of Wicken Road, Clavering, CB11 4QT	E	C3	5	The site is available and development is achievable. This site is considered unsuitable as development of the site would not contribute to sustainable patterns of development.
2015	13Cla15			CLA7			Clavering	Land at the Southern side of the B1038 on western approach to Wicken Bonhunt, Clavering, CB11 3UJ	E	C3	15	The site is available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable pattern of development.
2015	14Cla15			14Cla15			Clavering	Clavering Court Farm, Stickling Green, Clavering, CB11 4WA	E	C3	27	This site is considered available and achievable subject to the costs of site preparation. The site is considered unsuitable as development of this site would not contribute to sustainable patterns of development.
2015	15Cla15			EMP12	Emp.		Clavering	Stevens Farm, Wicken Road, Clavering	E (employment)	B1	unknown	The site is available and development is achievable subject to site preparation costs. The site is considered unsuitable as it will not contribute to a sustainable pattern of development. Conversion of the existing building may be suitable.
2015	16Cla15			CLA8			Clavering	Land at Stevens Farm, Clavering, CB11 3UJ	E	C3	15	The site is available and the achievability of developing this site is uncertain due to the ransom strip between the site and the road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	17Cla15			CLA9			Clavering	Land adj to St Catherines Grange & the Court to the north of the existing highway from Clavering to Stickling Green, Clavering, CB11 4WA	E	C3	46	The site is available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	18Cla15			CLA10			Clavering	Field adjacent to Windy Ridge, Wicken Bonhunt, Clavering, CB11 4QT	E	C3	10	The site is available, and achieving a development of affordable housing is uncertain until a needs survey has been undertaken. The site is considered unsuitable as development on this site would not contribute to sustainable pattern of development.
2015	19Cla15			19Cla15			Clavering	Land adjoining Gillinshill House and Longridge Arkesden Road, Clavering, CB11 4QU	E	C3	8	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	20Cla15			20Cla15			Clavering	Land off Clatterbury Lane, Hill Green, Clavering, CB11 4QU	E	C3	8	The site is available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	21Cla15			CLA11			Clavering	Land off Clatterbury Lane and Land to Rear, Hill Green, Clavering, CB11 4QU	E	C3	24	The site is available and development is achievable. This site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	22Cla15			CLA12			Clavering	Land west of Colehills Close, Clavering, CB11 4QN	E	C3	50	The site is available. The achievability of the site is uncertain because parts of the site are located within flood zones 2 and 3. The achievability of the site depends on the outcome of a full flood risk assessment and consideration of mitigation measures. This site is considered unsuitable as development on the site would extend development into the countryside and therefore not contribute to sustainable patterns of development.
2015	23Cla15			CLA13			Clavering	Land west of Colehills Close and Land to west, Clavering, CB11 4QN	E	C3	76	The site is available. The achievability of the site is uncertain because parts of the site are located within flood zones 2 and 3. The achievability of the site depends on the outcome of a full flood risk assessment and consideration of mitigation measures. This site is considered unsuitable as development on the site would extend development into the countryside and therefore not contribute to sustainable patterns of development.
2015	01Deb15			DEB1			Debden	Land adjoining Bannock Burn, Henham Road, Debden Green, Saffron Walden, CB11 3LX	E	C3	19	The site is available for development although the type of development is unclear. Development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	02Deb15/03 Deb15	DEB1	DEB3	DEB2/3	25		Debden	Land west of Thaxted Road, Debden, CB11 3LN	B	C3	25	The site is considered suitable, available and development is achievable

Year submitted to the SLAA	SLAA reference number	Allocation reference	SA Reference Reg 18	SA Reference Reg 19	Allocated number of dwellings	Status	Settlement	Address	Suitability in SLAA	Submitted proposed use in SLAA	Conclusion of yield in SLAA	Conclusion
2015	04Deb15			04Deb15			Debden	Land and buildings on the north west side of Chickney Road, Henham, CM22 6BH	E	C3	6	The site is available and development is achievable subject to cost of re-positioning electricity cable if required. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	05Deb15			05Deb15			Debden	Land and buildings on the north west side of Chickney Road, Henham, CM22 6BH	E (employment)	Employment	unknown	The site is available and development is achievable subject to cost of re-positioning electricity cable if required. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	01Elm15			01Elm15			Elmdon and Wendon Lofts	Land north of Ickleton Road, Elmdon, CB11 4LT	E	C3	30	The site is available and development is considered achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
		ELS2	ELS12	ELS12	130	Commitment	Elsenham	Land west of Hall Road				
		ELSE4	ELS1	ELS1	40	Commitment	Elsenham	elsenhams nurseries, stansted road			40	
		ELSE4	ELS13	ELS13	10	Commitment	Elsenham	former goods yard, old mead lane			10	
		ELSE4	ELS3	ELS3	121	Commitment	Elsenham	land north of stansted road			121	
		ELSE4	ELS4	ELS4	116	Commitment	Elsenham	land south of stansted road			116	
2015	01Els15			EMP13	Emp.		Elsenham	City/Elsenham Meadows, Elsenham	D (employment)	Employment	202,000	The site is available and development is achievable subject to detailed highway assessment. The site contributes to the function of the Countryside Protection Zone therefore the suitability of the site depends on whether the evidence of the need for employment outweighs the harm to the Countryside Protection Zone. Due to the slow delivery of the permitted development it is uncertain whether this development would be delivered within the plan period.
2015	02Els15	ELSE3	ELS5	ELS5	20		Elsenham	Land north of Leigh Drive, CM22 6BY	A	C3	20	The site is deliverable. Outline planning permission has been granted on site for 20no units.
2015	03Els15			ELS6			Elsenham	Land west of Station Road, Elsenham, CM22 6JS	E	C3	100	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	04Els15			ELS7			Elsenham	Land north of Stansted Road, CM22 6LL	E	C3	30	The site is available. Achievability of the site is uncertain but the site is not considered suitable because the majority of the site lies within the M11 poor air quality zone
2015	05Els15			ELS8			Elsenham	Land north east of Elsenham (800 scheme)	E	C3	800	This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. An appeal against refusal of permission for 800 dwellings on the site was dismissed on a number of grounds, including the development causing harm both to the landscape and views across it (Para 33), the loss of best and most versatile agricultural land (Para 34) and traffic impacts (Paras 35-38). For these reasons the site is considered unsuitable.
2015	06Els15			ELS9			Elsenham	Land north east of Elsenham (1500 scheme)	E	C3	1500	This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. An appeal against refusal of permission for 800 dwellings on part of the site was dismissed on a number of grounds, including the development causing harm both to the landscape and views across it (Para 33), the loss of best and most versatile agricultural land (Para 34) and traffic impacts (Paras 35-38). It is not considered that these reasons for refusal are overcome by this larger site. For these reasons the site is considered unsuitable.

Year submitted to the SLAA	SLAA reference number	Allocation reference	SA Reference Reg 18	SA Reference Reg 19	Allocated number of dwellings	Status	Settlement	Address	Suitability in SLAA	Submitted proposed use in SLAA	Conclusion of yield in SLAA	Conclusion
2015	07Els15		Option 5	Option 5			Elsenham	Land north east of Elsenham (4000 scheme)	new settlement	C3	4000	This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.
2015	08Els15	ELSE1	ELS11	ELS11	40		Elsenham	Land at Rush Lane, Robin Hood Road, Elsenham, CM22 6EB	B	C3	40	The site is available and development is considered suitable and achievable.
2015	09Els15			ELS14			Elsenham	Elsenham Stud, Fullers End, Elsenham, CM22 6DU	E	C3	480	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2016	10Els16			MU18			Elsenham	Land adjoining Elsenham Meadows / TriSail development	E (employment)	C3 or Employment	19 dwellings or 2,800sqm of employment	The site is available and development is achievable. The site is considered suitable for employment development subject to its relationship with any further development at Elsenham Meadows. The site is considered unsuitable for residential development as this would lead to development in a non-sustainable location.
2017	11Els17			ELS15			Elsenham	The Paddock Lodge Cottage Henham Road Elsenham CM22 2AN	D	C3	36	The site is available and is considered suitable because it would lead to development in a sustainable location. However the achievability of developing this site is uncertain due to the ransom strip between the site and the road, and the uncertainty of development being promoted to the north and east of the site. It is therefore uncertain whether the site is deliverable within the plan period.
2015	01Far15			FAR1			Farnham	Land south of Four Winds, Farnham, CM23 1HW	E	C3	5	The site is available and development is achievable. This is a small site not considered suitable to allocate in the Local Plan
2015	02Far15			FAR2			Farnham	Land south of Globe Farmhouse, Farnham, CM23 1HS	E	C3	25	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	03Far15			FAR3			Farnham	Land south of Four Winds to 21 Rectory Lane, Farnham, CM23 1HS	E	C3	16	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	04Far15			FAR4			Farnham	Land south of Globe Farmhouse, land south of Four Winds to 21 Rectory Lane, Farnham, CM23 1HS	E	C3	41	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
		FEL3	FEL1	FEL1	21	Commitment	Felsted	Former Ridleys Brewery			21	
2015	01Fel15	FEL1	FEL3	FEL3	40		Felsted	Land east of Bury Farm, Station Road, Felsted, CM6 3HD	B	C3	40	The site is available and development is achievable. The suitability of the site will depend on the extent of the development and developing only the southern part of the site may be the most suitable. The deliverable capacity has been amended to reflect this
2015	02Fel15			FEL22			Felsted	Highlands, Bartholomew Green, Felsted, CM3 1QG	E	C3	41	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	03Fel15			EMP15	Emp.		Felsted	Dunmow Road, Blake End, Rayne, CM77 6SF	D (employment)	Employment	9550	The site is available. The achievability of the site depends on the outcome of a full flood risk assessment and highways assessment. The site is only suitable if an east bound access point is made onto the A120.
2015	04Fel15			04Fel15			Felsted	Land north west of Bannister Green, CM6 3NN	E	C3	5	The site is suitable, available and achievable for small scale development.
2015	05Fel15			FEL4			Felsted	Land south of Watch House Green, CM6 3EF	E	C3	34	The site is available. The site's achievability is subject to the provision of a satisfactory means of access. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.

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2015	06Fel15			FEL5			Felsted	Chaffix Farm, Braintree Road, Felsted CM6 3DZ	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	07Fel15			FEL23			Felsted	Weavers Farm, Braintree Road, Felsted, CM6 3EF	E	C3	45	The site is available and development is achievable subject to the impact of development on the listed building. Development of the site is considered unsuitable because it would not contribute towards a sustainable pattern of development.
2015	08Fel15			FEL24			Felsted	Kinvara Business Centre, Felsted, CM6 3LB	E	C3	15	The site is available. The achievability of developing the site will depend on contamination and site preparation costs. The site is not considered suitable because it would not contribute to a sustainable pattern of development.
2015	09Fel15			09Fel15			Felsted	Land to south of Aylands, Bannister Green Felsted, CM6 3NE	E	C3	6	The site is available and development is achievable subject to any highway improvements and impact on listed building. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	10Fel15			10Fel15			Felsted	Infill land between the existing residential properties of Howlands and Jollyboys, Bakers Lane, Felsted, CM6 3LP	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	11Fel15			11Fel15			Felsted	Land south west of Great Notley/Slamseys Farm, CM77 7QL	E (employment)	Employment	unknown	The site is available but development is not considered suitable or achievable as it is not compatible with the masterplan for Land West of the A131, Great Notley adopted by Braintree District Council.
2015	12Fel15			FEL6			Felsted	Gransmore Meadow, Chelmsford Road, Felsted, CM6 3ET	A	C3	9	The site is deliverable and has planning permission for 9 dwellings. The capacity has been amended accordingly.
2015	13Fel15			FEL7			Felsted	Land to the south of B1417 Braintree Road, Felsted, CM6 3DU	E	C3	95	The site is considered available and development is achievable. In the light of the appeal decision the site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	14Fel15			FEL8			Felsted	Land to the west of Chelmsford Road, Felsted, CM6 3ET	E	C3	135	The site is considered available and development is considered achievable. The site is however considered unsuitable as it would lead to a coalescence of Felsted and Causeway End and would not contribute to a sustainable pattern of development.
2015	15Fel15			FEL9			Felsted	Land off Causeway End Road, Chelmsford Road, Felsted, CM6 3LU	E	C3	13	The site is considered available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	16Fel15			FEL10			Felsted	Maranello/Felmoor Farm, Watch House Green, Felsted, CM6 3EF	E	C3	15	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	17Fel15	FEL2	FEL2	FEL2	30		Felsted	Land East of Braintree Road (Site 1), Watch House Green, Felsted, CM6 3EF	B	C3	50	The site is considered suitable and available and achievable. The deliverable capacity reflects the whole site being development for housing, as opposed to a dementia care unit and housing as originally proposed.
2015	18Fel15			FEL12			Felsted	Land East of Braintree Road (Site 2), Watch House Green, Felsted, CM6 3EF	E	C3	30	The site is available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	19Fel15			FEL13			Felsted	Sunnybrook Farm, Braintree Road, Watch House Green, Felsted, CM6 3EF	E	C3	30	The site is considered available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	20Fel15			FEL14			Felsted	Sunnybrook Farm, Braintree Road, Watch House Green, Felsted, CM6 3EF	E	C3	10	The site is considered available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	21Fel15			EMP16	Emp.		Felsted	Sparlings Farm (SITE 1, Parcel ID 4492), Gransmore Green, Felsted	D (employment)	Employment	unknown	The site is available and development is achievable. The site is only suitable if an east bound access point is made onto the A120.

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2015	22Fel15			EMP17	Emp.		Felsted	Sparlings Farm (SITE 2, Parcel ID 7883 Gransmore Green, Felsted	D (employment)	Employment	unknown	The site is available. The achievability of the site depends on the outcome of a full flood risk assessment and highways assessment. The site is only suitable if an east bound access point is made onto the A120.
2015	23Fel15			FEL15			Felsted	Sparlings Farm (Site 3, Parcel ID 2256) Gransmore Green, Felsted, CM6 3LB	E	C3	480	The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	24Fel15			24Fel15			Felsted	Sparlings Farm (Site 4, Parcel ID 5357) Gransmore Green, Felsted, CM6 3LB	E	C3	5	The site is available. The development is achievable subject to consideration of the impact on and of the permitted solar farm. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	25Fel15			FEL17			Felsted	Sparlings Farm (Site 5, Parcel ID 7156) Gransmore Green, Felsted, CM6 3LB	E	C3	231	The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	26Fel15			FEL18			Felsted	Sparlings Farm (Site 6, Parcel ID 6125) Gransmore Green, Felsted, CM6 3LB	E	C3	116	The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	27Fel15			FEL19			Felsted	Sparlings Farm (Site 7, Parcel ID 4312) Gransmore Green, Felsted, CM6 3EF	E	C3	246	The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	28Fel15			28Fel15			Felsted	Land west of Chelmsford Road, Felsted, CM6 3LT	E	C3	44	The site is available. The development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development
2016	29Fel16			FEL20			Felsted	Land at Newhouse Farm, Causeway End Road, Felsted, CM6 3LU	E	C3	49	The site is available. Development is achievable subject to an acceptable access. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2016	30Fel16			30Fel16			Felsted	Pyes Farm, Mole Hill Green, Felsted, Dunmow, CM6 3JR	E	C3	52	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
		FLI1	FLI1	FLI1	47	Commitment	Flitch Green	Land off Tanton Road			47	
		FLI1	FLI2	FLI2	25	Commitment	Flitch Green	Land at Webb Road and Hallett Road			25	
2015	01GtCan15			01GtCan15			Great Canfield	Tandans, Canfield Drive, Canfield Road, Great Canfield, CM22 6SZ	G&T	G&T	2	The site is considered suitable and available and development is considered achievable. The site has planning permission for 3 additional pitches.
2015	02GtCan15			GTCAN1			Great Canfield	Land north of Lavenhams, Canfield Road, CM22 6SU	E	C3	9	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	03GtCan15			GTCAN2			Great Canfield	Land to the south of Canfield Park Cottage, Canfield Road, CM22 6ST	E	C3	7	The site is available and development is achievable. The site is not considered suitable as development of the site would not lead to a sustainable pattern of development.
2015	04GtCan15			04GtCan15			Great Canfield	Land at Great Canfield Road, Takeley (Gt Canfield Parish), CM22 6TG	E	C3	211	The site is available. Achievability of development is dependent upon highway improvements. The site is not considered suitable as development of the site would not lead to a sustainable pattern of development.
2015	05GtCan15			GTCAN3			Great Canfield	Sandhurst, Canfield Road, Takeley (Great Canfield Parish), CM22 6SU	B	C3	5	The site is available and development is achievable. Site is too small and beyond the development limits of Great Canfield and Takeley to be allocated in the Local Plan. The site is however part brownfield with a workshop on site and the potential for development could be assessed through the pre-application process

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2017	06GtCan17			GTCAN4			Great Canfield	Land off Great Canfield Road	E	C3	99	The site is available. Achievability of development is dependent upon highway improvements. The site is not considered suitable as development of the site would not lead to a sustainable pattern of development.
Reg 18	07GtCan17			07GtCan17			Great Canfield	Land at Great Canfield Road Takeley	E	C3	315	The site is available and development is achievable subject to highway capacity. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
		GTCHE1	GTCHE1	GTCHE1	11	Commitment	Great Chesterford	Land north of Bartholomew Close				
2015		GTCHE2	GTCHE2	GTCHE2	42	Commitment	Great Chesterford	New World Timber and Great Chesterford Nursery, London Road			42	
2015	05GtChe15	GTCHE2	GTCHE3	GTCHE3	29	Commitment	Great Chesterford	Land at Thorpe Lea, Walden Road	A	C3	31	The site is deliverable. The site has outline permission for 31no dwellings.
		GTCHE3	ED1			Commitment	Great Chesterford	Land adjacent Community Centre				
2015	01GtChe15			GTHE4			Great Chesterford	Land adjacent to 1 Ashworth Villas, Whiteways, Great Chesterford, CB10 1NX	E	C3	8	The site is available. Development is considered achievable subject to the cost of mitigation measures against noise from the railway line and M11. The site is considered unsuitable due to its location between the railway line and M11
2015	02GtChe15			GTCAN1			Great Chesterford	Zones 1-4, Land west and north west of Newmarket Road, Great Chesterford, CB10 1NU	E	C3	22	The availability of the site is uncertain due to a covenant restrict building development, the achievability of development is dependent upon the costs of backfilling the former minerals working at Zone 2. Both sites are considered unsuitable due to their location within Ancient Monument sites and the loss of woodland at Zone 2
2015	03GtChe15			GTCAN2			Great Chesterford	Chesterford House, High Street, Great Chesterford, Essex, CB10 1PS	E	C3	8	The site is considered available and achievable. The site is not considered suitable for development due to its impact on the conservation area, setting of the listed building and protected trees.
2015	04GtChe15			04GtChe15			Great Chesterford	The Delles, Carmen Street, Great Chesterford, CB10 1PU	E	C3	5	The site is available and development is achievable. Planning permission was granted in February 2017 for 2no units on the eastern part of the site. However, development of the remaining site area is unsuitable because of the impact on the conservation area and tree preservation orders.
2015	06GtChe15			GTCAN3			Great Chesterford	Land between Walden Road and Newmarket Road, Great Chesterford, CB10 1PS	E	C3	203	The site is available. Achievability is uncertain due to issues of flooding and the Scheduled Ancient Monument. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development
2015	07GtChe15			GTCAN4			Great Chesterford	Land between Stump Cross, Walden Road and Newmarket Road, Great Chesterford, CB10 1PS	E	C3	581	The site is available. Achievability is uncertain due to issues of flooding and the Scheduled Ancient Monument. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	08GtChe15			08GtChe15			Great Chesterford	Field Hall Farm, Great Chesterford, CB10 1RP	E	C3	2500	The site is available and the achievability of the site needs to be demonstrated by appropriate technical evidence. The site as proposed is unsuitable because it would not contribute to sustainable patterns of development. However this site is being considered as part of GtCh10.
2015	09GtChe15			GTCHE10			Great Chesterford	Field Hall Farm, Great Chesterford, CB10 1RP	E	C3	300	The site is available and the achievability of the site needs to be demonstrated by appropriate technical evidence. The site as proposed is unsuitable because it would not contribute to sustainable patterns of development. However this site is being considered as part of GtCh10.

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2015	10GtChe15	SP7	Option 2	Option 2			Great Chesterford	Land south east of the A11 and north west of the B164, CB10 1RP	new settlement	C3	5000	This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.
2015		GtDUN10	GTDUN5	GTDUN5	40	Commitment	Great Dunmow	Brick Kiln Farm, Great Dunmow			40	
2015	10GtDun15	GtDUN10	GTDUN6	GTDUN6	60	Commitment	Great Dunmow	North of Ongar Road			60	
2015		GtDUN10	GTDUN8	GTDUN8	638	Commitment	Great Dunmow	Woodlands Park Sectors 1-3			638	
2015		GtDUN10	GTDUN9	GTDUN9	124	Commitment	Great Dunmow	Woodlands Park Sector 4 Great Easton			124	
2015	01GtDun15	GtDUN4	GTDUN10	GTDUN10	60		Great Dunmow	Land south of B1256 (Stortford Road) and west of Buttleys Lane, Great	B	C3	30	The site is available and development is considered achievable and suitable
2015	02GtDun15			02GtDun15			Great Dunmow	Grounds around Broadway House, The Broadway, Great Dunmow, CM6 3BH	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to a sustainable pattern of development.
2015	03GtDun15			GTDUN11			Great Dunmow	The Yard Stortford road Dunmow CM6 1SL	D (employment)	C3	35	The site is available and development is achievable subject to mitigation measures to reduce the impact of the A120. The site is suitable for development if adjoining land to the east is allocated. Considering the sites location next to the A120, its junction with the B1256 and existing employment uses on site, the site may be more suitable for uses other than residential. The suitability of this site is dependent upon and should be reassessed following the delivery of the nearby site (12GtDun15). The site is therefore considered broadly developable but not deliverable for housing within the plan period.
2015	04GtDun15			EMP19			Great Dunmow	The Grove, 21 Clapton Hall Lane, Great Dunmow, CM6 1JE	B	C3	9	The site is considered suitable and available and development is considered achievable. Site is included within the Town Development Limits in the Great Dunmow Neighbourhood Plan.
2015	05GtDun15	GtDUN10	GTDUN7	GTDUN7	99	Commitment	Great Dunmow	Land south of Ongar Road, Great Dunmow, CM6 1JE	A	C3	99	The site is available, achievable and suitable and has planning permission which is being delivered.
2015	06GtDun15	GtDUN5	GTDUN14	GTDUN14	25		Great Dunmow	Oaklands, Ongar Road, Great Dunmow, CM6 1EX	B	C3	13	The site is considered suitable and available and development is considered achievable. The site is included for development in the Great Dunmow Neighbourhood Plan.
2015	07GtDun15	GtDUN3	GTDUN15	GTDUN15	120		Great Dunmow	Wood Field, Woodside Way, Great Dunmow, CM6 1WN	B	C3	120	The site is considered suitable and available and development is considered achievable.
2015	08GtDun15	GtDUN2	GTDUN16	GTDUN16	150		Great Dunmow	Helena Romanes School, Parsonage Downs, Great Dunmow, CM6 2AU	B	C3	100	The site is available and development is considered achievable subject to the financing of the new secondary school and sixth form center. Development of the site is considered suitable.
2015	09GtDun15			EMP40			Great Dunmow	Land adjoining Dunmow Park, Great Dunmow, CM6 1XH	E	C3	80	The site is considered available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development
2015	10GtDun15			10GtDun15			Great Dunmow	Land at and adjacent to Green Hollow, Ongar Road, Dunmow, CM6 1EX	E	C3	19	The site is available and development is considered achievable subject to the cost of removal of existing buildings and any remediation works needed for contamination. The site has planning permission for 5 dwellings but the site is considered unsuitable for more intensive development as it would not contribute to sustainable patterns of development.
2015	11GtDun15	GtDUN7	GTDUN1	GTDUN1	22		Great Dunmow	Land adjacent to the approved 22 units custom build scheme, east of St Edmunds Lane, Gt Dunmow, CM6 2AJ	E	C3	35	The site is available and development is achievable. It is considered that the site is unsuitable as it extends development into the countryside contributing to a unsustainable pattern of development
		GtDUN8	GTDUN2	GTDUN2	370	Commitment	Great Dunmow	Land west of Chelmsford Road		C3		
		GtDUN9	GTDUN3	GTDUN3	790	Commitment	Great Dunmow	Land west of Woodside Way		C3		
		GtDUN6	GTDUN4	GTDUN4	12	Commitment	Great Dunmow	14 Stortford Road, Perkins Garage site		C3		

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2015	12GtDun15	GtDUN1	GTDUN18	GTDUN18	400		Great Dunmow	Land west and south west of Great Dunmow, CM6 1SJ	B	C3	400	The site is considered available and suitable and development is considered achievable subject to provision of land to be provided for secondary school.
2015	13GtDun15			13GtDun15			Great Dunmow	Site adjacent to Church End Villas (Site 1), Church End, Great Dunmow, CM6 2AQ	E	C3	53	The site is available and development is considered achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	14GtDun15			14GtDun15			Great Dunmow	Site adjacent to Church End Villas (Site 2), Church End, Great Dunmow, CM6 2AQ	E	C3	28	The site is available and development is considered achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	15GtDun15			15GtDun15			Great Dunmow	Land to the East of B184, Great Dunmow, CM6 2AT	E	C3	750	The site is available and development is considered achievable subject to development avoiding the areas subject to flood risk and the delivery of appropriate education provision for this scale of development. The site is considered unsuitable as development on this site would not contribute to a sustainable pattern of development
2015	16GtDun15			16GtDun15			Great Dunmow	Land at Braintree Road, Great Dunmow (Parcel A), CM6 1HU	E	C3	30	The site is available and development is considered achievable subject to a full flood risk assessment and consideration of mitigation measures. The site is considered unsuitable as development on the site would not contribute to a sustainable pattern of development.
2015	17GtDun15			GTDUN19			Great Dunmow	Land at Braintree Road, Great Dunmow (Parcel B), CM6 1HU	E	C3	40	The site is available. The site is not considered suitable or development achievable because of its location within Flood Zones 2 and 3
2015	18GtDun15			18GtDun15			Great Dunmow	Bardfield House, Church End, Dunmow, CM6 2AH	B	C3	10	The site is considered available and suitable and development is considered achievable.
2016	19GtDun15	GTDUN11	EMP1 or RE1	GTDUN21		Development Opportunity	Great Dunmow	Council Depot, New Street, CM6 1BH	C	development opportunity	9	The site is suitable for town centre uses including residential. This site would be in a prime location for new residential development, being located within the Development Limits of Great Dunmow and is a Brownfield site. The availability of the site is dependant upon the successful relocation of the depot.
		GTDUN11	EMP2 or RE2			Development Opportunity	Great Dunmow	Post Office Yard		development opportunity		
2016	20GtDun16			GTDUN16			Great Dunmow	Land on the North Side of Braintree Road, Great Dunmow, CM6 3AP	E	C3	11	The site is available and development is achievable. The site is considered unsuitable as development of the site would not contribute to sustainable patterns of development
Reg 18	21GtDun17			21GtDun17			Great Dunmow	Land at Tiggers Ongar Road Great	B	C3	5	The site is available and suitable and development is achievable.
2015	01GtEas15			01GtEas15			Great Easton and Tilty	Land to south of Little Cambridge Road, Duton Hill, CM6 3PW	E	C3	8	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable pattern of development.
2015	02GtEas15			GTEAS2			Great Easton and Tilty	Land to east of Snow Hill, Great Easton, CM6 2DS	E	C3	30	The site is available and development is achievable. Development of the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	03GtEas15			03GtEas15			Great Easton and Tilty	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
2015	04GtEas15	GTEAS1	GTEAS1	GTEAS1	20		Great Easton and Tilty	Land off Brocks Mead, Great Easton, CM6 2HR	B	C3	20	The site is available and development is achievable subject to a achieving an access to the site. The northern part of the site is considered suitable for development
2015	01GtHal15			GTHAL2			Great Hallingbury	Paddock to North East of The Hop Poles PH, Bedlars Green Lane, Great Hallingbury CM22 7TP	E	C3	28	The site is available and development is achievable subject to the cost of noise mitigation measures. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02GtHal15			GTHAL3			Great Hallingbury	Land to East of the Old Elm, Start Hill, Tilekiln Green, Great Hallingbury, CM22 7TH	E	C3	35	The site is available and development is achievable subject to the cost of noise mitigation measures. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

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2015	03GtHal15			GTHAL4			Great Hallingbury	Land off Beldams Lane, Bishops Stortford (Gt Hallingbury Parish), CM23 5LA	E	C3	180	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	04GtHal15	safeguarded for employment		EMP19	Emp.		Great Hallingbury	Thremhall Park, Start Hill	A (employment)	B1	1673	The site is available and development is achievable. Development of the site is suitable subject to impact on historic assets and countryside protection zone.
2015	05GtHal15			05GtHal15			Great Hallingbury	Land south of B1256, Opposite Thremhall Priory	E (employment)	Employment	unknown	The site is available and development is considered achievable subject to mitigation against air noise. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2016	06GtHal16			GTHAL1			Great Hallingbury	Land south of Church Road, Bedlar's Green, Bishop's Stortford, CM22 7TS	E	C3	41	The site is available and development is achievable. Site as submitted is considered to be of an unsustainable scale and would have an unacceptable impact on the surrounding landscape
2016	07GtHal16			EMP20	Emp.		Great Hallingbury	Land west of Bedlars Green Road, Tilekiln Green, Great Hallingbury	E (employment)	Employment	1400	The site is available and development is considered achievable subject to mitigation against air noise. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2016	08GtHal16			EMP21	Emp.		Great Hallingbury	Thremhall Park, Start Hill, CM22 7WE	C (employment)	Employment	1890	The site is available and development is achievable. Development of the site is suitable subject to impact on historic assets and countryside protection zone.
2016	09GtHal16			EMP40	Emp.		Great Hallingbury	Thremhall Priory Farm, Dunmow Road, Great Hallingbury, CM22 7DT	E (employment)	B1	unknown	The site is available. The development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	01GtSam15			GTSAM1			Great Sampford	Site east of Sparepenny Lane, Great Sampford, CB10 2RJ	E	C3	5	The site is available. Development of the site is achievable subject to achieving highway access. Previous applications have been refused on the grounds that the development proposal would have a unacceptable impact on the countryside and the new vehicular access to neighbouring dwellings would cause significant disturbance to existing occupiers. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	02GtSam15			GTSAM2			Great Sampford	Land to the south of Sparepenny Lane North Great Sampford, CB10 2RH	E	C3	7	
2015	01Had15			01Had15			Hadstock	Site at Little Walden airfield, Bowers Lane, Hadstock, CB21 4PA	E	C3	35	The site is available and development is achievable subject to the cost of removal of existing buildings and any remediation works needed for contamination. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	01HBO15			HBO6			Hatfield Broad Oak	Land adjacent to Woodland, B183 to Hatfield Broad Oak, CM22 6NP	E	C3	45	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02HBO15			HBO1			Hatfield Broad Oak	Land at Bonningtons Farm Station Road, Takeley, (Hatfield Broad Oak Parish), CM22 6SQ	D	C3	16	The site is available and development is achievable subject to the cost of removal of existing buildings and any remediation works needed for contamination. Development of part of the site is considered suitable and Planning permission has been granted for 2 dwellings. Further intensification of the site is not suitable unless part of a wider development with 03HBO15.
2015	03HBO15			HBO2			Hatfield Broad Oak	Land west of Station road, Land at Bonnington Green, Takeley (Hatfield Broad Oak Parish), CM22 6SQ	C	C3	250	The site is available and development is achievable. The site is considered suitable subject to mitigation of impact on highways and Hatfield Forest.
2015	04HBO15			HBO3			Hatfield Broad Oak	Land west of Station road, Land at Bonnington Green, Takeley (Hatfield Broad Oak Parish), CM22 6SQ	D	C3	153	The site is available and development is achievable. Development of this site is dependant upon site to the east (03HBO15) coming forward in order to access the site. It is therefore unlikely that this site will come forward for development within the plan period.

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2015	05HBO15			HBO4			Hatfield Broad Oak	Great Chalks, High Street, Hatfield Broad Oak, CM22 7HQ	B	C3	8	The site is available and suitable and development is achievable subject to the retention of the protected trees and character of the conservation area being protected and enhanced.
2015	06HBO15			HB05			Hatfield Broad Oak	Land south of Newbury Meadow, off Cage End Road, Hatfield Broad Oak,	E	C3	30	The site is available but is not considered suitable or achievable due to the poor access to the site
2016	07HBO16			07HBO16			Hatfield Broad Oak	Land at New Bury Meadow, Hatfield Broad Oak, Essex, CM22 7LQ	E	C3	6	The site is available. The site is not considered achievable and suitable due to part of the site being within flood zone 2.
Reg 18	08HBO17			HB07			Hatfield Broad Oak	Land north of Hammonds Road Hatfield Broad Oak	E	C3	24	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	01HHea15			01HHea15			Hatfield Heath	Land south of Sawbridgeworth Road, Hatfield Heath CM22 7DX	E	C3	31	The availability and achievability of the site is uncertain because it is not known whether the site owner has the legal right to create a vehicular access across the common land between the site and the road. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	02HHea15			02HHea15			Hatfield Heath	Land East of Friars Lane, Hatfield Heath CM22 7BE	E	C3	7	This site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	03HHea15			03HHea15			Hatfield Heath	Land at Cox Ley, Hatfield Heath, CM22 7ER	E	C3	70	This site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable
2015	04HHea15			04HHea15			Hatfield Heath	Former Prisoner of War camp, Mill Lane, Hatfield Heath, CM22 7ES	E	C3	10	The site is available and development is achievable subject to the cost of clearing the existing buildings. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	05HHea15			05HHea15			Hatfield Heath	Land north of Cox Ley, Hatfield Heath, CM22 7ER	E	C3	75	The site is available and development is considered achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	06HHea15			06HHea15			Hatfield Heath	Matching Road, Hatfield Heath, CM22 7AZ	E	C3	40	The availability and achievability of the site is uncertain because it is not known whether the site owner owns sufficient land to create an access. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable
2015	07HHea15			07HHea15			Hatfield Heath	Land north of Sawbridgeworth Road, west of Chestnut Drive, Hatfield Heath, CM22 7DP	E	C3	35	The site is available and development is considered achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable
Reg 18	08HHea17			08HHea17			Hatfield Heath	High Pastures Stortford Road Hatfield Heath	E	C3	54	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable..
Reg 18	09HHea17			09HHea17			Hatfield Heath	Land east and west of Mill Lane Hatfield Heath	E	C3	39	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	01Hen15			HEN5			Henham	Conifers Old Mead Lane Henham CM22 6JH	E	C3	22	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02Hen15			HEN2			Henham	Land at Henham Glebe - to the south of Hall Close and to the east of the Vicarage, CM22 6AU	E	C3	90	The site is available. There is uncertainty as to whether an access can be achieved. The site is not considered suitable because of its impact on the historic core of the village and therefore would not contribute to a sustainable pattern of development.
2015	03Hen15			03Hen15			Henham	Land adjacent to Grind Hall, Woodend Green, Henham, CM22 6AY	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	04Hen15			HEN3			Henham	Land south of Vernons Close, Henham, CM22 6AE	B	C3	36	The site is available and development is achievable subject to being able to gain access over land owned by Essex County Council. The site is considered a suitable location for development.

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2015	05Hen15			HEN6			Henham	Land south of Vernons Close, Mill Road, Henham, CM22 6AF	E	C3	120	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	06Hen15			06Hen15			Henham	Land adjacent The White House, Pledgdon Green, Henham, CM22 6BL	E	C3	5	The site is available and development is achievable subject to satisfactory noise insulation of the dwellings. The site is considered unsuitable because development of the site would not contribute to sustainable patterns of development
2016	07Hen16			HEN7			Henham	Land north of Chickney Road, CM22 6BE	A	C3	9	The site is available and development is achievable. Part of the site has planning permission and is therefore considered deliverable for 9 dwellings. The remainder of the site is not considered suitable as development of the site would extend development into the countryside to the detriment of the character of the area. The delivery capacity of the site has therefore been amended to 9 dwellings.
Reg 18	08Hen17			HEN8			Henham	Land at Mill Road (cricket field) Henham	E	C3	70	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	01HEas15			01HEas15			High Easter	Land off Main Road, Bishops Green Barnston (High Easter parish), CM6 1NG	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	02HEas15			HEAS1			High Easter	Parsonage Meadows, High Easter, CM1 4QZ	E	C3	10	The site is available and development is achievable. The site is considered unsuitable as development of this site would not contribute to sustainable patterns of development.
2015	01HRod15 (part of site)	HROD1	HROD1	HROD1	40	Commitment	High Roding	Land at Meadow House Nursery			40	
2015	01HRod15			HROD2			High Roding	Land to rear of Meadowlands, The Street, High Roding, CM6 1NP	A	C3	9	The site is deliverable. The site has outline permission for 9 dwellings
2015	02HRod15			HROD4a			High Roding	Roding Hall, High Roding CM6 1NN	E	C3	160	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	03HRod15			HRO04b			High Roding	Roding Hall, High Roding CM6 1NN	E	C3	60	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2016	04HRod16			HROD3			High Roding	Allotment Gardens, Dunmow Road, High Roding, Essex, CM6 1NN	E	C3	8	The site is available and development is achievable but development is not suitable because development of the site would not contribute to sustainable patterns of development.
2015	01Lan15			01Lan15			Langley	The Bull Field, Langley Lower Green, CB11 4SB	E	C3	20	The site is available and development is achievable subject to achieving an access across public land. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02Lan15			02Lan15			Langley	Long Ley, Langley Upper Green, Langely, CB11 4RU	E	C3	10	The site is available and development is achievable subject to achieving an access across public land. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	03Lan15			03Lan15			Langley	Land next to the Kangels, Langley Upper Green, Langley, CB11 4SL	E	C3	30	The site is available and development is achievable subject to achieving an access across public land. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	01LRod15			LROD1			Leaden Roding	Land north of Stortford Road, Leaden Roding, CM6 1RB	E	C3	13	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	02LRod15			LROD2			Leaden Roding	Land fronting the Stortford Road (A1060) (Scheme 1) Leaden Roding, CM6 1QX	E	C3	100	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.

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2015	03LRod15			LROD3			Leaden Roding	Land fronting the Stortford Road (A1060) (Scheme 2) Leaden Roding, CM6 1QX	E	C3	58	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	04LRod15			04LRod15			Leaden Roding	Land fronting the Stortford Road (A1060) (Scheme 3) Leaden Roding, CM6 1QX	E	C3	9	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	05LRod15			05LRod15			Leaden Roding	Land fronting the Stortford Road (A1060) (Scheme 4) Leaden Roding, CM6 1QX	E	C3	9	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	01Lin15			01Lin15			Lindsell	Brick House Farm, Lindsell CM6 3QH	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	02Lin15			02Lin15			Lindsell	Brick House Farm, Lindsell CM6 3QH	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. Site is located outside the development limits of Lindsell and is a Greenfield site. It is therefore unlikely that this site will come forward in the plan period
2015	03Lin15			03Lin15			Lindsell	Brick House Farm, Lindsell CM6 3QJ	E	C3	10	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	04Lin15			04Lin15			Lindsell	Old Orchard, Bowles Farm, Lindsell, CM6 3QN	E	C3	54	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	01Lit15			LIT1			Littlebury	Land to the east of Cambridge Road (B1383), Littlebury, CB11 4TN	E	C3	13	The site is available and development is achievable subject to the cost of removal of existing buildings. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
Reg 18	02Lit17			LIT2			Littlebury	Land between Cambridge Road and Strethall Road	E	C3	30	The site is available and development is achievable but the site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	01LtCan15			LTCAN1			Little Canfield	Land adjacent to Squires Cottage Stortford Road Little Canfield, CM6 1SR	E	C3	10	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	02LtCan15			LTCAN2			Little Canfield	Tree Tops Dunmow Road, Little Canfield CM6 1TA	B	C3	15	The site is available and considered suitable and development is achievable. The deliverable capacity reflects the capacity of the whole site
2015	03LtCan15			LTCAN3			Little Canfield	Huntingfields House, Stortford Road, Little Canfield CM6 1SL	E	C3	60	The site is available and development is achievable subject to mitigation measures to overcome the impact of the A120. The site is considered unsuitable for residential development as development on this site would not contribute to sustainable patterns of development. However, its proximity to the A120 means that the site is considered potentially suitable for employment.
2015	04LtCan15			LTCAN2			Little Canfield	Tree Tops Dunmow Road, Little Canfield CM6 1TA	A	C3	5	The site is deliverable and has planning permission for 5 dwellings
2015	05LtCan15			05LtCan15			Little Canfield	Warren Farm Stortford Road Little Canfield CM6 1SR	E	C3	5	The site is available and development is achievable subject to design and layout not adversely affecting listed building and its setting. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	06LtCan15			06LtCan15			Little Canfield	Warren Farm Stortford Road Little Canfield CM6 1SR	G&T	G&T	6	The site is available and development is achievable subject to design and layout not adversely affecting listed building and its setting. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development

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2015	07LtCan15			07LtCan15			Little Canfield	Warren Farm Stortford Road Little Canfield CM6 1SR	E	C3	5	The site is available and development is achievable subject to design and layout not adversely affecting listed building and its setting. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	08LtCan15			EMP23	Emp.		Little Canfield	Land to the rear of Hales Farm, Little Canfield	C (employment)	B1/B2/B8	unknown	The site is available and notwithstanding the sites location within the countryside, its proximity to the A120 means that the site is considered potentially suitable for employment, and development is considered deliverable
2015	09LtCan15	LtCAN1	EMP24	emp24	Emp.		Little Canfield	Land off B1256, Little Canfield	B (employment)	Employment	unknown	The site is available and notwithstanding the sites location within the countryside, its proximity to the A120 means that the site is considered potentially suitable for employment, and development is considered deliverable
2015	10LtCan15			LTCAN5			Little Canfield	Land off Stortford Road, Little Canfield, CM6 1SR	E	C3	315	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	11LtCan15			LTCAN6			Little Canfield	Land off Stortford Road, Little Canfield, CM6 1SR	E	C3	145	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	01LtChe15	LtCHE1	EMP8	EMP1	Emp.		Little Chesterford	Land at Chesterford Research Park, Little Chesterford CB10 1XL	B (employment)	Employment	38000	The site is available and suitable and development is achievable
2015	02LtChe15			02LtChe15			Little Chesterford	Springwell nursery, Springwell Road, Little Chesterford, CB10 1UE	E	C3	5	The site is available and development is achievable subject to a flood risk assessment. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	03LtChe15			LTCHE1			Little Chesterford	Land to the north east of London Road, Great Chesterford (Little Chesterford Parish), CB10 1QP	E	C3	200	The site is available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	04LtChe15			LTCHE2			Little Chesterford	Land to the south west of London Road (B1383) Great Chesterford, CB10 1QP	E	C3	100	The site is available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	05LtChe15			05LtChe15			Little Chesterford	Land adjacent to Manor Cottages, off High Street, Little Chesterford, CB10 1TY	E	C3	10	The site is available and development is achievable subject to upgrading the access road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2016	06LtChe15			06LtChe15			Little Chesterford	Land at Kings Farm High Street Little Chesterford, CB10 1UD	E	C3	20	Availability of the site due to a restrictive covenant is unknown. Development of the site is achievable. The site is not considered suitable as it would lead to an unsustainable pattern of development
		LtDUN1	LTDUN1	LTDUN1	16	Commitment	Little Dunmow	Dunmow Skips Site, Little Dunmow			6	
2015	01LtDun15			LTDUN4			Little Dunmow	Chelmer Mead, land south-east of Little Dunmow and north of Flitch Green (400 units), CM6 3HN	E	C3	400	The site is available and development is considered achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02LtDun15			LTDUN2			Little Dunmow	Chelmer Mead, land south-east of Little Dunmow and north of Flitch Green (750 units), CM6 3HN	E	C3	750	The site is available and development is considered achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	03LtDun15			LTDUN3			Little Dunmow	Chelmer Mead, land south-east of Little Dunmow and north of Flitch Green (1700 units), CM6 3HN	E	C3	1700	The site is available and development is considered achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	01LtEas15			01LtEas15			Little Easton	Rear of Flambarbs, Southview and Manor View, Manor Road, Little Easton CM6 2JR	E	C3	6	The site is available and development is considered achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02LtEas15			02LtEas15			Little Easton	Mawbyns Mill End Little Easton CM6 1JB	E	C3	5	The site is available. The site is not considered achievable because of the sites location within zones 2 and 3 of the flood plain. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development

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2015	03LtEas15			03LtEas15			Little Easton	Land Rear of Stag Public House, Duck Street, Little Easton, CM6 2JE	E	C3	65	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	04LtEas15			LTEAS1			Little Easton	Hogland Cottage, Park Road, Little Easton CM6 2JL	E	C3	80	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development
2015	05LtEas15			LTEAS2			Little Easton	Land west of Great Dunmow, Park Road, Little Easton, CM6 2JN	E	C3	1000	The site is available and development is achievable subject to assessment of the technical evidence. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	06LtEas15			Option 1			Little Easton	Easton Park Estate, Great Dunmow (parishes of Little Easton, Little Canfield and Boxted), CM6 2JN	new settlement	C3	9150	This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.
2015		LtHAL1	LH1	LH1	16	Commitment	Little Hallingbury	Land at Dell Lane, Little Hallingbury			16	
2015	01LtHal15			01LtHal15			Little Hallingbury	Land north of Wallbury, off Port Lane, Little Hallingbury, CM22 7PQ	E	C3	20	The site is available and development is achievable subject to highway improvements. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	02LtHal15			LTWAL1			Little Hallingbury	Land to the east of Lower Road and south west of Wrights green, Little Hallingbury, CM22 7QZ	E	C3	50	The site is available and development is achievable subject to satisfactory flood mitigation measures for the access way. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	03LtHal15			LTWAL1			Little Hallingbury	Land to the south of Goose Lane, Little Hallingbury, CM22 7UX	E	C3	60	The site is available and development is achievable subject to appropriate mitigation measures and design solutions to reduce the impact of the M11. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	04LtHal15			04LtHal15			Little Hallingbury	Land west of Latchmore Bank, Little Hallingbury, CM22 7PQ	E	C3	50	The site is available and development is achievable subject to highway improvements to the access. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	01Man15			01Man15			Manuden	Land to the East of Carter Hill, south of Cock Farm, Manuden, CM23 1DB	E	C3	12	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2016	02Man16			MAN1			Manuden	Land north of Stewart's Way and West of The Street, CM23 1DU	E	C3	30	The site is available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2016	03Man16			03Man16			Manuden	Land south of 24-26 Carters Hill and opposite nos 29-41 Carters Hill, CM23 1DA	E	C3	20	The site is available and development is achievable. The site is not suitable as it would not lead to a sustainable pattern of development.
2015		Policy 1	NEW2	NEW2	84	Commitment	Newport	Bury Water Lane / Whiteditch Lane			84	
2015		Policy 1	NEW4	NEW4	15	Commitment	Newport	Land south of Wyndhams Croft, Whiteditch Lane			15	
2015		Policy 1	NEW5	NEW5	34	Commitment	Newport	Land west of Cambridge Road, Newport			34	
2015		Policy 1	NEW6	NEW6	7	Commitment	Newport	Reynolds Court, Gaces Acre, Newport			7	
		NEWP6				Safeguarded	Newport	Land adjacent Newport Primary School				
2015	01New15			01New15			Newport	The Piggeries, Debden Road, Newport, CB11 3PE	E	C3	5	The site is available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

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2015	02New15	NEWP2	NEW1	NEW2	11		Newport	Bricketts, London Road, Newport, CB11 3SY	A	C3	11	The site is considered deliverable. Planning permission has been granted for part of the site for 11 dwellings.
2015	03New15			NEWP2			Newport	Land south of Bricketts, London road, Newport, CB11 3SY	B	C3	24	The site is available and considered suitable and development is achievable subject to suitable mitigation of any ground contamination.
2015	04New15			NEW11			Newport	Land south of Wicken Road, Newport, CB11 3QH	C	C3	200	The site is available and development is achievable. The suitability of the site depends on the council's assessment of the impact of development on the landscape and highways
2015	05New15			NEW12			Newport	Land west of School Lane Newport, CB11 3QF	E	C3	90	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	06New15	NEWP1	NEW13	NEW13	94		Newport	Land at London Road, Newport, CB11	A	C3	94	The site is deliverable and has planning permission for 94 dwellings.
		NEWP3	NEW7	NEWP3	12	Commitment	Newport	Land at Holmewood, Whiteditch Lane				
2015	07New15	NEWP4	NEW8	NEW19	81 EC		Newport	Land at Bury Water Lane, Newport, CB11 3UB	E	C3	10	The site is available. The achievability of the site is uncertain because parts of the site are located within flood zones 2 and 3. The site is considered unsuitable as development on this site would not contribute sustainable patterns of development through the loss of important wildlife habitats.
2015	08New15			NEW19			Newport	Bury Water Nursery, Bury Water Lane, Newport, CB11 3UB	A	C3	90	The site is deliverable and has planning permission for a residential care home facility of which the 90 apartments and cottages will contribute towards housing supply. The deliverable capacity has been amended to 90.
2015	09New15			09New15			Newport	Land to the rear of Branksome, Bury Water Lane, Newport, CB11 3UD	A	C3	4	The site is deliverable for 2 dwellings and planning permission has been given on site for 2no units. The deliverable capacity has been amended to 2 units
2015	10New15	Policy 1	NEW3	NEW3	20	Commitment	Newport	Land opposite Branksome, Bury Water Lane, Newport, CB11 3UD	A	C3	20	The site is deliverable and has planning permission for 20 dwellings. The deliverable capacity has been amended to 20 dwellings
2015	11New15			11New15			Newport	Northern playing field, Joyce Frankland Academy, Bury Water Lane, Newport, CB11 3UD	E	C3	15	The site is available and development is achievable subject to the cost of achieving an acceptable access. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	12New15			NEW16			Newport	Land to the north of Bury Water Lane, Joyce Frankland Academy, Bury Water Lane, Newport, CB11 3TR	E	C3	15	The site is available and development is achievable subject to acceptable replacement of the car park and design solutions to reduce the impact of the railway line. The site is not considered suitable due to loss of school land especially playing fields and car parking, and impact of noise from the railway.
2015	13New15			13New15			Newport	Old Chark Farm, Chalk Farm Lane, Newport, CB11 3RN	E	C3	46	The site is available and development is achievable subject to achieving a suitable access road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	01Que15			01Que15			Quendon and Rickling	Land rear of White House, Cambridge Road, Quendon, CB11 3XJ	E	C3	9	This site is available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02Que15	QUE1	QUE2	QUE2	19		Quendon and Rickling	Foxley House, Rickling Green, Essex, CB11 3XJ	B	C3	19	The site is available and considered suitable and development is achievable.
2015	03Que15	QUE2	QUE1	QUE1	12		Quendon and Rickling	Ventnor Lodge, Cambridge Road, Quendon, CB11 3XJ	A	C3	12	The site is deliverable and has planning permission for 12 dwellings
2015	04Que15			04Que15			Quendon and Rickling	Land at Quendon Glebe (south) London Road Quendon, CB11 3XJ	E	C3	20	The site is available and development is achievable subject to the status of the burial ground. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	05Que15			05Que15			Quendon and Rickling	Land at Quendon Glebe (north) London Road Quendon, CB11 3XL	E	C3	10	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

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2015	06Que15			06Que15			Quendon and Rickling	Paddock to the west of Norbury and The Nordon, CB11 3XJ	E	C3	26	The available of the land to access the site is not known. Development of the site is achievable subject to the provision of an access. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
reg 18	07Que17			QUE3			Quendon and Rickling	land to the south-west of Brick Kiln Lane Coney Acre Rickling Green	E	C3	40	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
reg 18	08Que17			QUE4			Quendon and Rickling	Land north east of Belchamp's Lane Rickling Green	E	C3	143	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
		RAD1	RAD1	RAD1	22	Commitment	Radwinter	Land north of Walden Road			22	
2015	01Rad15			01Rad15			Radwinter	Land at Plough Hill, Radwinter, CB10 2TG	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02Rad15			02Rad15			Radwinter	Land south of B1054, Radwinter, CB10 2TG	E	C3	20	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
		SAF10	SAF3	SAF3	73	Commitment	Saffron Walden	Former Willis and Gambier Site, 119 Radwinter Road			73	
		SAF10	SAF5	SAF10	11	Commitment	Saffron Walden	Former Willis and Gambier Site, 121 Radwinter Road			11	
		SAF10	SAF4	SAF4	167	Commitment	Saffron Walden	Land at Ashdon Road Commercial Centre			167	
		SAF10	SAF6	SAF6	10	Commitment	Saffron Walden	Moore's Garage, Thaxted Road			10	
2015	01LtWal15			01LtWal15			Saffron Walden	Rowley Hill Farm Little Walden CB10 1UZ	E	C3	10	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02LtWal15			02LtWal15			Saffron Walden	Hall Farm Little Walden, CB10 1XA	E	C3	10	The site is available and development is achievable subject to development being located beyond flood zones 2 and 3. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	03LtWal15			03LtWal15			Saffron Walden	Hall Farm Little Walden, CB10 1XA	E	C3	10	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	01Saf15			01Saf15			Saffron Walden	2 Ashdon Road, Saffron Walden, CB10 2AA	A	C3	1	The site is available and development is achievable and suitable. Permission has been granted for one dwelling which is below the threshold to be included in the assessment. There is little potential for further development on the site.
2015	02Saf15			02Saf15			Saffron Walden	Goddards Yard, Thaxted Road, Saffron Walden, CB11 3AA	A	C3	5	The site is deliverable and has planning permission for 5 dwellings
2015	03Saf15	SAF5	SAF7	SAF7	14		Saffron Walden	Land at De Vigier Avenue, Saffron Walden, CB10 2BN	B	C3	14	The site is available and development is achievable subject in both cases to being able to access the site from the redevelopment site to the east. The site is considered suitable for development.
2015	04Saf15	SAF6	SAF8	SAF8	13		Saffron Walden	Land at Thaxted Road, Saffron Walden, CB10 2UQ	B	C3	13	The site is available and considered suitable and development is achievable. The deliverable capacity has been amended to 13
2015	05Saf15	SAF14	EMP5 or RE5	SAF9		Development Opportunity	Saffron Walden	56 High Street, Saffron Walden, CB10 1QY	B	C3	10	The site is available and considered suitable and development is achievable
2015	06Saf15			06Saf15			Saffron Walden	Land at Harvey Way / Ashdon Road, Saffron Walden, CB10 2AP	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	07Saf15	SAF1	SAF10	SAF10	150		Saffron Walden	Land north and south of Thaxted Road, Saffron Walden, CB11 3EG	B	C3	150	The site is available and development is achievable and suitable subject to satisfactory highway mitigation measures. The deliverable capacity has been amended to reflect a lower capacity as determined by the highways evidence

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2015	08Saf15			08Saf15			Saffron Walden	Land to the south of Thaxted Road, and to the east of Ozler Court, Saffron Walden, CB11 3EG	D	C3	165	The site is available and development is achievable subject to a viable access road linking the site to the highway network and appropriate highway mitigation measures. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. However the site may be considered suitable, as part of a larger, comprehensive development of recreational space, and residential development and a road linking Thaxted Road and Debden Road. Such development is not deliverable within the plan period but could be subject to the outcome of the wider evidence base supporting the next local plan preparation.
2015	09Saf15			09Saf15			Saffron Walden	Land to the north of Newport Road, Saffron Walden, CB11 4BT	E	C3	50	The site is available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	10Saf15	SAF2	SAF12	SAF12	85		Saffron Walden	Land east of Little Walden Road, Saffron Walden, CB10 2DW	A	C3	85	The site is deliverable and has planning permission for 85 dwellings
2015	11Saf15	SAF8	SAF1	SAF8	200		Saffron Walden	Land east of Shire Hill and south of Radwinter Road, CB10 2JP	C	C3	450	The site is available and development is achievable subject to satisfactory highway mitigation measures. The site is considered suitable subject to being able to demonstrate that that there would be no adverse effect on the efficient operation of the local highway network.
2015	12Saf15	SAF7	SAF14	SAF14	31		Saffron Walden	Land west of Lime Avenue, Little Walden Road, Saffron Walden, CB10 2DS	A	C3	31	The site is deliverable and has planning permission for 31 dwellings. The deliverable capacity has been amended to 31.
2015	13Saf15	SAF3	SAF15	SAF15	10		Saffron Walden	Land at Viceroy Coaches, to rear of 10-12 Bridge Street, Saffron Walden, CB10 1BU	B	C3	10	The site is available and development is considered suitable and achievable.
		SAF9	SAF21	SAF9	35	Commitment	Saffron Walden	Land rear of The Kilns, Thaxted Road				
2015	14Saf15			14Saf15			Saffron Walden	Land at Freshwell Gardens, Saffron Walden, CB10 1BZ	E	C3	8	The site is available. It is considered that the site is not suitable and that development is not achievable as the site lies within flood zones 2 and 3
2015	15Saf15			15Saf15			Saffron Walden	Land at Bridge End Farm, Windmill Hill, Saffron Walden, CB10 2DU	E	C3	400	The site is available. Development of the site is achievable subject to appropriate highway mitigation measures. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2016	16Saf16	SAF4	SAF21	SAF21	12		Saffron Walden	Jossaumes, Thaxted Rad, CB10 1EX	B	C3	12	The site is suitable. Development is achievable subject to protection of listed buildings and cost of contamination remediation works. The availability of the site is not known and therefore its deliverability is shown towards the end of the plan period.
2016	17Saf16	SAF13	EMP25	EMP25	Emp.		Saffron Walden	Land rear of Aldi, Thaxted Road, Saffron Walden, CB10 2UQ	B (employment)	Employment	4000	The site is suitable and available for employment development and development is achievable subject to contamination and highway mitigation measures
2016	18Saf16	SAF14	RMP4 or RE4	SAF14 or SAF18		Development Opportunity	Saffron Walden	Emson close/ Rose and Crown Walk and car parks to rear of Boots and Saffron Building Society, CB10 1JH	C	C3	15	The site is suitable for town centre uses including residential. The achievability of development and availability of the site is not known. Emerging Council policy supports the regeneration of this site. However the timing and scale of any residential development is unknown and therefore it is not relied upon in meeting the Council's housing need.
2016	19Saf16	SAF14	EMP3 or RE3	SAF14 or SAF19		Development Opportunity	Saffron Walden	The Fire Station / Saffron Walden Laundry, CB10 1JZ	C	C3	6	The site is suitable for town centre uses including residential. The achievability of development and availability of the site is not known. Emerging Council policy supports the regeneration of this site. However the timing and scale of any residential development is unknown and therefore it is not relied upon in meeting the Council's housing need

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reg 18	20Saf17			SAF24	54		Saffron Walden	Former Pulse Factory Radwinter Road Saffron Walden	C	C3 or Employment	54 dwellings or 8,000sqm of employment	The site is available and development is achievable. The site is considered suitable as development on the site would contribute to sustainable patterns of development, however it is dependant upon minimising impact on highways and air quality
		SAF11		SAF11		commitment	Saffron Walden	Land north of Ashdon Road				
		SAF1		SAF12		Commitment	Saffron Walden	Land south of Ashdon Road				
		SAF15				Safeguarded	Saffron Walden	Saffron Walden Community Hospital				
2015	01Sew15			SEW3			Sewards End	Cole End Lane, Sewards End, Saffron Walden CB10 2LQ	E	C3	669	The site is available and development is achievable subject to appropriate highway mitigation measures. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02Sew15			SEW1			Sewards End	Land at 6 Walden Road, Sewards End, CB10 2LF	E	C3	50	The site is available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	03Sew15			03Sew15			Sewards End	Land east of Sewards End, CB10 2LR	E	C3	96	The site is not considered available as no evidence has been provided on all the owners and the availability of the whole site. Development of the site is considered achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	04Sew15			04Sew15			Sewards End	Gwyvers, 2 Walden Road, Sewards End, Saffron Walden, CB10 2LE	A	C3	3	The site is available and development is achievable. The site is considered suitable for low density development. The deliverable capacity has been amended to 3 dwellings.
2015	05Sew15			05Sew15			Sewards End	Site adj Village Hall, Radwinter Road, Sewards End, CB10 2LG	E	C3	36	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	06Sew15			06Sew15			Sewards End	The Vineyard, Cole End Lane, Sewards End, CB10 2LQ	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	07Sew15			SEW4			Sewards End	Crossways, Redgates Lane, Sewards End, CB10 2LG	E	C3	92	The site is available and development is achievable subject to highway access and mitigation measures. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015		STA3	STA2	STA2	147	Commitment	Stansted Mountfitchet	Land at Walpole Farm			147	
2015		STA3	STA4	STA4	53	Commitment	Stansted Mountfitchet	Land at Elms Farm			53	
2015	01Sta15			01Sta15			Stansted Mountfitchet	Burton Bower, Burton End CM24 8UE	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02Sta15			02Sta15			Stansted Mountfitchet	Land at Pines Hill, Stansted Mountfitchet, CM24 8ND	E	C3	68	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable
2015	03Sta15			EMP41	Emp.		Stansted Mountfitchet	Land adjacent to M11 Business Link, Parsonage Lane, Stansted CM24 8GF	E (employment)	Employment	7000-16000	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	04Sta15			EMP42	Emp.		Stansted Mountfitchet	Land adjacent to M11 Business Link, Parsonage Lane, Stansted CM24 8GF	E (employment)	Employment	15000-32000	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable
2015	05Sta15			EMP43	Emp.		Stansted Mountfitchet	Land adjacent to M11 Business Link, Parsonage Lane, Stansted CM24 8GF	E (employment)	Employment	13000-27000	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	06Sta15			06Sta15			Stansted Mountfitchet	Land at Snakes Lane, Stansted, CM24 8SX	E	C3	5	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	07Sta15			STA7			Stansted Mountfitchet	Land at Bentfield Green, Stansted Mountfitchet, CM24 8JD	C	C3	70	The site is available. Development is achievable and the site is suitable subject to the capacity of the highway network and any necessary highway mitigation measures.

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2015	08Sta15			08Sta15			Stansted Mountfitchet	Nos 1 and 2 Pines Hill Stansted, CM24 8ND	E	C3	5	The site is available and development is achievable. The site does contribute to the functions of the Green Belt is therefore development is considered unsuitable.
2015	09Sta15	STA1	STA6	STA6	40		Stansted Mountfitchet	Land east of Cambridge Road (B1383) and west of High Lane, Stansted Mountfitchet, CM24 8TA	B	C3	30	The site is available and considered suitable and development is achievable. The Deliverable capacity has been amended to reflect the allocation in the Regulation 18 Local Plan.
2015	10Sta15			10Sta15			Stansted Mountfitchet	Land at Stansted Road Elsenham (Stansted parish), CM22 6LJ	E	C3	10	The site is available. Development of the site is not considered achievable due to the sites location within the poor air quality zone. The site is considered unsuitable and development on this site would not contribute to sustainable patterns of development
2015	11Sta15			STA11			Stansted Mountfitchet	Marlensdale, Burton Ed, Stansted, CM24 8QE	E	C3	10	The site is available and development is achievable subject to the cost of removing the existing buildings. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	12Sta15			STA12			Stansted Mountfitchet	Land east of High Lane, Stansted Mountfitchet, CM24 8TA	E	C3	300	The site is available and development is achievable subject to development avoiding land within flood zones 2 and 3. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	13Sta15			13Sta15			Stansted Mountfitchet	Land to the west of Stansted Mountfitchet, CM24 8HG	E	C3	800	The site is available and development is achievable subject to the provision of the necessary infrastructure to support the scale of development. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	14Sta15			STA13			Stansted Mountfitchet	Land east of Stansted Mountfitchet, north of the B1051, Gorsefield Rural Studies Centre, Grove Hill, Stansted Mountfitchet, CM24 8SS	E	C3	200	The site is available and development is achievable subject to highway improvements. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	15Sta15			15Sta15			Stansted Mountfitchet	Land at Walpole Farm, Cambridge Road, Stansted Mountfitchet, CM24 8TA	E	C3	300	The site is available and development is achievable subject to educational infrastructure and development avoiding land with the flood zone 2 and 3. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	16Sta15	SA1	EMP6	EMP44	Emp.		Stansted Mountfitchet	North Side, First Avenue, Bury Lodge Lane, Stansted Airport	B (employment)	Employment	unknown	The site is available and considered suitable. Development of the site is achievable subject to highway capacity, cost of removal of existing buildings and workforce population density requirements around fuel farm.
2015	17Sta15			STA14			Stansted Mountfitchet	Land east of High Lane and north of The croft Stansted Mountfitchet, CM24 8LQ	E	C3	50	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	18Sta15			STA15			Stansted Mountfitchet	Land to the north of Pennington Lane, Stansted, CM22 6HS	E	C3	338	The site is available and development is achievable subject to highway improvements to access the site. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	19Sta15			STA16			Stansted Mountfitchet	Croft House, High Lane, Stansted, CM24 8LQ	E	C3	15	The site is available and development is achievable. The southern part of the site has permission for 3no dwellings which were approved as by reason of siting, design and appearance with no significant harm being caused to the rural amenities of the area. It is considered that the development of the whole site would harm the wider countryside and not contribute to a sustainable pattern of development
2015	20Sta15			20Sta15			Stansted Mountfitchet	Stoney Common Road, Stansted, CM24 8ND	E	C3	30	The site is available and development is achievable subject to development avoiding the areas at risk from flooding. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.

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2015	21Sta15	STA4	EMP26	EMP26	Emp.		Stansted Mountfitchet	Land at Alsa Lodge, Sworders Auction Rooms, Cambridge Road, Stansted	B (employment)	Employment	1040	The site is available and suitable and development is achievable.
2015	22Sta15			STA17			Stansted Mountfitchet	B1051 Stansted, CM24 8ST	E	C3	105	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	23Sta15			23Sta15			Stansted Mountfitchet	Land to the West of Cambridge road, Stansted, CM22 6HT	E	C3	68	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2016	24Sta16			STA9			Stansted Mountfitchet	Land west of Pennington Lane (Site A), Bentfield Green, Stansted, CM24 8JD	D	C3	70	The site is available. Development is achievable and the site is suitable subject to the delivery of the site to the south (07Sta15), capacity of the highway network and any necessary highway mitigation measures. Due to the need for another to be delivered prior to this site becoming available and to highway constraints it is not considered that this site could be delivered within the plan period
2016	25Sta16			STA18			Stansted Mountfitchet	Land to the west of Pennington Lane (site B) Bentfield Green, Stansted, CM24 8EA	E	C3	900	The site is available and development is achievable subject to achieving access to the highway network. However the site is not considered suitable as development on this site would not contribute to sustainable patterns of development.
2016	26Sta16	STA5	STA10	STA10		Development Opportunity	Stansted Mountfitchet	East of Cambridge Road / Crafton Green Stansted, CM24 8AQ	A	c3	27	The site is deliverable for town centre uses including residential and has planning permission for 10 dwellings on part of the site. The achievability of development and availability of the remainder of the site is not known. Emerging Council policy supports the regeneration of this site. However the timing and scale of any residential development is unknown and therefore it is not relied upon in meeting the Council's housing need.
reg 18	27Sta17			STA19			Stansted Mountfitchet	Land at Manor Farm Church Road Stansted Mountfitchet	E	C3	130	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
Reg 18	28Sta17			STA20			Stansted Mountfitchet	Land at The Stables May Walk Elsenham Road Stansted CM24 8SS	E	C3	50	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
		STA2	STA5	STA2 or STA5	12	Commitment	Stansted Mountfitchet	Land west of 8 Water Lane				
		STA3	STA2	STA2	147	Commitment	Stansted Mountfitchet	Land at Walpole Farm				
		STA6	EMP7	ECS1	53	Safeguarded	Stansted Mountfitchet	Land adjacent to Forest Hall School				
2015	01Ste15			STE6			Stebbing	Meadowbrook, Mill Lane Stebbing, CM6 3SN	E	C3	10	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02Ste15			02Ste15			Stebbing	Land at Brick Kiln Lane, Stebbing, Dunmow, CM6 3RP	E	C3	9	The site is available and development is achievable. The site is considered unsuitable as development of the site would not contribute to sustainable patterns of development
2015	03Ste15			03Ste15			Stebbing	Hornsea Lodge, Bran End, Stebbing, CM6 3RU	B	C3	6	The site is available and considered suitable and development is achievable.
2015	04Ste15			04Ste15			Stebbing	Land to the north of Watch House Road, Stebbing, CM6 3SW	E	C3	6	The site is available and development is achievable. The site is considered unsuitable as development of the site would not contribute to sustainable patterns of development.
2015	05Ste15		SP8	SP8			Stebbing	Land centred on Saling Airfield between Stebbing and Rayne, CM7 5DX	new settlement	C3	7500	This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.

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2015	06Ste15		SP8	SP8			Stebbing	Boxted Wood, Stebbing, CM6 3TD	new settlement	C3	4500	This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.
2016	07Ste16			STE3			Stebbing	Land at Stebbing (Plot A), West of High Street / South of Downs Villas, CM6 3RA	E	C3	17	The site is available and development is achievable but the site is considered unsuitable as development of the site would not contribute to sustainable patterns of development.
2016	08Ste16			STE4			Stebbing	Land adjacent to Stebbing (Plot B), (west of High Street, south of Falcons), CM6 3SH	E	C3	50	The site is available and development is achievable but the site is considered unsuitable as development of the site would not contribute to sustainable patterns of development
2016	09Ste16			STE5			Stebbing	Land north of Brick Kiln Lane, Stebbing, CM6 3TU	E	C3	50	The site is available. Access to the site represents a major constraint to development of this site. The development of this site will also have an unacceptable impact on the landscape impact. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development
2016	10Ste16			STE7			Stebbing	Land east of Warehouse Villas, Newpastures Lane/ Portes Hall Lane, Stebbing, CM6 3SU	E	C3	20	The site is available and development is achievable but the site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2016	11Ste16			11Ste16			Stebbing	Land East of Tile House Farm, Stebbing Green, CM6 3TE	E	C3	20	The site is available but development is not considered suitable or achievable due to the site being located within Flood Zones 2 and 3
		STE1	STE1	18Tak16	30	Commitment	Stebbing	Land east of Parkside and rear of Garden Fields				
2015		TAK2	TAK1	19Tak16	12	Commitment	Takeley	Land at Dunmow Road, Little Canfield,			12	
2015	01Tak15	TAK1	TAK5	20Tak16	20		Takeley	Land between 1 Coppice Close and Hillcroft, south of B1256, Takeley Street, Takeley, CM22 6QS	B	C3	20	The site is available and development is achievable and suitable. The deliverable capacity of the site reflects the allocation in the Regulation 18 Local Plan to prevent overdevelopment.
2015	02Tak15			21Tak16			Takeley	Opposite Taylors Farm, The Street, Takeley, CM22 6QR	E	C3	11	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	03Tak15			TAK17			Takeley	Site 1 Land adjoining Millers, Takeley, CM22 6QL	E	C3	11	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	04Tak15			TAK18			Takeley	Site 2 Land adjoining Millers Takeley, CM22 6QD	E	C3	48	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	05Tak15			05Tak15			Takeley	Land to west of the White House, Dunmow Road, Takeley, CM22 6NR	E	C3	6	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	06Tak15			TAK7			Takeley	Land south of Dunmow Road, Takeley Street, Takeley, CM22 6QN	E	C3	17	The site is available. The site is not considered suitable nor is development considered achievable due to the site's location within flood zones 2 and 3
2015	07Tak15			TAK8			Takeley	United House, The Street, Takeley, CM22 6QR	E	C3	7	The site is available. Development is achievable subject to mitigating impact on listed buildings and cost of clearing the site. The site as a whole as submitted through the SHLAA is not considered suitable for development as it would lead to development in the Countryside Protection Zone and lead to development in a non sustainable location. Partial development of the site within development limits may be considered suitable. This falls below the criteria of the SHLAA and should be pursued through pre application advice and a planning application.

Year submitted to the SLAA	SLAA reference number	Allocation reference	SA Reference Reg 18	SA Reference Reg 19	Allocated number of dwellings	Status	Settlement	Address	Suitability in SLAA	Submitted proposed use in SLAA	Conclusion of yield in SLAA	Conclusion
2015	08Tak15			TAK9			Takeley	Land south and west of Priors Wood, Takeley. Priors Green West Development (200 units), CM22 6QD	E	c3	200	The site is available and development is considered achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	09Tak15			TAK10			Takeley	Land north of Priors Green, Takeley. Development Opportunity Area 2 (750 units), CM6 1FD	E	C3	750	The site is available and achievable subject to provision of necessary infrastructure. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	10Tak15			TAK11			Takeley	Land north of Priors Green, Takeley. Development Opportunity Area 3 (1500 units), CM6 1FD	E	C3	1500	The site is available and achievable subject to provision of necessary infrastructure. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	11Tak15			TAK12			Takeley	Land north of Priors Green and South/West of Priors Wood. (1700 units), CM6 1FD	E	C3	1700	The site is available and achievable subject to provision of necessary infrastructure. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development
2015	12Tak15			TAK13			Takeley	Land to the West of Takeley, CM22 6RJ	E	C3	320	The site is available and development is achievable. The site contributes to the function of the Countryside protection Zone and therefore development is considered unsuitable.
2015	13Tak15			TAK14			Takeley	Land north of Taylors Farm, Takeley Street, Takeley, CM22 7TF	E	C3	750	Part of the site is currently available with the availability of the remainder of the site still to be confirmed. The site is considered unsuitable because it will involve significant development within the Countryside Protection Zone and would not contribute to sustainable patterns of development.
2015	14Tak15			EMP28			Takeley	Land east of Stansted Airport (Takeley Parish and small area in Broxton Parish), CM22 6PF	E (employment)	C3	unknown	The land is available. Development of the site is achievable subject to providing access to strategic road network and mitigating impact of flood zones, and on heritage and natural assets. Development of the sites are not considered suitable because it would lead to coalescence between settlements and the airport contrary to the functions of the Countryside Protection Zone.
2015	15Tak15			TAK19			Takeley	Land adjacent to Pincey Broom, Dunmow road, Takeley, CM22 6QN	E	C3	50	The site is available and development is achievable subject to development and the access road avoiding land within flood zones 2 and 3. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	16Tak15			16Tak15			Takeley	Rear of Street Farm, Takeley Street, Takeley, CM22 6QT	E	C3	300	The site is available. Development is not achievable because the site, on its own, does not have access to the highway. The site is considered unsuitable because it will involve significant development within the Countryside Protection Zone and would not contribute to sustainable patterns of development
2015	17Tak15			TAK20			Takeley	Rear of the Old Bakery, Takeley Street, Takeley, CM22 6QR	E	C3	128	The site is available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2016	18Tak16			18Tak16			Takeley	Phase A, Stansted Courtyard, Parsonage road, Takeley, CM22 6PU	E (employment)	B1	10800	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2016	19Tak16			19Tak16			Takeley	Phase B, Stansted Courtyard, Parsonage road, Takeley, CM22 6PU	E (employment)	B1	unknown	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2016	20Tak16			20Tak16			Takeley	Land north of Stansted Courtyard, Parsonage Road, Takeley	E (employment)	Employment	unknown	The site is available and development is achievable. The site lies within the Countryside Protection Zone and would lead to coalescence with the airport and is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.

Year submitted to the SLAA	SLAA reference number	Allocation reference	SA Reference Reg 18	SA Reference Reg 19	Allocated number of dwellings	Status	Settlement	Address	Suitability in SLAA	Submitted proposed use in SLAA	Conclusion of yield in SLAA	Conclusion
2016	21Tak16			21Tak16			Takeley	Land east of Parsonage Road, Takeley	E (employment)	Employment	6000	The site is available and development is achievable. The site lies within the Countryside Protection Zone and would lead to coalescence with the airport and is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2017	22Tak17			22Tak17			Takeley	Land on east side of Grassmere The Street Takeley	E		8	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
Reg 18	23Tak17			TAK21			Takeley	Land opposite Smith's Green Takeley	E		40	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
		TAK3				Refurbishment	Takeley	Takeley Mobile Home Park				
2015		THA2	THA1	THA1	40	Commitment	Thaxted	Land off Wedow Road			40	
2015	01Tha15			01Tha15			Thaxted	Pathwoods Bardfield End Green Thaxted CM6 3PZ	E		6	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02Tha15			02Tha15			Thaxted	Keston, Monk Street, Thaxted, CM6 2NR	E		8	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	03Tha15			03Tha15			Thaxted	Chelmer House, The Drive, Watling Lane, Thaxted, CM6 2UY	E		6	The site is available and small scale development is achievable, however, this would be below the threshold of the SLAA. The site is considered unsuitable for larger scale development as it would not contribute to a sustainable pattern of development
2015	04Tha15			THA11			Thaxted	Land south of Sampford Road, Thaxted, CM6 2FE	E		369	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	05Tha15			THA3			Thaxted	Land south of Bardfield Road, east of 20 Claypits Villas, opposite Levetts Farm, CM6 2LR	E		16	The site is available and development is achievable. The site is os not considered suitable because it would lead to ribbon development extending into the open countryside.
2015	06Tha15			THA12			Thaxted	Enclosed pasture land, east of Dunmow Road, opposite Totmans Farm, Thaxted, CM6 2LU	E		22	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	07Tha15			THA13			Thaxted	Land south of Townfield, Bardfield Road with access from both Dunmow Road and / or Bardfield Road, CM6 2LP	E		12	The site is available and development is achievable subject to the provision of a satisfactory access road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	08Tha15			THA14			Thaxted	Land east of Dunmow Road, to the north of Priors Hall, Thaxted, CM6 2LU	E		72	The site is available and development is achievable. The site is considered unsuitable as development of the site would not contribute to sustainable patterns of development.
2015	09Tha15			THA4			Thaxted	Land east of Wedow Road, (land off Cophall Lane), CM6 2LX	E		23	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	10Tha15	THA2	THA2	THA2	29		Thaxted	Former Molecular Products Sites, Mill End Thaxted, CM6 2LU	A	C3	29	The site is deliverable and has planning permission for 29 dwellings
2015	11Tha15			THA5			Thaxted	Warners Field Depot, Bardfield Road, Thaxted, CM6 2LG	E		10	The site is available and development is achievable subject to to remediation of any contamination and providing suitable access road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	12Tha15			12Tha15			Thaxted	Levetts Farm, Bardfield Road, Thaxted, CM6 3PU	E		5	The site is available and considered suitable. The development of the site is achievable subject to the cost of clearing and removing the existing buildings. The site is too small to be allocated for development within the Local Plan but it can be included within development limits.

Year submitted to the SLAA	SLAA reference number	Allocation reference	SA Reference Reg 18	SA Reference Reg 19	Allocated number of dwellings	Status	Settlement	Address	Suitability in SLAA	Submitted proposed use in SLAA	Conclusion of yield in SLAA	Conclusion
2015	13Tha15			THA15			Thaxted	Land at Barnards Field, Thaxted, CM6 2LY	E		75	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	14Tha15	THA1	THA7	THA10	20		Thaxted	Claypitts Farm, Bardfield Road, Thaxted, CM6 2LP	B	c3	20	The site is available and considered suitable. Development of the site is achievable subject to the cost of clearance and removal of existing buildings and mitigating the impact on listed buildings and the conservation area. The deliverable capacity has been reduced to reflect these constraints.
2015	15Tha15			THA8			Thaxted	Land east of Park Lane, Thaxted, CM6 2NE	E		25	The site is available and considered to be achievable subject to flood mitigation measures. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	16Tha15			16Tha15			Thaxted	Land at Walden Road, Thaxted, CM6 2RA	E		120	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	17Tha15	THA3	THA9	THA9	Education	Safeguarded	Thaxted	Land east of The Mead, Thaxted, CM6 2PU	E		25	The deliverability of this site is uncertain in respect of the Essex County Council's future plans for the site, impact on ecology and impact on highway network
2015	18Tha15			18Tha15			Thaxted	Brooklyns, Weaverhead Lane, Thaxted, CM6 2LE	E		10	The site is available and development is achievable subject to mitigating impact on the conservation area, listed buildings and other buildings of merit. The site is considered unsuitable as development on this site would lead to the loss of an important open space and not contribute to sustainable patterns of development.
2015	19Tha15			THA17			Thaxted	Land between Farmhouse Inn and Mayes Place, Monk Street, Thaxted, CM6 2NR	E		18	The site is available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	20Tha15			20Tha15			Thaxted	Land at Bardfield Road, CM6 3PU	G&T		1	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	01Ugl15			01Ugl15			Ugley	Vicarage Lane, Ugley, CM22 6HU	E		8	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
2015	02Ugl15			UGL2			Ugley	Hascombe Farm, North Hall Road, Quendon, CB11 3XP	E		10	The site is proposed as a potential rural exception site, which would need community support and a proven need for local affordable housing. The site is available and development is considered achievable subject to mitigation measures to overcome the impact of the M11 and railway; and impact on the Ancient Woodland. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	03Ugl15			UGL1			Ugley	Site to the north of 23-25 Bedwell Road, Ugley Green, to the west of 305 Bedwell Road, Ugley Green, CM22 6HG	E		12	The site is suitable and available and development is achievable subject to mitigation measures to overcome the impact of the M11. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	04Ugl15			UGL4			Ugley	Land on the south side of Pound Lane, Ugley, CM22 6HT	E		48	The site is available and development achievable. The site is considered unsuitable as development on this site for market housing would not contribute to sustainable patterns of development.
2015	05Ugl15			05Ugl15			Ugley	Land to east of The Chequers PH, Patmore End, Ugley, CM22 6HZ	E		21	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	01Wen15			01Wen15			Wendens Ambo	Adjacent to Glebe Cottage, Wendens Ambo, CB11 4JY	E		5	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

Year submitted to the SLAA	SLAA reference number	Allocation reference	SA Reference Reg 18	SA Reference Reg 19	Allocated number of dwellings	Status	Settlement	Address	Suitability in SLAA	Submitted proposed use in SLAA	Conclusion of yield in SLAA	Conclusion
2015	02Wen15			02Wen15			Wendens Ambo	Land north of Station Road, west of London Road, Wendens Ambo	E	C3	15	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	02Wen15			EMP33	Emp.		Wendens Ambo	Land north of Station Road, west of London Road, Wendens Ambo	E (employment)	Employment	3000	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	01WRod15			01WRod15			White Roding	Land at Marks Hall Road, White Roding, CM6 1RT	E		8	The site is available and development is achievable. The site contributes to the functions of the Green Belt and therefore development is considered unsuitable.
2015	01Wic15			01Wic15			Wicken Bonhunt	Land adjacent to Wicken Hall Cottage, Wicken Bonhunt CB11 3UG	E		6	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02Wic15			02Wic15			Wicken Bonhunt	Land adjacent to Brick House, Wicken Road, Wicken Bonhunt, CB11 3UJ	E		7	The site is available. The achievability of the site is uncertain because parts of the site are located within flood zones 2 and 3. The achievability of the site depends on the outcome of a full flood risk assessment and consideration of mitigation measures. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
Reg 18	03Wic17			WIC1			Wicken Bonhunt	Land east of Keepers Cottage Wicken Bonhunt	E		21	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	01Wid15			01Wid15			Widdington	Land at Wood End, Widdington, CB11 3SN	E		6	The site is available and development is considered achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02Wid15			WID1			Widdington	Land rear of Meadow Cottage, High Street, Widdington, CB11 3SG	E		10	This site is available and development is achievable subject to cost of re-routing overhead electrical cable and mitigation against impact on protected lane. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2015	01Wim15			01Wim15			Wimbish	Thaxted Road / Cole End Lane, Wimbish, CB10 2UT	E		12	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	02Wim15			02Wim15			Wimbish	Highams Farm, Tindon End, Wimbish, Saffron Walden, CB10 2XT	E		88	The site is available and development is achievable subject to highway improvements to Tindon End Road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	03Wim15			03Wim15			Wimbish	Highams Farm, Tindon End, Wimbish, Saffron Walden, CB10 2XT	E		115	The site is available and development is achievable subject to highway improvements to Tindon End Road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
2015	04Wim15			04Wim15			Wimbish	Highams Farm, Tindon End, Wimbish, Saffron Walden, CB10 2XT	E		5	The site is available and development is achievable subject to highway improvements to Tindon End Road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

Appendix 4

Garden Community Reasonable Alternatives – Comparative Assessments

Comparative Assessment
 Birchanger Garden Community – Site Assessment

Uttlesford Strategic Land Availability Assessment (2015 and 2018)

GENERAL INFORMATION		
SLAA Site Reference		09Bir16 (resubmission of withdrawn site 05Bir15)
Parish		Birchanger
Site Name		Land between Stansted Mountfitchet, Birchanger and M11 Junction 8
Site Area (hectares)		60 (gross)
Area of Search		4
Assumed Capacity from Call for Sites (Dwelling/ Floorspace)		792 dwellings, including affordable housing.
Current Use		Agricultural
Greenfield/ Brownfield		Greenfield
Site History		N/A
Planning Constraints including physical limitations/ impacts and statutory designations		
Policy Constraints	Is the site greenfield or brownfield?	Greenfield
	Is the site within, adjoining or beyond the Adopted Development Limits?	The site adjoins Adopted Development Limits
	Is the site located within the Green Belt?	The site is located within the Green Belt
	Is the site located within the Countryside Protection Zone?	The site is not located within the Countryside Protection Zone
	Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones
Flooding	Which flood risk zone(s) does the site lie in?	A river runs across the south east corner of the site. However, the site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea
	Does the site lie within surface water or ground water flooding zones?	There are small areas of 1 in 1000 and 1 in 100 flood risk zones, particularly along the north of the site on the boundary with Forest Hall Road. An area

Comparative Assessment
 Birchanger Garden Community – Site Assessment

		of 1 in 1000 flood risk is present on the south east corner of the site near the river.
Pollution	Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
	Is the site within the AQMA or area otherwise identified as of poor air quality?	The east of the site is within an area more susceptible to poor air quality due to its proximity with the M11.
	Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
	Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
	Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 3ha and is predominantly within a Minerals Safeguarding Area for sand gravel
	Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
Natural Environment	Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
	Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve
	Proximity of Local Wildlife Site(s)	The site is within 1,000m of numerous LoWS. The Parsonage Spring LoWS is located on the site and The Mount, Stansted is within 100m north of the site.
	Proximity of Ancient Woodland(s)	The Parsonage Spring ancient woodland is located on the site.
	Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site

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 Birchanger Garden Community – Site Assessment

	Proximity to National Trails and public rights of way networks	Two PROWs run across the site from north to south, one towards the west onto Forest Hall Road and the other more central continuing onto Church Road.
	Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A3 Stort River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
	Does the site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
	Are there any Tree Preservation Orders (TPOs) on the site?	There are Tree Preservation Orders on site within Parsonage Spring.
	What is the agricultural land value of the site?	The site is predominantly grade 3 agricultural land (Over 50%) and the rest is grade 2 (less than 50%).
Historic Environment	Distance from Scheduled Ancient Monument	The site is within 1,000m of Stansted Castle: a ringwork and associated bailey 100m north of Elms Farm.
	Distance from Listed Building	There are multiple Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Parsonage Farmhouse and associated buildings, within 100m of the site.
	Distance from Conservation Area	The site is within 1,000m south of the Stansted Mountfitchet conservation area
	Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
	Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or garden as identified by Uttlesford DC.
	Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility [Highway Access and Availability of Sustainable Forms of Transport]	Is the site within 800 metres walking and cycling distance of an existing public transport node?	There are multiple bus stops within 800m of the site. The nearest is the bus stop opposite Bentley Drive, adjacent to the north west corner of the site.

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	Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is within 800m of St Mary’s Church of England primary school. Call for sites states that education provision will be provided as required.
	Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is within 800m of a supermarket. No additional shopping provisions are proposed.
	Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
	Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 0.05km south of Forest Hall School. No additional secondary school provisions are proposed.
	Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	Viable routes should exist to a number of strategic routes in close proximity (including A120 and M11). A Transport Assessment is being produced.
Other Land Uses	Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. There will be no net loss of recreational land as a result of this development.
	Will there be a net loss of employment land?	Site is not currently employment land and the proposal includes the possibility of employment provisions. There could be a net increase in employment land as a result of this development.
	Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. There will be no net loss of retail land as a result of the development.

Comparative Assessment
 Birchanger Garden Community – Site Assessment

	If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.
Access to Services and Facilities		Close proximity to key settlement (Stansted Mountfichet) and existing public transport and strategic road networks.
Relationship to Existing Development/ Settlements		The site is located south of Stansted Mountfichet and development would take the form of a settlement extension.
Developer Information and Proposals		Iceni Projects on behalf of Ptarmigan Land who are promoting the land on behalf of private landowners.
Opportunities for Improvements/ Benefits, particularly infrastructure		<ul style="list-style-type: none"> • An additional primary school is proposed within the site's boundary. • Leisure uses are proposed to accompany proposed development
Scale of Development		The promoter has proposed 792 dwellings on the site, as well as facilities and education uses and associated infrastructure.
Delivery Rates and existing Value Areas/ Markets		The promoter has suggested that delivery would range between 115-150 dwellings per year, with the development of the site completing within 6 years.

Comparative Assessment
 Birchanger Garden Community – Site Assessment

Evidence Base Studies - April to June 2017

Study	Study Conclusions for Birchanger
Uttlesford Local Plan Transport Study and Addendum	Not applicable.
New Settlement Proposals: Landscape and Visual Impact (May 2017)	Not applicable.
Ecological Sites on and adjacent to New Settlement/ Neighbourhood Proposals	Not applicable.
Brief Heritage Impact Assessments	Not applicable.
Countryside Protection Zone Study	Not applicable (not within the Countryside Protection Zone).
Uttlesford Green Belt Review	<p>This site is entirely within the area defined as General Area 8 for the purposes of the Uttlesford Green Belt Review.</p> <p>Table 5.1 of the GBR sets out the overall summary of findings for Purpose Assessment. The findings for General Area 8 were:</p> <p>Purpose 1 – To check the unrestricted sprawl of large built-up areas: a) Land parcel is at the edge of one large built up area - PASS b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary - 5</p> <p>Purpose 2 – To prevent neighbouring towns from merging: Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements - 5</p> <p>Purpose 3 – Assist in safeguarding the countryside from encroachment: Protects the openness of the countryside and is least covered by development - 4</p> <p>Overall Summary - Strong</p>

Comparative Assessment
 Birchanger Garden Community – Site Assessment

	<p>The GBR concluded that General Area 8 is the only land parcel that meets Purpose 1 strongly and scores a 5 as it is contiguous with both Bishop’s Stortford and Stansted Airport. General Area 8 plays a particularly important role in preventing sprawl from two large built-up areas into open land.</p> <p>Six of the 31 land parcels (19%) score a 5, meeting Purpose 2 strongly. These General Areas are identified as essential gaps between non-Green Belt settlements where development would significantly visually or physically reduce the perceived or actual distance between them. The scale of the gaps are at the narrowest here and between settlements situated in close proximity to one another, for example General Area 8 which separates Stansted Mountfitchet and Stansted Airport from merging and General Area 20 which is essential in preventing Sheering and Hatfield Heath from merging. These land parcels are particularly important to keeping the settlement pattern in the Uttlesford Green Belt.</p>
Uttlesford Water Cycle Study	See IDP below.
<p>Draft Infrastructure Delivery Plan (Please note that the requirements set out in the draft IDP are based on the delivery of the whole site, including development beyond the plan period).</p>	<p>The Birchanger garden community site submission included the following infrastructure:</p> <p>Physical:</p> <ul style="list-style-type: none"> - Bus priority/ Service improvements. - Junction 8, M11 capacity improvements <p>Social: None Green: None</p> <p><i>Physical Infrastructure – Transport: Highways</i> The location of this garden settlement is in close proximity to Bishops Stortford, where substantial growth has already taken place and where further significant growth is planned through the East Herts Plan (Submission version). The cumulative transport growth impacts would generate adverse impacts on the A120 and M11, particularly at Junction 8. Any development here would be dependent upon a package of sustainable transport measures and promotion of these.</p> <p><i>Physical Infrastructure – Walking and Cycling</i> Given location and road access constraints both proposed garden communities would need to bring forward a package of sustainable transport measures, including new walking, cycling access and bus service provision to Stansted Airport, and into adjacent towns.</p>

Comparative Assessment
Birchanger Garden Community – Site Assessment

	<p><i>Water (Foul and Drinking)</i> The proposed garden community at Birchanger falls within the Thames Water operational area. TW has advised that Birchanger would be served by the WRC at Bishops Stortford. This is a large facility and, although it has capacity in the foreseeable future to accommodate growth, may need expanding in the longer-term considering the cumulative impact of growth, including that at Stansted Airport and in neighbouring boroughs.</p> <p><i>Electricity</i> Localised network reinforcement may be required at Birchanger should this garden community be progressed.</p> <p><i>Health & Social Well-being</i></p> <ul style="list-style-type: none">- GPs Surgery need: 6- Allotments: 3.5 ha- Community Centres: 9.4- Play space needed: 2.8 ha- LEAP: 3- NEAP: 1- Youth Space: 4ha- MUGA: 6- Indoor Sports Hall: 1.25- Grass pitch need: 17 ha/ 11 grass pitches- Natural/ Semi-natural amenity space: 99 ha- Amenity green space: 14.6 ha <p>Education needs: Uncertain</p> <p><i>Summary</i> Birchanger, which is located in close proximity to M11 junction 8, would generate adverse impacts on the M11 and A120. Localised electricity network reinforcements would be required at Birchanger.</p>
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Comparative Assessment
 Birchanger Garden Community – Site Assessment

Strategic Land Availability Assessment (2015)	
Is the site suitable?	This is a greenfield site, in the Green Belt, surrounding Birchanger. The site includes natural and historic features. The eastern edge of the site falls within the M11 poor air quality zone. The development would need to provide primary school(s) and the site adjoins the secondary school at Stansted Mountfitchet. Development would be over 800m from shopping and medical services. Neighbourhood shops could be provided on site. Development would alter the village character of Birchanger and lead to the coalescence of Bishop’s Stortford, Birchanger and Stansted Mountfitchet. The suitability of the site will depend of the Council’s approach to strategic sites and the results of the Council’s Green Belt review.
Is development achievable?	The promoters of the site have submitted evidence to demonstrate that the site is achievable. This will need to be assessed by the appropriate technical experts.
Is the site available?	Site is considered available for development; the site has been promoted through the Call for Sites process with land ownership and intentions known.
SLAA Conclusions	This site is being promoted for the development of sustainable neighbourhoods to the south of Stansted Mountfitchet, and north of Bishop’s Stortford. Development would lead to the coalescence of Bishop’s Stortford, Birchanger and Stansted Mountfitchet. The site is available. The suitability of the site will depend on the results of the Council’s Green Belt review and the approach to strategic sites. The latter will be based on the overall strategy for distribution and the considerations will include, but 05Bir15 not be limited to, the scale of development needed to deliver the infrastructure required and transport, landscape, heritage and flooding impacts. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. This view and reports will be subject to further assessment and scrutiny as the sieving process continues.

Comparative Assessment
 Birchanger Garden Community – Site Assessment

Sustainability Appraisal of the Regulation 18 Local Plan

Table 86: Appraisal of new settlement options – Birchanger Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	+	The site is within the SSSI Impact Risk Zone of Hatfield Forest, however there is not a need to consult Natural England in this location. There are a number of LoWSs within the area. The site contains Digby Wood and Parsonage Spring and is adjacent to Birchanger Wood. Additionally there is an area of Ancient Woodland on site and 3 Tree Preservation Orders within the site boundary and a number of TPOs adjacent to site boundaries. There are also multiple Public Rights of Way traversing the site through the centre of the development area. It is not considered that that any impacts arising from the scheme could not be mitigated.
	Presence of biodiversity/ ecological/ wildlife designations	+	
	Other biodiversity/ ecological/ wildlife impacts	?	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	There are numerous water bodies within 100m of the site; however due to its size, the site has potential to mitigate against any negative effects. The site is not within any groundwater protection zones.
	Water quality impacts	+	

Comparative Assessment
 Birchanger Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	-	The principal constraint for this proposal was is the location of the site within the Metropolitan Green Belt. A Green Belt Study commissioned as part of the Local Plan evidence base concludes that the area concerned conflicts very strongly with the purposes of the Green Belt. In addition, the landscape has a relatively high sensitivity to change / development and the proposal could possibly diminish the strategic separation between Bishop's Stortford and Birchanger, between Birchanger and Stansted Mountfitchet and / or Bishop's Stortford and Stansted Mountfitchet. Contiguous with Stansted Mountfitchet and Birchanger development boundaries.
	Metropolitan Green Belt/ CPZ	--	
	Other landscape impacts	--	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	?	A large proportion of the area is classified as Grade 2 Agricultural Land
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	?	A Heritage Appraisal of the site has identified no heritage assets within the site areas proposed for development although there are a group of Listed Buildings (all grade II listed) within the wider area proposed in Birchanger. This could lead to a number of heritage assets being affected by the proposed development. There is only limited known archaeology on site however excavations at Stansted airport would suggest a large amount of multi-period archaeology will
	Impact on heritage assets	-	

Comparative Assessment
 Birchanger Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
	Potential for protection/ enhancement of heritage assets	?	survive within the development area. The scale of the proposal is such that these impacts have a reasonable prospect of being mitigated through effective masterplanning and through appropriate conditions.
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	--	When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. For this reason, significant negative impacts have been highlighted.
7) Reduce and control pollution	Air quality	?	A Geo-Technical assessment indicates that there could be a number of potential sources of significant contamination on site, resulting in a number of zones at risk ranging from Very Low to Moderate Risk of there being significant contamination linkage at this site. Further investigation works will be required should this proposal be progressed. The south western and eastern parts of the site are in areas susceptible to poor air quality due to their proximity with the A120 and the M11; however, the size of the site provides some opportunity to mitigate against this in the form of landscaping
	Potential contamination	-	
	Neighbouring uses and compatibility	+	
8) To reduce the risk of flooding	Fluvial flood risk	+	There is a main river with associated Flood Risk Zone 3 to the south east of the area. The Flood Risk Assessment states that almost the entire site is located within Flood Zone 1 with a narrow strip located in Flood Risk Zone 3 associated with the Great Hallingbury Brook. It should be noted that the proposal does not seek to develop in this area. In regards to Surface Water Flooding most of the site has a very low risk of flooding from Surface Water with the exception of where the Great
	Surface water flood risk	+	

Comparative Assessment
 Birchanger Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
	Ensuring the creation of SuDS which help define landscape character and green spaces	++	Hallingbury Brook flows along the east part of the site, where high to low surface water flood risk occurs; however this would be remediated if an appropriate SuDS scheme(s) was implemented
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	Although not within 800m of a train station, rail services are accessible in Bishop's Stortford to the south and Stansted Mountfitchet to the north with potential access via a number of possible routes. The Duckend Lane bus stop is within the southern section of the site, as well as numerous other bus stops within 800m of the site
	Bus links	+	
	Rail links	-	
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport?	++	There is good access to strategic roads with access to the A120 to the south of the area and similarly good links to junction 8 of the M11 to the east; however the area is bounded by the A120 and there is a possibility that this would need to be crossed to access services. There are a good range of existing facilities in the town of Bishop's Stortford including rail services and there would be the potential for a high frequency bus service to utilise these. The Strategic Transport Assessment focuses on the impact to the A120 and B1383, as these are the two routes in the immediate vicinity of the site. The report outlines that the proposal would lead to significant additional peak traffic movements at the A120/A1250 and A120/B1383 roundabouts however this could be offset by the benefits of the proposed link road between Birchanger Lane and Parsonage Lane the site would deliver.
	Strong cultural, recreational and shopping facilities in walkable neighbourhoods?	+	
	Accessibility	+	

Comparative Assessment
 Birchanger Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
11) To improve the population's health and promote social inclusion	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some control/ownership over the development, including long-term stewardship of assets?	?	The site is more than 800m from a GP surgery and no additional healthcare provisions are proposed. The site is within 800m of a supermarket and no additional shopping provisions are proposed. It should be noted however that the size of the site and scale of proposals are such that these could be included. Open space provision will be a requirement of any new development and it is recommended that should this site be progressed that they are included within any masterplan to Garden City principles and aspirations.
	Health care facilities	?	
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	?	
12) To provide appropriate housing and accommodation to meet existing and future needs	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	++	The proposal is for 3,500 dwellings and would likely meet the existing housing needs of Bishop's Stortford outside the Plan area in East Hertfordshire. The proposal does not indicate type or tenure, however it can be expected that a mix would be forthcoming from a proposal of this scale. There would be minimal wider benefits to the district in terms of meeting identified needs in comparison to other alternative new settlement options
	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	++	
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing?	?	
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	

Comparative Assessment
 Birchanger Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
13) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	Will it provide quality opportunities for recreation?	++	Any development of this size would be required to provide land for recreation uses. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options
	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	
	Utilities provision	?	
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	?	No new schools are currently proposed. The site would accommodate up to 3,500 dwellings which would equate to 1,050 primary school places. The nearest primary school is Birchanger Church of England Primary School which is forecast to have a surplus of 15 places. This cannot accommodate the demand from the site. However the size of the site would mean a new school would be required. Site would accommodate up to 3,500 dwellings which would equate to 700 secondary school places. The nearest secondary school is the Forest Hall School which is forecast to have a surplus of 74 places. This cannot accommodate the demand from the site. At 3,500 dwellings in a mixed-use scheme, the housing yield is just short of the threshold for a new secondary school to be delivered and the impacts on existing schools would be significant.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	--	
15) To ensure sustainable employment provision and	Will the development enhance or support the local economy(ies)?	?	The proposal shows intention to include employment development however no additional details are known at this stage.
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment	?	

Comparative Assessment
 Birchanger Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
economic growth	opportunities within easy commuting distance of homes?		
	Will the development provide support for the town centre?	+	

Comparative Assessment

Birchanger Garden Community – Site Assessment

The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

Summary of Conclusions at Preferred Options (Regulation 18) Stage

- Site within the Green Belt - release of the site would be contrary to the Green Belt Study/NPPF that requires non-green belt land be considered before release of green belt District is 93% non-green belt land.
- Impact on the capacity of Junction 8, M11 and A120.
- Coalescence potential between Stansted Mountfitchet and Bishop's Stortford.
- Landscape – high sensitivity to change.
- Unclear how education needs would be met.

Comparative Assessment
 Birchanger Garden Community – Site Assessment

Evidence Base Studies - July 2017 to June 2018

Study	Study Conclusions for Birchanger
Uttlesford Local Plan Transport Study and Addendum	Not applicable.
Heritage Impact Assessments	Not applicable.
Archaeology	Not applicable.
District Retail Study Update	Not applicable.
Uttlesford Water Cycle Study Updated	Not applicable.
Infrastructure Delivery Plan	Not applicable.

Strategic Land Availability Assessment (2018)	
Is the site suitable?	This greenfield site lies on the southern edge of Stansted Mountfitchet. The site is in the Metropolitan Green Belt. The site is within parcel 8 of the Green Belt Review 2016 which performs strongly against the purposes of the Green Belt. The eastern edge of the site falls within the M11 poor air quality zone. The development would need to provide a primary school and the site adjoins the secondary school at Stansted Mountfitchet. Development would be over 800m from shopping and medical services. Neighbourhood shops could be provided on site. Development would lead to significant development in the Green Belt leading to the coalescence of Stansted Mountfitchet and Birchanger and is therefore not considered a suitable site for development.
Is development achievable?	Development of the site is achievable.
Is the site available?	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
SLAA Conclusions	<p>Classification: E</p> <p>The site is available and development is achievable. The site is not considered suitable due to its location within the Green Belt within a parcel which performs well against the purposes of the Green Belt and development of this large site would lead to the coalescence of Stansted Mountfitchet and Birchanger.</p>

Comparative Assessment
 Birchanger Garden Community – Site Assessment

Sustainability Appraisal of the Regulation 19 Local Plan

Table 87: Appraisal of new settlement options – Birchanger Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	+	The site is within the SSSI Impact Risk Zone of Hatfield Forest, however there is not a need to consult Natural England in this location. There are a number of LoWSs within the area. The site contains Digby Wood and Parsonage Spring and is adjacent to Birchanger Wood. Additionally there is an area of Ancient Woodland on site and 3 Tree Preservation Orders within the site boundary and a number of TPOs adjacent to site boundaries. There are also multiple Public Rights of Way traversing the site through the centre of the development area. It is not considered that that any impacts arising from the scheme could not be mitigated.
	Presence of biodiversity/ ecological/ wildlife designations	+	
	Other biodiversity/ ecological/ wildlife impacts	?	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	There are numerous water bodies within 100m of the site; however due to its size, the site has potential to mitigate against any negative effects. The site is not within any groundwater protection zones.
	Water quality impacts	+	

Comparative Assessment
 Birchanger Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	-	The principal constraint for this proposal was is the location of the site within the Metropolitan Green Belt. A Green Belt Study commissioned as part of the Local Plan evidence base concludes that the area concerned conflicts very strongly with the purposes of the Green Belt. In addition, the landscape has a relatively high sensitivity to change / development and the proposal could possibly diminish the strategic separation between Bishop's Stortford and Birchanger, between Birchanger and Stansted Mountfitchet and / or Bishop's Stortford and Stansted Mountfitchet. Contiguous with Stansted Mountfitchet and Birchanger development boundaries.
	Metropolitan Green Belt/ CPZ	--	
	Other landscape impacts	--	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	-	A large proportion of the area is classified as Grade 2 Agricultural Land
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	?	A Heritage Appraisal of the site has identified no heritage assets within the site areas proposed for development although there are a group of Listed Buildings (all grade II listed) within the wider area proposed in Birchanger. This could lead to a number of heritage assets being affected by the proposed development. There is only limited known archaeology on site however excavations at Stansted airport would suggest a large amount of multi-period archaeology will survive within the development area. The scale of the proposal is such that these impacts have a reasonable prospect of being mitigated through effective masterplanning and through appropriate conditions.
	Impact on heritage assets	-	
	Potential for protection/ enhancement of heritage assets	?/-	

Comparative Assessment
 Birchanger Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	--	When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. For this reason, significant negative impacts have been highlighted.
7) Reduce and control pollution	Air quality	-	A Geo-Technical assessment indicates that there could be a number of potential sources of significant contamination on site, resulting in a number of zones at risk ranging from Very Low to Moderate Risk of there being significant contamination linkage at this site. Further investigation works will be required should this proposal be progressed. The south western and eastern parts of the site are in areas susceptible to poor air quality due to their proximity with the A120 and the M11; however, the size of the site provides some opportunity to mitigate against this in the form of landscaping
	Potential contamination	-	
	Neighbouring uses and compatibility	+	
8) To reduce the risk of flooding	Fluvial flood risk	+	There is a main river with associated Flood Risk Zone 3 to the south east of the area. The Flood Risk Assessment states that almost the entire site is located within Flood Zone 1 with a narrow strip located in Flood Risk Zone 3 associated with the Great Hallingbury Brook. It should be noted that the proposal does not seek to develop in this area. In regards to Surface Water Flooding most of the site has a very low risk of flooding from Surface Water with the exception of where the Great
	Surface water flood risk	+	

Comparative Assessment
 Birchanger Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
	Ensuring the creation of SuDS which help define landscape character and green spaces	++	Hallingbury Brook flows along the east part of the site, where high to low surface water flood risk occurs; however this would be remediated if an appropriate SuDS scheme(s) was implemented
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	Although not within 800m of a train station, rail services are accessible in Bishop's Stortford to the south and Stansted Mountfitchet to the north with potential access via a number of possible routes. The Duckend Lane bus stop is within the southern section of the site, as well as numerous other bus stops within 800m of the site.
	Bus links	+	
	Rail links	+	
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport?	++	There is good access to strategic roads with access to the A120 to the south of the area and similarly good links to junction 8 of the M11 to the east; however the area is bounded by the A120 and there is a possibility that this would need to be crossed to access services. There are a good range of existing facilities in the town of Bishop's Stortford including rail services and there would be the potential for a high frequency bus service to utilise these. The Strategic Transport Assessment focuses on the impact to the A120 and B1383, as these are the two routes in the immediate vicinity of the site. The report outlines that the proposal would lead to significant additional peak traffic movements at the A120/A1250 and A120/B1383 roundabouts however this could be offset by the benefits of the proposed link road between Birchanger Lane and Parsonage Lane the site would deliver.
	Strong cultural, recreational and shopping facilities in walkable neighbourhoods?	+	
	Accessibility	+	
11) To improve the population's health and	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some	?	The site is more than 800m from a GP surgery and no additional healthcare provisions are proposed. The site is within 800m of a supermarket and no additional shopping

Comparative Assessment
 Birchanger Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
promote social inclusion	control/ownership over the development, including long-term stewardship of assets?		provisions are proposed. It should be noted however that the size of the site and scale of proposals are such that these could be included. Open space provision will be a requirement of any new development and it is recommended that should this site be progressed that they are included within any masterplan to Garden City principles and aspirations.
	Health care facilities	?	
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	?	
12) To provide appropriate housing and accommodation to meet existing and future needs	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	++	The proposal is for 3,500 dwellings and would likely meet the existing housing needs of Bishop's Stortford outside the Plan area in East Hertfordshire. The proposal does not indicate type or tenure, however it can be expected that a mix would be forthcoming from a proposal of this scale. There would be minimal wider benefits to the district in terms of meeting identified needs in comparison to other alternative new settlement options
	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	++	
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing?	?	
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	
13) To promote the efficient use of resources and ensure the necessary infrastructure to	Will it provide quality opportunities for recreation?	++	Any development of this size would be required to provide land for recreation uses. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options
	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	

Comparative Assessment
 Birchanger Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Birchanger	
support sustainable development	Utilities provision	?/-	
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	No new schools are currently proposed. The site would accommodate up to 3,500 dwellings which would equate to 1,050 primary school places. The nearest primary school is Birchanger Church of England Primary School which is forecast to have a surplus of 15 places. This cannot accommodate the demand from the site. However the size of the site would mean a new school would be required. Site would accommodate up to 3,500 dwellings which would equate to 700 secondary school places. The nearest secondary school is the Forest Hall School which is forecast to have a surplus of 74 places. This cannot accommodate the demand from the site. At 3,500 dwellings in a mixed-use scheme, the housing yield is just short of the threshold for a new secondary school to be delivered and the impacts on existing schools would be significant.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	--	
15) To ensure sustainable employment provision and economic growth	Will the development enhance or support the local economy(ies)?	?/+	The proposal shows intention to include employment development however no additional details are known at this stage.
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	?/+	
	Will the development provide support for the town centre?	+	

Comparative Assessment
Birchanger Garden Community – Site Assessment

The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

Comparative Assessment

Birchanger Garden Community – Site Assessment

Summary of Conclusions at Pre-Submission (Regulation 19) Stage

Although the Regulation 19 SA has changed some of the scoring for the Birchanger Garden Community option the conclusions remain the same as at the Regulation 18 stage:

- Site within the Green Belt - release of the site would be contrary to the Green Belt Study and NPPF. NPPF requires non-green belt land be considered before release of land from green belt for development. The District is circa 93% non-green belt land.
- Impact on the capacity of Junction 8, M11 and A120.
- Coalescence potential between Stansted Mountfitchet and Bishop's Stortford.
- Landscape – high sensitivity to change.
- Unclear how education needs would be met.

Comparative assessment
 Chelmer Mead Garden Community – Site Assessment

Uttlesford Strategic Land Availability Assessment (2015 and 2018)

GENERAL INFORMATION		
SLAA Site Reference		03LtDun15
Parish		Little Dunmow
Site Name		Chelmer Mead, Land east of Little Dunmow and north of Flich Green
Site Area (hectares)		100 (gross)
Area of Search		9
Assumed Capacity (Dwelling/ Floorspace)		1,700 dwellings (market and affordable) gypsy and traveller pitches and employment floorspace provision.
Current Use		Agricultural
Greenfield/ Brownfield		Greenfield
Site History		UTT/14/2756/OP-Outline application with all matters reserved for a new mixed-use development comprising: up to 750 dwellings including affordable homes, a village centre including up to 1,000 sqm gross for retail (Class A1-A5) use, up to 500sqm gross of floorspace- application refused 3 rd March 2015.
Planning Constraints including physical limitations/ impacts and statutory designations		
Policy Constraints	Is the site greenfield or brownfield?	Greenfield
	Is the site within, adjoining or beyond the Adopted Development Limits?	The site adjoins Adopted Development Limits
	Is the site located within the Green Belt?	The site is not located within the Green Belt
	Is the site located within the Countryside Protection Zone?	The site is not within the Countryside Protection Zone
	Is the site within a Public Safety Zone?	The site is not within Public Safety Zones
Flooding	Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.

Comparative assessment

Chelmer Mead Garden Community – Site Assessment

	Does the site lie within surface water or ground water flooding zones?	There are numerous 1 in 1000, 1 in 100 and 1 in 10 flood risk zones across the centre of the site from south to north as well as other areas of similar risk along the western and eastern boundaries with the roads. The size of the site provides some potential to avoid these risk areas to some extent but the land available for construction would be reduced as a result.
Pollution	Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
	Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
	Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
	Which ground water source protection zone does the site lie within?	The site is not within any groundwater protection zones.
	Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is predominantly within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. Small sections of land to the north and south of the site are not within any MSA but the majority of the site is within the Sand Gravel MSA.
	Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
Natural Environment	Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is more than 1,000m from a Site of Special Scientific Interest.
	Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve
	Proximity of Local Wildlife Site(s)	The site features the Fitch Way Local Wildlife Site traversing through the development area, as well as being within 100m-500m north east of Clobbs Wood, 500m-1,000m south east of Homelye Wood and 500m-1,000m north west of Felsted Fen.
	Proximity of Ancient Woodland(s)	The site is within 500m-1,000m south east of an Ancient Woodland.

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	Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
	Proximity to National Trails and public rights of way networks	There are numerous Public Rights of Way traversing the site through the centre of the development area.
	Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is predominantly within the A6 Upper Chelmer River Valley category of the Landscape Character Assessment. It has relatively high sensitivity to change. The northern parcel of land however is within the B13 Rayne Farmland Plateau category of the Landscape Character Assessment. It has a moderate to high sensitivity to change.
	Does the site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
	Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
	What is the agricultural land value of the site?	The northern section of the site is grade 2 agricultural land and the southern section is grade 3 agricultural land.
Historic Environment	Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m south of the Medieval Tile Kilns south of Church End Scheduled Ancient Monument.
	Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the Grade II Listed Willow Cottage, less than 100m from the central boundary of the site.
	Distance from Conservation Area	The site boundaries are adjacent to the Little Dunmow Conservation Area to the west, north, east and south east.
	Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
	Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or garden as identified by Uttlesford DC.
	Will a new site access be created on to a protected lane?	The site is bordered to the east by a protected lane (Bramble Lane). Access is not intended to be from this protected lane.
Accessibility [Highway Access and Availability of Sustainable Forms of Transport]	Is the site within 800 metres walking and cycling distance of an existing public transport node?	There are numerous bus stops within 1,000m of the site. The nearest is the Bramble Lane bus stop which is located on the south eastern boundary of a northern parcel of land.

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	Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 420m north west of The Flitch Green Academy Primary School. The development proposal includes a new primary school with early years and childcare provisions.
	Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. The development proposal includes new shopping provisions a new local centre.
	Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. The development proposal includes a new GP surgery.
	Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 3.1 km south east of The Helena Romanes School and Sixth Form Centre. No additional secondary school provisions are proposed.
	Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1256. The call for sites information states that access would be into the proposed business park, at a revised B1256 / Station Road junction; two access points at a new junction on Station Road, north of Little Dunmow, serving the residential neighbourhoods either side of the road; an access north of Station Road, to the east of Clay Lane, serving the residential neighbourhood to the north; and two access points serving the residential neighbourhood south of Station Road, one between Pound Hill Cottages and the Dunmow Skips development, and another off The Street itself.
Other Land Uses	Will there be a net loss of land designated for recreational use?	The site is not currently recreational land and a proportion of proposal is for recreational development in the form of sports fields. There would be a net increase in recreational land as a result of this development.

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	Will there be a net loss of employment land?	The site is not currently employment land and a proportion of the proposal is for employment development in the form of a business park and some local employment floorspace in the new village centre. There would be a net increase in employment as a result of this development.
	Will there be a net loss of retail provision?	The land is not currently retail land and a proportion of the proposal is for retail development in the form of a new village centre with retail units. There would be a net increase in retail land as a result of this development.
	If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The development proposal includes public open space, sports fields, a pavilion, allotments, a neighbourhood and local equipped areas of play, amenity greenspace, semi-natural habitats for outdoor learning, landscaping, enhanced public transport and new pedestrian and cycle paths.
Access to Services and Facilities		The site is adjacent to the development limits of Flitch Green, where there are existing services and facilities but new services and facilities are planned as part of the development.
Relationship to Existing Development/ Settlements		The site is adjacent to Flitch Green.
Developer Information and Proposals		Andrew Martin – Planning Ltd representing Chater Homes Ltd and Home Group
Opportunities for Improvements/ Benefits, particularly infrastructure		It has been suggested that the site can accommodate gypsy and traveller pitches, a business park and a village centre comprising retail space, health floorspace, offices and a primary school.
Scale of Development		The site has been put forward for 1,700 homes (including market and affordable)
Delivery Rates and existing Value Areas/ Markets		The promoter has suggested an average annual delivery rate of 142 dwellings, with the site taking approximately 12 years to be fully built out.

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Chelmer Mead Garden Community – Site Assessment

Evidence Base Studies - April to June 2017

Study	Study Conclusions for Chelmer Mead
Uttlesford Local Plan Transport Study and Addendum	Little Dunmow scored less favourably as it is remote from settlements with services. In addition, Essex County Council has indicated that a new junction onto the A120(T) would be required to serve significant new development in this area to avoid unacceptable impacts on nearby villages such as Felsted.
New Settlement Proposals: Landscape and Visual Impact	<p>The greater part of the site lies within the Upper Chelmer River Valley. Overall this character area has relatively high sensitivity to change.</p> <p>The most northern part of the site, for the most part that north of the A120, falls within the Rayne Farmland Plateau. Overall this character area has moderate to high sensitivity to change.</p> <p>Conclusion – This site cannot accommodate the proposed development without causing significant and unacceptable harm to the important visual qualities of the site, the wider landscape, and the setting of Little Dunmow village.</p>
Ecological Sites on and adjacent to New Settlement/ Neighbourhood Proposals	Conclusion – There are no designated sites within the development site, however there are some grassland sites adjoining the development site which may be of ecological importance and up to date information on these sites is required as part of an overall ecological survey accompanying any eventual planning submission.
Brief Heritage Impact Assessments	<p>It is strongly recommended that a full Heritage Impact Assessment be commissioned with regards to the proposed development if this site is to be recommended.</p> <p>The resulting impact of the development as proposed, upon the setting of the heritage assets is considered to be harmful and would compromise their overall significance. In response to this, the ‘heritage’ benefits arising from the scheme, not to be confused with public benefit, are unlikely in my view to mitigate this harm. The NPPF is clear in paragraph 132 that ‘great weight should be given to the asset’s conservation’.</p> <p>However, it should be acknowledged that the proposed development would result in a significant public benefit in terms of new homes, and it could be argued that this would outweigh the relative harm to the setting of the aforementioned heritage assets. Nonetheless, these buildings represent a</p>

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Study	Study Conclusions for Chelmer Mead
	<p>finite resource, and once such a scheme has been agreed and implemented, this harm cannot be undone.</p> <p>As such, I would suggest that a full and independent Heritage Impact Assessment be carried out to inform any future masterplan, and that any subsequent proposal should take measures to address the concerns raised above, taking great care to avoid unnecessary and irreversible harm the significance of the heritage assets detailed above, and their wider setting. I would also strongly suggest that should the Local Authority feel minded to put forward the above site, the site boundary should be reconsidered and reduced to omit the northern most section to the south of Round House, and the two southernmost areas to the west of Bayleys. The former would appear dislocated from the principle development in my view and appear incongruous in relation to the wider cohesive scheme. In omitting the two southernmost areas, this would preserve the wider setting of a number of heritage assets and retain valuable separation between the historic village of Little Dunmow, and the heavily built-up development to the south-east, off Station Road which is important to the character of the historic settlement in my view.</p> <p>In light of this, I would recommend strongly that the submitted indicative masterplan is revised, once this full heritage impact assessment has been carried out, and the layout of proposed housing detailed accordingly. Subject to these measures, and a revision of the site area, I consider that such as scheme could be achieved without causing substantial harm to the significance of the heritage assets detailed above. Where less than substantial harm would result, it is likely that the overall public benefit arising from the scheme would outweigh this.</p>
Countryside Protection Zone Study	Not applicable (not within the Countryside Protection Zone).
Uttlesford Green Belt Review	Not applicable.
Uttlesford Water Cycle Study	See IDP below.
Draft Infrastructure Delivery Plan (Please note that the requirements set out in the draft IDP are based on the delivery of the whole site, including development beyond the plan period.)	<p>The Chelmer Mead garden community site submission included the following infrastructure:</p> <p>Physical:</p> <ul style="list-style-type: none"> - 6 x new points of access - Junction 1 B1008 Improvements - Junction 4 – B1256 Improvements - Bus Service provision/ improvements

Comparative assessment

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Study	Study Conclusions for Chelmer Mead
	<ul style="list-style-type: none"> - Pedestrian and cycle paths - Sustainable urban Drainage system - Utility connections for electricity, gas and water, using existing network. <p>Social:</p> <ul style="list-style-type: none"> - 1 x primary school (2.2ha) - 500 – 1,250 sqm health centre <p>Green:</p> <ul style="list-style-type: none"> - 16.1 ha of Public open space <p>The following infrastructure requirements are for the whole garden community including beyond the Plan period:</p> <p><i>Physical Infrastructure – Transport: Highways</i></p> <p>Given the location of the proposed new garden settlement access to the strategic road network would be difficult to achieve, with no direct links to the A120 possible. It is considered that growth here would exacerbate problems on the more local network linking to Chelmsford.</p> <p>Achieving access to the strategic network would be problematic for proposals at Chelmer Mead.</p> <p>Highways requirements listed for Chelmer Mead (see IDP for details):</p> <ul style="list-style-type: none"> - B1256 Station Road roundabout (capacity) - B1256 Braintree Road mitigations: signalised junction - Essex Regiment Way: contributions for capacity and sustainable transport mitigation - Felsted: contributions for traffic management and safety - Local level highway infrastructure enhancements - M11 J8 capacity improvement - A120 Braintree junctions <p><i>Physical Infrastructure – Walking and Cycling</i></p>

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 Chelmer Mead Garden Community – Site Assessment

Study	Study Conclusions for Chelmer Mead
	<p>A package of sustainable travel measures would be sought as part of the proposed garden settlement at Chelmer Mead, including improvements to the Flitch Way as the key east-west walking and cycling corridor connecting with Great Dunmow and Braintree.</p> <p>Sustainable Transport infrastructure requirements (see IDP for details):</p> <ul style="list-style-type: none"> - Passenger Transport infrastructure and subsidized bus service to and from local transportation interchanges, key community and economic centres. - Flitch Way – contribution for improvements between the site, Great Dunmow and Braintree - Sustainable travel promotion and package <p><i>Water (Foul and Drinking)</i></p> <ul style="list-style-type: none"> - Thames Water confirmed that upgrades to Water Recycling Centre will be expected along with concerns regarding the level of growth at Chelmer Mead and should be engaged by the site promoter as early as possible. - There are constraints to wastewater capacity at WRCs at Felsted in relation to Chelmer Mead garden community. <p>Education infrastructure requirements (See IDP for details):</p> <ul style="list-style-type: none"> - Early Years: Facilities to provide parental choice and serve employment areas. Approx 0.26 ha split over two sites. - Primary and Early Years: Preference for 2.5 ha site for 2-2.5 FTE primary school with commensurate early years/ childcare facilities - Secondary: The pupil numbers generated are too large to be accommodated in existing schools but too small to sustain a new school. Expansion is required. <p><i>Health & Social Well-being</i></p> <ul style="list-style-type: none"> - GPs Surgery need: 3 - Allotments: 1.65 ha - Community Centres: 4.4 - Play space needed: 1 ha - LEAP: 2

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Study	Study Conclusions for Chelmer Mead
	<ul style="list-style-type: none"> - NEAP: 0 - Youth Space: 1.9ha - MUGA: 2.7 - Indoor Sports Hall: 0.5 - Grass pitch need: 8 ha/ 6 grass pitches - Natural/ Semi-natural amenity space: 46 ha - Amenity green space: 6.6 ha <p><i>Summary</i> Access to the strategic road network from the proposed Chelmer Mead garden settlement is considered difficult to achieve, with no direct links to the A120 possible. This is a risk to development in this location.</p>
Strategic Land Availability Assessment (2015)	
Is the site suitable?	This is a greenfield site located between Flitch Green and Little Dunmow and extending north around Little Dunmow. This proposal is the largest of 3 proposals for the area. The site straddles the Flitch Way and the proposal is for residential development to the north including a primary school, and village centre, and allotments and sports pitches to the south of the Flitch Way, and a commercial area between the A120 and B1256. The site is adjacent to the development limits of Flitch Green. The site adjoins the Little Dunmow conservation area and there are a number of listed buildings in close proximity to the site. There are existing services and facilities at Flitch Green but new services and facilities are planned as part of the development. The development of this site would lead to the creation of an enlarged village of Little Dunmow with additional services and facilities. The suitability of this site will depend on the Council's approach to strategic sites.
Is development achievable?	The promoters have submitted evidence to demonstrate that the site is achievable. This will need to be assessed by the appropriate technical experts.
Is the site available?	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
SLAA Conclusions	The site is available and development is achievable subject to assessment of the technical evidence. The suitability of the site will depend on the Council's approach to strategic sites. The latter will be based on the overall strategy for distribution and the considerations will include, but not be limited to, the scale of development needed to deliver the infrastructure required and transport, landscape,

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Study	Study Conclusions for Chelmer Mead
	heritage and flooding impacts. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. This view and reports will be subject to further assessment and scrutiny as the sieving process continues.

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 Chelmer Mead Garden Community – Site Assessment

Sustainability Appraisal of the Regulation 18 Local Plan

Table 86: Appraisal of new settlement options – Chelmer Mead Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Chelmer Mead	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	++	The site is within a SSSI Impact Risk Zone however there is not a need to consult Natural England in this location. The site features the Flitch Way Local Wildlife Site traversing through the development area, as well as being within close proximity to 3 other LoWSs. There are additionally a number of Public Rights of Way in close proximity to the site, however it has been proposed that all public rights of way will be retained as part of the development proposals.
	Presence of biodiversity/ ecological/ wildlife designations	+	
	Other biodiversity/ ecological/ wildlife impacts	+	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	There are 2 small ponds on the site, but the size of the site means there is the potential for any negative impacts to be mitigated. The site is not within any groundwater protection zones.
	Water quality impacts	+	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Chelmer Mead	
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	?	The site has a relatively high sensitivity to change in part and a moderate to- high sensitivity to change in other parts of the area. The site is however outside all landscape designations within the District and there are few landscape implications arising from associated impacts on the historic environment
	Metropolitan Green Belt/ CPZ	++	
	Other landscape impacts	?	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	?	The northern section of the site is Grade 2 Agricultural Land and the southern section is Grade 3 Agricultural Land. The majority is Grade 2.
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	+	The site does not contain any listed buildings, ancient monuments or designated archaeological sites. There are 24 Listed Buildings near the proposed development and the Little Dunmow Conservation Area (with numerous grade II Listed Buildings) adjoins the site in the south. There are also a number of undesignated archaeological sites (a Roman villa site) either within or overlapping the site. The Call for Sites form states that mitigation measures have been factored into the overall design for the proposal to minimise the impact on the setting of the Little Dunmow Conservation Area and Listed buildings as far as possible. The site is bordered to the east by a protected lane (Bramble Lane) however access is not
	Impact on heritage assets	?	
	Potential for protection/ enhancement of heritage assets	+	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Chelmer Mead	
			intended to be from this lane. Multi-period archaeological deposits identified on the A120 trunk road directly to the north.
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	?	It is possible that such opportunities could be factored into any proposal through effective masterplanning.
7) Reduce and control pollution	Air quality	?	The Call for Sites form states that there is no contamination issues present on site that would prevent development taking place or that could not be adequately remediated to create acceptable living conditions for new residents/ occupiers. A number of recommendations have been made, including ground gas monitoring in the vicinity of backfilled ponds and ditches and a disused railway line have been made in a Phase 1 Geoenvironmental Assessment. The northern parcels of land are in areas of poor air quality due to their proximity with the A120; however mitigation is possible from a proposal of this scale.
	Potential contamination	+	
	Neighbouring uses and compatibility	+	
8) To reduce the risk of flooding	Fluvial flood risk	+	The whole of the site lies within Flood Risk Zone 1. Other sources of Flooding, including surface water flooding, groundwater flooding, sewer flooding and flooding from artificial sources have been examined in the Flood Risk Assessment and are considered to be low risk. In regards to Surface Water Drainage, the Call for Sites form states that the Environment Agency have confirmed that discharging to the existing creek at the calculated run-off rates will be acceptable
	Surface water flood risk	+	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Chelmer Mead	
	Ensuring the creation of SuDS which help define landscape character and green spaces	++	and preferred the discharge to be spread over different points as the design allows. High, medium and low surface water flood risk zones are present across the centre of the site, with further low risk zones to the north and along the boundaries of the site; however, this covers a small area in comparison to the total area of the site and mitigation is possible.
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	A number of Public Rights of Way in close proximity to the site have been stated as being retained as part of the development proposals. There are numerous bus stops within 800m of the site. The nearest is the Bramble Lane bus stop which is located on the south eastern boundary of a northern parcel of land. The site is distanced from rail links however.
	Bus links	+	
	Rail links	-	
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport?	?	ECC Highways require a new junction onto the A120 for the Garden Community to deal with impacts on the local road network including the B1256 and rural roads/Felsted. The nearest settlement – Little Dunmow has very limited services with reliance on Great Dunmow that is relatively distant. In comparison to the other new settlement options, it may be more difficult to integrate a high frequency bus service to rail services due to the distance to such stations; however it is considered possible should the proposal be progressed. The site is bisected by the A120, which would render some parts of the scheme unsuitable.
	Strong cultural, recreational and shopping facilities in walkable neighbourhoods?	?	
	Accessibility	+	

Comparative assessment

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Chelmer Mead	
11) To improve the population's health and promote social inclusion	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some control/ownership over the development, including long-term stewardship of assets?	?	The site is more than 800m from a GP surgery; however the proposal includes 1,250sqm of health related floorspace in the form of a new GP surgery. The site is also over 800m from any significant shopping facilities however the development proposal includes new shopping provisions in the form of a new local centre. The proposals also indicate 16.1 ha of public open space, including sports fields and pavilion, allotments, neighbourhood and local equipped areas of play, amenity greenspace, a semi-natural habitat for outdoor learning and landscaping.
	Health care facilities	++	
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	++	
12) To provide appropriate housing and accommodation to meet existing and future needs	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	+	The proposal would deliver 1,020 market dwellings with 680 affordable dwellings. As such it is unlikely to have the scope and critical mass to adhere to many Garden City Principles. Similar to Easton Park, the site is very well related to the Strategic Market Area and the general location will assist in supporting the housing needs of central rural Uttlesford. Again, the site's proximity to west Braintree is so that if it is also allocated as a new settlement the pace of housing delivery could slow. It is not considered a reasonable option that this proposal be selected in accumulation with that at Easton Park in light of cumulative impacts on other sustainability criteria.
	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	++	
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing?	?	
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	
13) To promote the efficient use	Will it provide quality opportunities for recreation?	+	Any development of this size would be required to provide land for recreation uses however these are unlikely to be as

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Chelmer Mead	
of resources and ensure the necessary infrastructure to support sustainable development	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	significant in scale due to the smaller housing yield and developable area of the site in comparison to other options. The housing yield of the proposal is not a sufficient quantum of development to deliver critical infrastructure on site. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options.
	Utilities provision	?	
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	The proposal includes 2.2ha of land for a new Primary School with early years and childcare provisions. The site is approximately 3.1 km south east of The Helena Romanes School and Sixth Form Centre. No additional secondary school provisions are proposed and the scheme is not of the required housing yield for one to be delivered.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	-	
15) To ensure sustainable employment provision and economic growth	Will the development enhance or support the local economy(ies)?	+	The proposal indicates the delivery of 1,000sqm retail floorspace, 300sqm of offices and a 7.8ha Business Park, with an estimated 19,500sqm business floorspace. The proposal is reasonably well located to the A120 and Stansted Airport, and is likely to support the vitality of the town centre of Great Dunmow.
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	++	
	Will the development provide support for the town centre?	+	

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The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

Summary of Conclusions at Preferred Options (Regulation 18) Stage

- The development of this site would lead to the creation of an enlarged village of Little Dunmow with additional services and facilities.
- Access to the strategic road network would be difficult to achieve, with no direct links to the A120 possible. Growth here would exacerbate problems on the more local network linking to Chelmsford.
- Upgrades required to Water Recycling Centre. Constraints to wastewater capacity at WRCs at Felsted in relation to Chelmer Mead garden community.
- Potential impact on heritage assets.
- Secondary School provision: The pupil numbers generated are too large to be accommodated in existing schools but too small to sustain a new school. Expansion is required.

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Evidence Base Studies - July 2017 to June 2018

Study	Study Conclusions for Chelmer Mead
<p>Uttlesford Local Plan Transport Study and Addendum</p>	<p>The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow and Elsenham, each AoS assessed scored well against the accessibility scoring criteria. Little Dunmow has very few facilities and would be reliant on other centres.</p>
<p>Heritage Impact Assessments</p> <p>[Note – The draft HIA 2018 does not set out a summary or conclusion for the rejected garden community sites. This summary is based on a review of Appendix 4 in the draft HIA 2018].</p>	<p>This site was assessed according to the methodology set out in Section 4.0 of the draft Heritage Impact Assessment 2018, and the findings are set out in full in tabular form in Appendix A.</p> <p>In summary, the draft HIA 2018 identifies one Grade I Listed Building that is subject to Major – Moderate harm – St Mary the Virgin Church, Little Dunmow. Major – Moderate harm is also identified to the Scheduled Monument – Moated site immediately east of Absolpark.</p> <p>Two Grade II* Listed Buildings are subject to Major harm – Barnston Lodge and the Church of St Andrew Parsonage.</p> <p>Three Grade II* Listed Buildings are subject to Major – Moderate harm: Barnston Hall, Brick House at Little Dunmow, and Grange Farm Granary at Little Dunmow.</p> <p>There are a substantial number of Grade II Listed Buildings that are subject to Minor (3 buildings), Moderate (4) or Major to Moderate harm (19). One is subject to Negligible – Minor harm. Six Grade II Listed Buildings are subject to Major Harm.</p> <p>The harm to Little Dunmow Conservation Area is identified as loss of relationship, historic and functional connection of the asset to its rural setting.</p> <p>In terms of impact to significance the Grade I Listed St Mary the Virgin Church, Little Dunmow would be subject to Major – Moderate change. The Grade II* Listed Buildings Barnston Lodge and the Church of St Andrew Parsonage would be subject to Major change. The other Grade II* Listed Buildings are subject to Major – Moderate change.</p>

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Study	Study Conclusions for Chelmer Mead
	<p>The Scheduled Monument – Moated site immediately east of Absolpark is subject to Major – Moderate change in terms of impact to significance.</p> <p>The majority of the Grade II Listed Buildings (31) are subject to Major – Moderate change with four subject to Moderate change and the rest subject to Minor – Moderate or Minor change (4).</p> <p>Little Dunmow Conservation Area is subject to Major change.</p>
Archaeology	Not applicable.
District Retail Study Update	Not applicable.
Uttlesford Water Cycle Study Updated	Not applicable.
Infrastructure Delivery Plan	Not applicable.

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Strategic Land Availability Assessment (2018)	
Is the site suitable?	<p>This is a greenfield site located between Flitch Green and Little Dunmow and extending north around Little Dunmow. This proposal is the largest of 3 proposals for the area. The site straddles the Flitch Way and the proposal is for residential development to the north including a primary school, and village centre, and allotments and sports pitches to the south of the Flitch Way, and a commercial area between the A120 and B1256. The site is adjacent to the development limits of Flitch Green. The site adjoins the Little Dunmow conservation area and there are a number of listed buildings in close proximity to the site. There are existing services and facilities at Flitch Green but new services and facilities are planned as part of the development. The development of this site would lead to the creation of an enlarged village of Little Dunmow with additional services and facilities. The Council has considered this site and scale of development as part of the Sustainability Appraisal and highways, historic, landscape and ecological evidence base and it is considered unsuitable. Furthermore the Council's development strategy is towards larger self-sustaining Garden Communities which can support a secondary school.</p>
Is development achievable?	<p>The promoters have submitted evidence to demonstrate that the site is achievable. This will need to be assessed by the appropriate technical experts.</p>
Is the site available?	<p>The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.</p>
SLAA Conclusions	<p>Classification: E The site is available and development is considered achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.</p>

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Sustainability Appraisal of the Regulation 19 Local Plan

Table 87: Appraisal of new settlement options – Chelmer Mead Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Chelmer Mead	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	++	The site is within a SSSI Impact Risk Zone however there is not a need to consult Natural England in this location. The site features the Flich Way Local Wildlife Site traversing through the development area, as well as being within close proximity to 3 other LoWSs. There are additionally a number of Public Rights of Way in close proximity to the site, however it has been proposed that all public rights of way will be retained as part of the development proposals.
	Presence of biodiversity/ ecological/ wildlife designations	+	
	Other biodiversity/ ecological/ wildlife impacts	+	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	There are 2 small ponds on the site, but the size of the site means there is the potential for any negative impacts to be mitigated. The site is not within any groundwater protection zones.
	Water quality impacts	+	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Chelmer Mead	
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	?/-	The site has a relatively high sensitivity to change in part and a moderate to- high sensitivity to change in other parts of the area. The site is however outside all landscape designations within the District and there are few landscape implications arising from associated impacts on the historic environment.
	Metropolitan Green Belt/ CPZ	++	
	Other landscape impacts	-	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	-	The northern section of the site is Grade 2 Agricultural Land and the southern section is Grade 3 Agricultural Land. The majority is Grade 2.
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	+	The site does not contain any listed buildings, ancient monuments or designated archaeological sites. There are 24 Listed Buildings near the proposed development and the Little Dunmow Conservation Area (with numerous grade II Listed Buildings) adjoins the site in the south. There are also a number of undesignated archaeological sites (a Roman villa site) either within or overlapping the site. The Call for Sites form states that mitigation measures have been factored into the overall design for the proposal to minimise the impact on the setting of the Little Dunmow Conservation Area and Listed buildings as far as possible. The site is bordered to the east by a protected lane (Bramble Lane) however access is not intended to be from this lane. Multi-period archaeological deposits identified on the A120 trunk road directly to the north.
	Impact on heritage assets	?	
	Potential for protection/ enhancement of heritage assets	+	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Chelmer Mead	
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	?	It is possible that such opportunities could be factored into any proposal through effective masterplanning.
7) Reduce and control pollution	Air quality	?/-	The Call for Sites form states that there is no contamination issues present on site that would prevent development taking place or that could not be adequately remediated to create acceptable living conditions for new residents/ occupiers. A number of recommendations have been made, including ground gas monitoring in the vicinity of backfilled ponds and ditches and a disused railway line have been made in a Phase 1 Geoenvironmental Assessment. The northern parcels of land are in areas of poor air quality due to their proximity with the A120; however mitigation is possible from a proposal of this scale.
	Potential contamination	+	
	Neighbouring uses and compatibility	+	
8) To reduce the risk of flooding	Fluvial flood risk	+	The whole of the site lies within Flood Risk Zone 1. Other sources of Flooding, including surface water flooding, groundwater flooding, sewer flooding and flooding from artificial sources have been examined in the Flood Risk Assessment and are considered to be low risk. In regards to Surface Water Drainage, the Call for Sites form states that the Environment Agency have confirmed that discharging to the existing creek at the calculated run-off rates will be acceptable and preferred the discharge to be spread over different points as the design allows. High, medium and low surface water flood risk zones are present across the centre of the site, with further low risk zones to the north and along the boundaries of the site; however, this covers a small area in comparison to the total area of the site and mitigation is possible.
	Surface water flood risk	+	
	Ensuring the creation of SuDS which help define landscape character and green spaces	++	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Chelmer Mead	
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	A number of Public Rights of Way in close proximity to the site have been stated as being retained as part of the development proposals. There are numerous bus stops within 800m of the site. The nearest is the Bramble Lane bus stop which is located on the south eastern boundary of a northern parcel of land. The site is distanced from rail links however.
	Bus links	+	
	Rail links	-	
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport?	?	ECC Highways require a new junction onto the A120 for the Garden Community to deal with impacts on the local road network including the B1256 and rural roads/Felsted. The nearest settlement – Little Dunmow has very limited services with reliance on Great Dunmow that is relatively distant. In comparison to the other new settlement options, it may be more difficult to integrate a high frequency bus service to rail services due to the distance to such stations; however it is considered possible should the proposal be progressed. The site is bisected by the A120, which would render some parts of the scheme unsuitable.
	Strong cultural, recreational and shopping facilities in walkable neighbourhoods?	?	
	Accessibility	+	
11) To improve the population's health and promote social inclusion	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some control/ownership over the development, including long-term stewardship of assets?	?	The site is more than 800m from a GP surgery; however the proposal includes 1,250sqm of health related floorspace in the form of a new GP surgery. The site is also over 800m from any significant shopping facilities however the development proposal includes new shopping provisions in

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Chelmer Mead	
	Health care facilities	++	the form of a new local centre. The proposals also indicate 16.1 ha of public open space, including sports fields and pavilion, allotments, neighbourhood and local equipped areas of play, amenity greenspace, a semi-natural habitat for outdoor learning and landscaping.
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	++	
12) To provide appropriate housing and accommodation to meet existing and future needs	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	+	The proposal would deliver 1,020 market dwellings with 680 affordable dwellings. As such it is unlikely to have the scope and critical mass to adhere to many Garden City Principles. Similar to Easton Park, the site is very well related to the Strategic Market Area and the general location will assist in supporting the housing needs of central rural Uttlesford. Again, the site's proximity to west Braintree is so that if it is also allocated as a new settlement the pace of housing delivery could slow. It is not considered a reasonable option that this proposal be selected in accumulation with that at Easton Park in light of cumulative impacts on other sustainability criteria.
	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	++	
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing?	?	
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Chelmer Mead	
13) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	Will it provide quality opportunities for recreation?	+	Any development of this size would be required to provide land for recreation uses however these are unlikely to be as significant in scale due to the smaller housing yield and developable area of the site in comparison to other options. The housing yield of the proposal is not a sufficient quantum of development to deliver critical infrastructure on site. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options.
	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	
	Utilities provision	?/-	
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	The proposal includes 2.2ha of land for a new Primary School with early years and childcare provisions. The site is approximately 3.1 km south east of The Helena Romanes School and Sixth Form Centre. No additional secondary school provisions are proposed and the scheme is not of the required housing yield for one to be delivered.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	-	
15) To ensure sustainable employment provision and economic growth	Will the development enhance or support the local economy(ies)?	+	The proposal indicates the delivery of 1,000sqm retail floorspace, 300sqm of offices and a 7.8ha Business Park, with an estimated 19,500sqm business floorspace. The proposal is reasonably well located to the A120 and Stansted Airport, and is likely to support the vitality of the town centre of Great Dunmow.
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	++	
	Will the development provide support for the town centre?	+	

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The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

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Summary of Conclusions at Pre-Submission (Regulation 19) Stage

Although the Regulation 19 SA has changed some of the scoring for the Chelmer Mead Garden Community option the conclusions remain the same as at the Regulation 18 stage:

- The development of this site would lead to the creation of an enlarged village of Little Dunmow with additional services and facilities.
- Access to the strategic road network would be difficult to achieve, with no direct links to the A120 possible. Growth here would exacerbate problems on the more local network linking to Chelmsford.
- The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow and Elsenham, each AoS assessed scored well against the accessibility scoring criteria. Little Dunmow has very few facilities. Little Dunmow would be reliant on other centres to access facilities.
- Secondary School provision: The pupil numbers generated are too large to be accommodated in existing schools but too small to sustain a new school. Expansion is required.
- Upgrades required to Water Recycling Centre. Constraints to wastewater capacity at WRCs at Felsted in relation to Chelmer Mead garden community.
- Substantial harm identified to designated heritage assets of the highest significance – Grade I Listed St Mary the Virgin Church, Little Dunmow; the following Grade II* Listed Buildings: Barnston Lodge, the Church of St Andrew Parsonage, Brick House at Little Dunmow, and Grange Farm Granary at Little Dunmow; the Scheduled Monument – Moated site immediately east of Abolpark; and Little Dunmow Conservation Area. In addition, a significant number of Grade II Listed Buildings would also be subject to substantial harm. Less than substantial harm is also identified for several other Grade II Listed Buildings.

The Council's development strategy is towards larger self-sustaining Garden Communities which can support a secondary school/self-containment that entails. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

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Uttlesford Strategic Land Availability Assessment (2015 and 2018)

GENERAL SITE INFORMATION		
SLAA Site Reference		06LtEas15
Parish		Little Easton
Site Name		Easton Park Estate, Great Dunmow (parishes of Little Easton, Little Canfield and Boxted) (10,000 scheme)
Site Area (hectares)		697 (gross)
Area of Search		7
Assumed Capacity from Call for Sites (Dwelling/ Floorspace)		10,000 dwellings including market and affordable housing, self/custom build, housing for older people and care home. Provision of employment floorspace, education, leisure and retail facilities.
Current Use		Agricultural
Greenfield/ Brownfield		Greenfield
Site History		N/A
Planning Constraints including physical limitations/ impacts and statutory designations		
Policy Constraints	Is the site greenfield or brownfield?	Greenfield
	Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond any Adopted Development Limits.
	Is the site located within the Green Belt?	The site is not within the Greenbelt.
	Is the site located within the Countryside Protection Zone?	The site is partially within the Countryside Protection Zone.
	Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	Which flood risk zone(s) does the site lie in?	The site has an area of flood zone 2 and 3 present towards the north east, which could have an effect on development at this location.

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	Does the site lie within surface water or ground water flooding zones?	The site has numerous 1 in 30, 1 in 100 and 1 in 1000 flood risk zones across the whole development area. There is some potential for development to avoid flood risk areas as a consequence of its large area, but this could lead to a disjointed development. Site access could also be affected by the zones around neighbouring roads.
Pollution	Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
	Is the site within the AQMA or area otherwise identified as of poor air quality?	The southern section of the site is within an area more susceptible to poor air quality due to its proximity with the A120.
	Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
	Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
	Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is predominantly within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A section of land on the north of the site is not within any MSA but the majority to the south is within the Sand Gravel MSA.
	Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority
Natural Environment	Proximity of SSSIs (including Impact Risk Zones (IRZ))	The south eastern boundary of the site is adjacent to a SSSI.
	Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.

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	Proximity of Local Wildlife Site(s)	The site contains Philipland/ Middlefield Wood and Little Easton Airfield within its boundary. It is also 100m – 500m north of Flitch Way, 500m – 1,000m north east of Canfield End Churchyard and 500m – 1,000m west of Hoglands Wood/Broomhills.
	Proximity of Ancient Woodland(s)	The site has areas of Ancient woodland on the northern and western sections of land. The south eastern boundary adjoins to an area of Ancient woodland.
	Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
	Proximity to National Trails and public rights of way networks	There are multiple Public Rights of Way traversing the site through the centre of the development area.
	Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site lies across the boundary of the A6 Upper Chelmer River Valley and the B10 Broxted Farmland Plateau categories of the Landscape Character Assessment. The A6 category has a relatively high sensitivity to change.
	Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
	Are there any Tree Preservation Orders (TPOs) on the site?	There are 5 Tree Preservation Orders present on the site, located on the north western, the southern and south eastern section of the development area. They are of a fairly substantial size but could be avoided by development.
	What is the agricultural land value of the site?	A small section of land to the north of the site is grade 3, but the majority is grade 2 agricultural land.
Historic Environment	Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m east of the site of Waltham Hall.
	Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II* Listed Stone Hall, and Grade II Listed Brookend

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		Farmhouse and Strood Hall. All of these Listed Buildings are within the site boundary.
	Distance from Conservation Area	The Great Easton Conservation Area is within 500m – 1,000m north east of the site.
	Distance from Registered Park and Garden	The site contains Easton Lodge within its boundary.
	Will a new sites access be created on to a protected lane?	The site is bordered by a number of protected lanes although the call for sites information states that access by road will be via the A120, B1256 and B184.
Accessibility (Highway Access and Availability of Sustainable Forms of Transport)	Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Little Canfield Hall bus stop is within 800m south of the site. Numerous other bus stops surround the development area within 800m of the site.
	Will the site be located within 800 metres of a primary school or is a new primary being provided on site or within 800m of site?	The site is more than 800m from a primary school. The new settlement prospectus indicates the inclusion of new primary schools as part of the development.
	Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. The new settlement prospectus indicates the inclusion of a new local centre with convenience shops as part of the development.
	Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The site is more than 800m from a GP surgery. The new settlement prospectus indicates the inclusion of new health centres

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	Will the site be located within 4.8km of a secondary school being provided on site or within 800m of site?	The site is approximately 1.82km west of The Helena Romanes School and Sixth Form Centre. The new settlement prospectus indicates the inclusion of a new secondary school as part of the development.
	Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	Viable routes exist to a number of strategic routes. The call for sites information states that access by road will be via the A120, B1256 and B184.
Other Land Uses	Will there be a net loss of land designated for recreation use?	The site is not currently recreational land and a proportion of the proposal is for recreational development and is proposed for formal and informal recreational provisions. There would be a net increase in recreational land as a result of this development.
	Will there be a net loss of employment land?	Site is currently not employment land and the proposal is for mixed use development. There will be a net increase in employment land as a result of this development.
	Will there be a net loss of retail provision?	Development on this site includes retail provisions. There will not be a net loss of this land use.
	If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The development proposal includes, retail provisions, a community centre, places of worship, eco corridors, woodland parks, country parks, town parks, neighbourhood parks, orchards/allotments and sports pitches.
Access to Services and Facilities		The site does not have immediate access to existing facilities or services. Stansted Airport lies 4km to the south west of the site and Great Dunmow is approximately 4.3km to the south east. The smaller settlement of Great Easton is to the north of the site, approximately 1.5km away.
Relationship to Existing Development/ Settlements		The site is located in the south of the District but is not immediately adjacent to an existing settlement. It would therefore form a stand alone settlement.
Developer Information and Proposals		Barton Willmore LLP on behalf of L S Easton Park Investments Limited (Land Securities)

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Opportunities for Improvements/ Benefits, particularly infrastructure	New rapid bus service, employment park and business space, new education facilities, new community centre, local retail opportunities, open space, country park, town park and neighbourhood parks and sports pitches.
Scale of Development	<ul style="list-style-type: none"> • Circa 5,730 – 6,000 dwellings for market housing • Circa 3,820 – 4,000 dwellings for affordable housing (40%) • Circa 150 homes for self-build / custom build • Circa 150 homes for housing for older people (use class C3) • Circa 75,000 sqm gea for employment (use class B1, B2 and B8) • Schools, retail & leisure etc (use class other)
Delivery Rates and existing Value Areas/ Markets	The promoter has suggested an average annual delivery rate of 350 dwellings, with the site taking approximately 29 years to be fully built out.

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Evidence Base Studies - April to June 2017

Study	Study Conclusions for Easton Park
Uttlesford Local Plan Transport Study and Addendum	<p>Having regard to link capacity impacts, accessibility and sustainable transport the appraisals have found that the following locations would therefore be preferable for new garden communities:</p> <ul style="list-style-type: none"> • Great Chesterford • Easton Park • West of Braintree <p>These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements.</p> <p>New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel infrastructure and services to minimise new trips by car.</p>
New Settlement Proposals: Landscape and Visual Impact (May 2017)	<p>This site lies within the Broxted Farmland Plateau character area. Overall, this character area has moderate to high sensitivity to change.</p> <p>The former parkland is not considered to be of significant landscape value. Whilst much of the proposal site is on the elevated plateau land, the substantial blocks of existing woodland on and adjacent to the site would provide a level of visual containment of the proposed development. The provision of additional woodland and tree belts would provide further mitigation of the potential visual impact of the development. The likely overall effect of the proposed development on the surrounding landscape is considered moderate.</p>
Land at Easton Park Landscape & Visual Appraisal (June 2017)	<p>Overall, this Appraisal finds that land at Easton Park is of moderate to high landscape visual sensitivity, varying across the Site, and concludes that there is potential for part of the Site to accommodate development, subject to appropriate mitigation developed in accordance with</p>

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Study	Study Conclusions for Easton Park
	<p>published landscape character guidelines, planning policy and the opportunities and constraints identified in this Appraisal. The Appraisal finds that the northern part of the Site (as illustrated within Figure EP3), is the most sensitive part of the Site and therefore it is desirable for development in this location to be limited on landscape and visual grounds. The southern part of the Site (as illustrated within Figure EP3) is of lesser sensitivity to development, given the range of land uses which include an aggregates quarry, the A120 and Stortford Road, all of which reduce the sense of tranquillity and landscape quality in this area.</p>
Ecological Sites on and adjacent to New Settlement/ Neighbourhood Proposals	<p>Two Local Wildlife Sites and two woodlands identified as being of potential ecological importance lie within the development site and a number of historic lanes adjoin the site boundary. Up to date information on these sites is required as part of an overall ecological survey accompanying any eventual planning submission.</p>
Brief Heritage Impact Assessments	<p>It is strongly recommended that a full Heritage Impact Assessment be commissioned with regards to the proposed development, if this site is to be recommended. Based on the information available at present, it is unlikely that the proposed scheme could be achieved without causing a degree of harm to the significance of a number of heritage assets; both listed buildings and sites of archaeological interest.</p> <p>The resulting impact of the development as proposed, upon the setting of these heritage assets is considered to be harmful and would compromise their overall significance. This is likely to result in less than substantial harm predominantly, and would detract from the open countryside setting of the individual assets, and Little Easton village, as a whole. In response to this, the NPPF is clear in paragraph 132 that ‘great weight should be given to the asset’s conservation’. I am also mindful here of the guidance set out in policies ENV2 of the Uttlesford Local Plan, 2005.</p> <p>Whilst the proposal is likely to result in less than substantial harm, contrary to paragraph 134 of the NPPF, 2012, there is a significant level of public benefit arising from such a scheme that would arguably overcome this harm, depending on the proposed mitigation put forward by the applicant in respect of the concerns raised above. Further discussion with the applicant, or supporting</p>

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Study	Study Conclusions for Easton Park
	<p>information, would be required in order to comment further at present as the information submitted in relation to the historic built environment is lacking.</p> <p>In the event that the Authority is minded to recommend the site, I would suggest that a full and independent Heritage Impact Assessment be carried out to inform any future masterplan, and that any subsequent proposal should take measures to address the concerns raised above, taking great care to avoid unnecessary and irreversible harm to the significance of the heritage assets detailed above, and their wider setting. In light of this, I would recommend strongly that the submitted masterplan is revised, once this assessment has been carried out, and the layout of proposed housing detailed accordingly. Subject to these measures, I consider that such a scheme could be achieved on the site without causing substantial harm to the significance of the heritage assets detailed above.</p>
Countryside Protection Zone Study	<p>A very small fraction of the site is within the Countryside Protection Zone. This small part of the site is within the area assessed as Parcel 7 of the CPZ Study.</p> <p>The summary of the Assessment was that harm would result to the CPZ purposes if this parcel is released.</p>
Uttlesford Green Belt Review	Not applicable.
Uttlesford Water Cycle Study	See IDP below.
Draft Infrastructure Delivery Plan (Please note that the requirements set out in the draft IDP are based on the delivery of the whole site, including development beyond the plan period)	<p>The Easton Park garden community site submission included the following infrastructure:</p> <p>Physical:</p> <ul style="list-style-type: none"> • Fastrack/ Fastbus scheme, to be converted into an extension of the railway to Stansted Airport in the longer term <p>Social:</p> <ul style="list-style-type: none"> • 1x secondary school • 4x primary schools • Library • Health Centre • Community ‘hub centre’ <p>Green:</p>

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Study	Study Conclusions for Easton Park
	<ul style="list-style-type: none"> • 165 hectares open space • Country park with woodlands and wetlands • Sports pitches with changing facilities <p><i>Physical Infrastructure – Transport: Highways</i></p> <p>It is considered that access into Easton Park from the A120 (via the B1256) is achievable, and that existing junctions have sufficient capacity to cater for this. However, based on the scale of proposed development, a minimum of two main access points will be sought. At present, only one main access is proposed. Other solutions, including direct bus links to Stansted should be considered and are potentially feasible, subject to further discussion with the Airport. ECC also advise that a proposed garden settlement at this location might increase the level of traffic on the B1008 towards Chelmsford (and further away, the A131) which will require assessment.</p> <p>Highways requirements:</p> <ul style="list-style-type: none"> - Improvement to A120 junction (Will require HE approval) - M11 J8 capacity improvement - Local level highway infrastructure enhancements - Essex Regiment Way: contributions for capacity and sustainable transport mitigation <p><i>Physical Infrastructure - Walking and Cycling</i></p> <p>Walking, cycling and bus links to Stansted Airport would need to be provided as part of the package of transport measures. The site promoter has suggested provision of a 'Fastbus' connection with Stansted Airport. However, delivery of this would be subject to discussions with Stansted Airport and how this ties in with their plans for future growth. New and improved walking and cycling routes to local settlements, centres and facilities will also need providing, particularly towards Great Dunmow. The site promoter has indicated that they are in ownership of all land between the proposed Easton Park development area and Great Dunmow which could allow for delivery of a walking, cycling and public transport link. However, there is a covenant associated with land alongside Woodside Way which restricts any further connections to the west (i.e.: in the direction of Easton Park). Delivering a link between the two would thus require this issue to be overcome.</p>

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Study	Study Conclusions for Easton Park
	<p>Sustainable transport requirements:</p> <ul style="list-style-type: none"> - Passenger transport infrastructure requirements and subsidized bus services to and from local transportation interchanges, key community and economic centres - Guided busway connection to Stansted Airport - Direct pedestrian and cycle linkage to town centre - Sustainable travel promotion and package <p><i>Water (Foul and Drinking)</i></p> <p>Thames Water has advised that the scale of development proposed at the Easton Park garden community would require a new Water Recycling Centre to be built. There is capacity in the current network to accommodate the first year or two of new development without a new WRC in place, but it will be needed quite quickly after this.</p> <p>An alternative to building a new WRC would be to expand and upgrade the existing facility at Takeley. This is a small facility and experiences capacity constraints at present. However, the timeframe for expanding this facility would be just as long as providing a new purpose built facility at Easton Park.</p> <p>The Environment Agency advised that the WRC at Great Easton discharges close to the headwaters of a river. This challenge would need to be addressed should the preferred growth options mean increased use of these WRCs.</p> <p><i>Electricity</i></p> <p>Likely to require new network or primary substations in the long term, though, some demand can be catered for in the early stages of development, allowing initial dwellings to be serviced.</p> <p><i>Education</i></p> <p>Early years: Facilities to provide parental choice and serve employment areas. Approximately 1ha split over a number of sites.</p>

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Study	Study Conclusions for Easton Park
	<p>Primary: Preference for 7x 2fe primary schools with commensurate early years and childcare facilities. Each site 2.1ha</p> <p>Secondary: Preference for 13.6ha site</p> <p><i>Health & Social Well-being</i></p> <ul style="list-style-type: none"> • GPs Surgery need: 10 • Allotments: 6 ha • Community Centres: 16.3 • Play space needed: 5 ha • LEAP: 5 • NEAP: 3 • Youth Space: 7ha • MUGA: 10 • Indoor sports hall: 2.1 • Grass pitches need: 29 ha/ 20 grass pitches • Natural/ semi-natural amenity space: 170 ha • Amenity green space: 24.4 ha <p><i>Summary</i></p> <p>Although access from the A120 into the proposed garden settlement at Easton Park is considered achievable, the current scheme being promoted only shows a single point of access to serve a new settlement of 10,000 new homes. As a minimum, two access points will be required, which will help ensure network resilience. Unless an additional access point onto the strategic highways network can be identified and delivered, access to Easton Park is a risk to scheme delivery.</p> <p>To support the upper end of development in the proposed garden communities, new network and or primary substations would be required at Easton Park.</p>

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Strategic Land Availability Assessment (2015)	
Is the site suitable?	This is a greenfield site between Great Dunmow and Takeley. Within the site are ancient woodland, SSSI, and Important woodland. Adjoining the site is Little Easton Conservation Area and High Wood SSSI. To the east of High Wood is a site with permission for residential development of 790 dwellings. To the east of the site is a site refused permission for 700 dwellings and the subject of an appeal. The western boundary follows the river Roding, which is a narrow and restricted flood zone of which small area fall within the site. The southern boundary generally follows the A120 and its poor air quality zone. The south eastern part of the site is currently being worked for sand and gravel and is programmed for development in later phases in the site's development. The site is being promoted as a new settlement which would include the necessary facilities and services. The site has a good access to the A120. The suitability of the site will depend on the Council's approach to strategic sites.
Is development achievable?	The promoters have submitted evidence to demonstrate that the site is achievable. This will need to be assessed by the appropriate technical experts.
Is the site available?	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
SLAA Conclusions	The site is available and development is achievable subject to assessment of the technical evidence. The suitability of the site will depend on the Council's approach to strategic sites. The latter will be based on the overall strategy for distribution and the considerations will include, but not be limited to, the scale of development needed to deliver the infrastructure required and transport, landscape, heritage and flooding impacts. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. This view and reports will be subject to further assessment and scrutiny as the sieving process continues.

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Sustainability Appraisal of the Regulation 18 Local Plan

Table 86: Appraisal of new settlement options – Easton Park Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	+	<p>There are two SSSIs in the area and a large number of LoWSs. The south east part of the site is also adjacent to a SSSI however consultation would not be needed with Natural England regarding Impact Risk Zones and these can be incorporated into the proposal. There are also two areas of Ancient woodland within the site, Airfield Wood and land on the northern and western sections of the site. The proposal states that Local Wildlife Sites will be protected and opportunities sought to enhance them; an Ecological Management Plan would be agreed and implemented in order to address the various long term issues that could affected retained or newly created habitats. A New Settlement Prospectus summarises that much of Easton Park site is of negligible ecological interest posing little constraint to development. There are 5 Tree Preservation Orders present on the site, located on the north western, the southern and south eastern section of the development area. They are of a fairly substantial size but could be avoided by development. However, this could limit available development land. There are multiple PROWs on site, however new footpaths and cycleways have been promoted and there is scope for enhancements to the PROW network through the proposal.</p>
	Presence of biodiversity/ ecological/ wildlife designations	?	
	Other biodiversity/ ecological/ wildlife impacts	?	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	Development at this location has the potential to impact on flows entering River Roding and Strood Hall Brook. The site has numerous water bodies on the site, but the size of the site means that there is the potential to mitigate any negative impacts. The site is not within any groundwater protection zones
	Water quality impacts	?	
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	+	The landscape has a moderate and partly relatively high sensitivity to change / development. In addition, a nearby Great Dunmow appeal was recently dismissed on landscape grounds however adherence to Garden City Principles regarding a surrounding belt of countryside and the general scale of the proposal indicates that mitigation could be appropriate through effective masterplanning without significantly affecting the developable area. The area is partly within the Countryside Protection Zone and as such development may be limited in the north west to prevent any coalescence with the airport. The site is outside of Little Easton and Great Dunmow development boundaries and is 100% greenfield.
	Metropolitan Green Belt / CPZ	?	
	Other landscape impacts	?	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	?	A small section of land to the north of the site is Grade 3, but the majority is Grade 2 Agricultural Land.

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1	
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	-	There is a Registered Historic Park in the area; the Grade II listed Easton Lodge present in the entire northern part of the site. There are also five Listed Buildings on site, all Grade II listed, and numerous Listed Buildings in close proximity to the site. The site is bordered by a number of protected lanes although the call for sites information states that access by road will be via the A120, B1256 and B184. Assessment of the site has raised some setting issues of Little Easton Church (grade I listed) to the east. Additionally there are multi-period archaeological deposits including Deer Park associated with the house, as well as prehistoric and Roman occupation and a Second World War airfield with associated buildings. The scale of the proposal is such that mitigation and enhancement is possible; however such considerations would have to be at the forefront of any masterplanning
	Impact on heritage assets	-	
	Potential for protection/enhancement of heritage assets	+	
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	?	It is possible that such opportunities could be factored into any proposal through effective masterplanning.
7) Reduce and control pollution	Air quality	?	A Contaminated Land report assesses the overall environmental risk rating associated with Ground conditions as Medium, due to the site's historic use as a WWII airfield. The southern section of the site is within an area susceptible to poor air quality due to its proximity with the A120 however mitigation will be possible in line with the size of the site and the Garden City principle requiring a surrounding belt of countryside. It should be acknowledged that Highwood Quarry is within the site boundary however again, the size of the site is such to allow
	Potential contamination	?	
	Neighbouring uses and compatibility	?	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1	
			any medical or educational uses to be located more than 250m from the quarry location to avoid any possible significant negative impacts
8) To reduce the risk of flooding	Fluvial flood risk	+	The area contains areas of Flood Risk Zone 3 surrounding the River Roding although the majority of the site is located within Flood Risk Zone 1 with some areas of Flood Risk Zones 2 and 3 along the sites western boundary associated again with the River Roding. The proposals indicate that the floodplain associated with the River would be kept free from development in addition to that associated with the Strood Hall Brook to the south of the site. The majority of the site has a very low risk of Surface Water Flooding, but some of the site along low lying valleys is shown to have Low to high risk of surface water flooding. The proposals indicate that these areas would be included as 'blue corridors' which would be kept free from buildings and ground raising
	Surface water flood risk	+	
	Ensuring the creation of SuDS which help define landscape character and green spaces.	++	
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	The broad area is distanced more than 800metres from the rail network although an existing bus stop at Little Canfield Hall is within 800m south of the site and good quality bus services serve the general area. There are multiple PROWs on site, however new footpaths and cycleways have been promoted on site. In terms of accessibility to employment at Stansted Airport the area is geographically closest to the airport which may enable some commuting by cycle (e.g. using the Flitch Way), or alternatively it may be possible to extend some of the existing bus routes that serve the airport to also serve this site.
	Bus links	+	
	Rail links	-	
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport	++	The possibility of access to the A120 is good and there are a range of services in nearby Great Dunmow. There is also the opportunity to create a high quality public transport corridor

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1	
	Strong local cultural, recreational and shopping facilities in walkable neighbourhoods	++	<p>between the settlement and the airport which would enable a high frequency bus service to run between the settlement and the airport. Over time, this could be converted into a rail line although this has not been factored into this assessment. The area is well related to the existing settlement of Great Dunmow and also, should it expand to the entire size of the area (subject to other constraints), to Elsenham in the north west. The benefit of this location the existing junction onto the A120, which with some improvements, has the capacity to serve up to approximately 2,500 homes as stated in a Strategic Transport Assessment. This analysed junctions within Great Dunmow and estimated that these would continue to operate within capacity following the full development of 10,000 homes. Any improvements made can also be expected to benefit a large part of rural Uttlesford.</p> <p><i>Also see comments on Uttlesford Local Transport Plan Transport Study and Addendum.</i></p>
	Accessibility	+	
11) To improve the population's health and promote social inclusion	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some control/ownership over the development, including long-term stewardship of assets?	?	<p>The site is more than 800m from a GP surgery however the proposal includes new health centres. Additionally the site is over 800m from any significant shopping facilities; however the proposal includes a new local centre with convenience shops as part of the development. Open space will be required from the development, however it should be noted that more than 50% of the site already meets two of Natural England's criteria for Accessible Natural Green Space.</p>
	Health care facilities	++	
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	++	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1	
12) To provide appropriate housing and accommodation to meet existing and future needs	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	++	The eventual scale of the proposal is approximately 10,000 units. The site is very well related to the Strategic Market Area and the general location will assist in supporting the housing needs of central rural Uttlesford. In addition, development is indicated to start early in the plan period. Despite this, the site's proximity to west Braintree is so that if it is also allocated as a new settlement the pace of housing delivery could slow.
	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	++	
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing	+	
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	
13) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	Will it provide quality opportunities for recreation?	++	Any development of this size would be required to provide land for recreation uses. The proposal additionally states that leisure uses would be provided and it is likely that the needs of existing settlements would be met by a new settlement in this area. It is likely that allotments could be provided. It is not anticipated that there will be many existing services to the site and as such, indicative evidence at this stage highlights that major upgrade works will be required regarding water, sewerage and electricity provisions. Connection to intermediate gas main would be required and a new sewerage treatment plant would be needed.
	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	
	Utilities provision	?	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1	
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	The new settlement prospectus indicates the inclusion of new primary schools as part of the development. The new settlement prospectus also indicates the inclusion of a new secondary school as part of the development.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	++	
15) To ensure sustainable employment provision and economic growth	Will the development enhance or support the local economy(ies)?	++	The area is in close proximity to employment opportunities and transport links at Great Dunmow and Stansted Airport. The potential scale of the development maximises the possibility of housing to be well supported by a range of services, infrastructure and employment opportunities to minimise the need to travel. Retail and Leisure uses would be provided. The proposal would provide 75,000 sq m employment however the range of type per sector is unknown at this stage. The development is likely to support the vitality of the town centre of Great Dunmow.
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	?	
	Will the development provide support for the town centre?	+	

The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

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Summary of Conclusions at Preferred Options (Regulation 18) Stage

- Good access to Strategic Road Network with opportunities for transport improvements including to the A120 and sustainable transport.
- On link capacity impacts, accessibility and sustainable transport the following locations are preferable for new garden communities:
 - Great Chesterford
 - Easton Park
 - West of Braintree

These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements. New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel infrastructure and services to minimise new trips by car/ rapid transit.

- Further work is required to understand the water treatment capacity and options.
- Potential impact on heritage assets.
- Potential impact on ecological assets.

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Evidence Base Studies - July 2017 to June 2018

Study	Study Conclusions for Easton Park
<p>Uttlesford Local Plan Transport Study and Addendum</p>	<p>Having regard to link capacity impacts, accessibility and sustainable transport the appraisals have found that the following locations would therefore be preferable for new garden communities:</p> <ul style="list-style-type: none"> • Great Chesterford • Easton Park • West of Braintree <p>These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements.</p> <p>New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel infrastructure and services to minimise new trips by car.</p> <p>The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow and Elsenham, each AoS assessed scored well against the accessibility scoring criteria.</p> <p>Scenario 33 (3 preferred GCs) is the Council’s preferred option and has been derived having regard to link capacity impacts, accessibility and sustainable transport considerations.</p>
<p>Draft Heritage Impact Assessment 2018</p>	<p>In line with Historic England’s Advice Note 3 ‘The Historic Environment and Site Allocations in Local Plans’ identifies that, following Stage 1: Evidence Gathering (which assesses the significance of heritage assets and their setting), Stage 3 highlights specific criteria against which a development may be judged.</p>

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Study	Study Conclusions for Easton Park
	<p>The following paragraphs suggest criteria for the Easton Park site based on the assessment of the heritage assets likely to be affected and the size and nature of the site.</p> <p>Proposal: The site at Easton Park is being proposed by developers and landowners as a possible new settlement in the form of a garden village. The size is expected to be in the region of 10,000 units arranged as housing areas and commercial development interspersed with open spaces. Development of the Easton Park site has the potential to harm the significance of heritage assets on the site and surrounding the site. These heritage assets include listed buildings and a registered park and garden. There is also evidence of buried archaeology on the site and in the wider area. These include cropmarks at Perryfield Ponds, medieval settlement at Phillipland Wood, Roman Rural settlement and cemetery at Strood Hall within the site. These will further add to the understanding and significance of the area and inter-relationships between heritage assets.</p> <p>The landscape is discussed in detail in the Land at Easton Park - Landscape & Visual Appraisal, June 2017, by Chris Blandford Associates. The land rises to the north east, whereas the site lies in a relatively flat area bounded by the River Chelmer and Roding valleys.</p> <p>Following this study [HIA], if development is to be progressed on this site, proposals should demonstrate how harm to the significance of the heritage assets caused by development might be avoided or mitigated.</p> <p>The National Planning Policy Framework (NPPF) states that</p> <p>‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm or loss of a grade II listed building, park or garden should be exceptional’ (paragraph 132).</p>

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Study	Study Conclusions for Easton Park
	<p>‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss’ (paragraph 133).</p> <p>Map EPGC04: Development criteria and mitigation identifies measures that may mitigate the visual impact of a new development on heritage assets within the site and those in close proximity to the site; the transition between rural and urban settings. There are many factors that are outside the scope of this study that may cause harm to the wider setting of heritage assets, not necessarily close to the site. These include noise and light pollution.</p> <p>Development criteria: Respecting the open rural character of the site in design principles to avoid harm to heritage assets on the site or adjacent to the site. This includes:</p> <ul style="list-style-type: none"> - Density, scale, form, materials of new development against existing in area - Existing boundaries, routes reflected in new development – this includes respecting mature tree lines - Acknowledge and work with the topography and geology when planning buffer zones. <p>Mitigation measures identified on Map EPGC04: It is considered that there is scope for development on site. Mitigation measures required will depend upon the nature of the development plans, particularly regarding density and scale. Any impacts on the heritage assets along with mitigation measures will need to be justified in accordance with local and national planning policy. Suggested mitigation measures identified in this study include:</p> <ul style="list-style-type: none"> • Tree screening where appropriate (on east side) reinforcing existing dense tree screens particularly in the area of Little Easton. • Appropriate buffer zones on west side with flat plateau zone of river valley where tree planting is not extensive. • Greening and reinforce tree screening at north of site, where views into site are most acute and land rises beyond site giving views into the site.

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Study	Study Conclusions for Easton Park
	<ul style="list-style-type: none"> • Lt Easton Conservation Area – maintain views to the Parish Church Tower to and from site. • Respect change on the site, reflect routes and views from previous uses on the Air buildings – nominated for locally listing. • Consider appropriate re-use or recording of non-designated assets on the site. • Archaeology on site – potential for further research.
Brief Archaeological Impact Assessment	<p>As part of the historic environment assessment a detailed integrated investigation of the area, both within the development boundary and its immediate surrounding area, will be required to identify the range of different heritage assets that will be affected, identify their significance and extent, and then to identify in the first instance, how their significance can be preserved within the Garden Community design. The integration of the designated built heritage, Registered Park and Garden, non-designated built heritage assets and archaeological deposits is essential to understand and protect the overall historic environment assets of this area.</p> <p>In particular areas of existing farmland within Easton Park in the vicinity of the listed buildings, Registered Park and Garden will need to be identified as constraints to development. Such areas should remain undeveloped, with sympathetic land use and locally characteristic semi-natural habitats, such as species-rich hedgerows and woodland, which helps to preserve their setting without harm, and the appreciation and understanding of their significance through their setting e.g. that is achieved through views, including between associated heritage assets. This rural landscape and setting should form an integral part of the proposals of the proposed Garden Community preserving both the assets and their setting.</p>
District Retail Study Update	Not applicable.
Uttlesford Water Cycle Study Updated April 2018	<p>Overall, no show stoppers have been found by this detailed First Stage WCS assessment that will prevent a timely delivery of at least one suitable technically feasible option for the above Garden Communities, by upgrading the impacted existing WRCs owned by AWS or TW.</p> <p>Due to the large-scale developments at each of the Garden Communities there is also an option to provide a new separate onsite WRCs to serve each community. However, the EA have advised that in line with the current legislation and policies, new discharges should first consider connecting to</p>

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Study	Study Conclusions for Easton Park
	<p>existing infrastructure where it is reasonable to do so. Initial discussions with the EA have discounted onsite WRCs at Easton Park and North Uttlesford (see Section 6 for further details).</p> <p>The results of the qualitative water quality analysis indicate that the proposed development will not lead to a Deterioration of WFD status or will compromise the achievement of WFD Good status in the receiving watercourses although tightened water quality parameters will be required where WRC flow consents have been exceeded. The distribution of Garden Communities around the district helps address water quality issues by utilising locations with the largest rivers (i.e. Cam in case of North Uttlesford Garden Community) as well as locations with smaller rivers/ watercourses. Nevertheless, developers should engage with the EA and water and sewerage companies as soon as possible in the planning process to facilitate timely site specific assessments are negotiations are undertaken to address the identified constraints.</p>
<p>Infrastructure Delivery Plan (Please note that the requirements set out in the IDP are based on the delivery of the whole garden community, including development beyond the plan period).</p>	<p>The IDP has been updated since the draft in 2017.</p> <p>The IDP schedules suggest the following infrastructure is required to make the proposed Easton Park Garden Community deliverable:</p> <p>Transport</p> <p><i>Highways:</i></p> <ul style="list-style-type: none"> • M11 J8 major capacity improvement • Local level highway infrastructure enhancements will also be required. • A120 Braintree junctions – A120/B1018 Galleys Corner; A120/B1256 Marks Farm Roundabout <p><i>Sustainable Travel:</i></p> <ul style="list-style-type: none"> • Sustainable travel promotion and package and monitoring • On site Passenger Transport Infrastructure and subsidised bus services to and from local transportation interchanges, to serve Chelmsford and on-demand services to serve rural hinterland (eg Arriva Click); contributions towards off site infrastructure (bus stops etc) • Mass Rapid transit direct connection to Stansted Airport as a major transport interchange, also to Great Dunmow.

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Study	Study Conclusions for Easton Park
	<ul style="list-style-type: none"> • Bus/cycle/walk link to Great Dunmow bypass (with the potential to be all vehicle should the single site access be insufficient) • Walking, cycling and bus links to Stansted Airport would need to be provided as part of the package of transport measures. • Direct pedestrian and cycle linkage to town centre and local routes and villages • Flitch Way – contribution for improvements between the site, Great Dunmow and Braintree <p>Utilities</p> <p><i>Electricity:</i></p> <ul style="list-style-type: none"> • New primary substation • Two 33kV cables for the circuits to the substation <p><i>Wi-fi and Broadband:</i></p> <ul style="list-style-type: none"> • Fibre based internet access. Housing developments over 30 homes will be provided with Fibre to the Premises free of charge by the large network operators <p><i>Water:</i></p> <ul style="list-style-type: none"> • As a new WRC to serve the site is unlikely to be acceptable, options have been derived where flows are split between three WRCs but a decision is still to be made. <p><i>Waste:</i></p> <ul style="list-style-type: none"> • The Essex Waste Plan notes that there is a need to provide additional waste facilities to reflect changes in local population and demand. This includes enhanced provision of recycling facilities for household waste, as well as new facilities for recycling, treatment and disposal of other waste streams. This will need to be reviewed. <p><i>Gas:</i></p> <ul style="list-style-type: none"> • Capacity is likely to be sufficient, but developers may be required to pay for a connection charge. <p>Education</p>

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Study	Study Conclusions for Easton Park
	<p><i>Early Years & Child Care (during the plan period):</i></p> <ul style="list-style-type: none"> • New nursery provision will be required plus 106 developer funds. If new school need is identified new nursery provision could be built at the same time. There is a need for 173.25 childcare places. <p><i>Primary Schools Provision:</i></p> <ul style="list-style-type: none"> • New primary school on 2.9ha D1 use allocation within Garden Settlement. <p><i>Primary School Provision (beyond plan period):</i></p> <ul style="list-style-type: none"> • Six primary schools on 2.1ha sites. <p><i>Secondary School Provision:</i></p> <ul style="list-style-type: none"> • New secondary school on 9ha D1 use allocation within Garden Settlement <p><i>Secondary School Provision (beyond plan period):</i></p> <ul style="list-style-type: none"> • One secondary school on a 9ha site <p>Health and Social Care</p> <p><i>GP Surgery:</i></p> <ul style="list-style-type: none"> • 10 Full Time Equivalent additional GPs. <p>Social Infrastructure (during plan period only)</p> <ul style="list-style-type: none"> • Need for 1.41ha of allotments • Need for 3.14 community centres • Need for 0.94ha of open space • Need for 5.65ha outdoor pitches • Need for 1.41 of MUGA • Need for 0.42 indoor sports halls • Need for 0.27 indoor swimming pools • Need for 33ha of natural and semi-natural green space • Need for 4.7ha of amenity green space

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Study	Study Conclusions for Easton Park
	<p>Social Infrastructure (post plan period)</p> <ul style="list-style-type: none">• Need for 5.924ha of allotments• Need for 13.19 community centres• Need for 3.96ha of open space• Need for 23.7ha outdoor pitches• Need for 5.94 of MUGA• Need for 1.74 indoor sports halls• Need for 1.12indoor swimming pools• Need for 138.5ha of natural and semi-natural green space• Need for 19.78ha of amenity green space

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Strategic Land Availability Assessment (2018)	
Is the site suitable?	This is a greenfield site between Great Dunmow and Takeley. Within the site are ancient woodland, SSSI, and Important woodland. Adjoining the site is Little Easton Conservation Area and High Wood SSSI. The western boundary follows the river Roding, which is a narrow and restricted flood zone of which a small area falls within the site. The southern boundary generally follows the A120 and its poor air quality zone. The south eastern part of the site is currently being worked for sand and gravel and is programmed for development in later phases in the site's development. The site is being promoted as a new settlement which would include the necessary facilities and services. The site has a good access to the A120. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.
Is development achievable?	The promoters have submitted evidence to demonstrate that the site is achievable. This will need to be assessed by the appropriate technical experts.
Is the site available?	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
SLAA Conclusions	<p>Classification: New Settlement</p> <p>This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.</p>

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Sustainability Appraisal of the Regulation 19 Local Plan

Table 87: Appraisal of new settlement options – Easton Park Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	+	There are two SSSIs in the area and a large number of LoWSs. The south east part of the site is also adjacent to a SSSI however consultation would not be needed with Natural England regarding Impact Risk Zones and these can be incorporated into the proposal. There are also two areas of Ancient woodland within the site, Airfield Wood and land on the northern and western sections of the site. The proposal states that an Ecological Management Plan would be agreed and implemented in order to address the various long term issues that could affected retained or newly created habitats. A New Settlement Prospectus summarises that much of Easton Park site is of negligible ecological interest posing little constraint to development. There are 5 Tree Preservation Orders present on the site, located on the north western, the southern and south eastern section of the development area. They are of a fairly substantial size but could be avoided by development. However, this could limit available development land. There are multiple PROWs on site, however new footpaths and cycleways have been promoted and there is scope for enhancements to the PROW network through the proposal.
	Presence of biodiversity/ ecological/ wildlife designations	?/-	
	Other biodiversity/ ecological/ wildlife impacts	?/-	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	Development at this location has the potential to impact on flows entering River Roding and Strood Hall Brook. The site has numerous water bodies on the site, but the size of the site means that there is the potential to mitigate any negative impacts. The site is not within any groundwater protection zones.
	Water quality impacts	?/-	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1	
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	+	The landscape has a moderate and partly relatively high sensitivity to change / development. In addition, a nearby Great Dunmow appeal was recently dismissed on landscape grounds however adherence to Garden City Principles regarding a surrounding belt of countryside and the general scale of the proposal indicates that mitigation could be appropriate through effective masterplanning without significantly affecting the developable area. The area is partly within the Countryside Protection Zone and as such development may be limited in the north west to prevent any coalescence with the airport. The site is outside of Little Easton and Great Dunmow development boundaries and is 100% greenfield.
	Metropolitan Green Belt / CPZ	?/-	
	Other landscape impacts	-	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	-	A small section of land to the north of the site is Grade 3, but the majority is Grade 2 Agricultural Land.
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	--	There is a Registered Historic Park in the area; the Grade II listed Easton Lodge present in the entire northern part of the site. There are also five Listed Buildings on site, all Grade II listed, and many Listed Buildings in close proximity to the site. The site is bordered by a number of protected lanes although the call for sites information states that access by road will be via the A120, B1256 and B184. Assessment of the site has raised some setting issues of Little Easton Church (grade I listed) to the east. It is considered that the development of the site would create a number of moderate to major changes to heritage assets, and that mitigation would be unlikely to eradicate harm outright. Additionally there are multi-period archaeological deposits including Deer Park associated with the house, as well as prehistoric and Roman occupation and a Second World War airfield with associated buildings. The scale of the proposal is such
	Impact on heritage assets	-	
	Potential for protection/enhancement of heritage assets	?/-	

Comparative Assessment Easton Park Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1	
			that mitigation and enhancement is possible; however such considerations would have to be at the forefront of any masterplanning.
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	?	It is possible that such opportunities could be factored into any proposal through effective masterplanning.
7) Reduce and control pollution	Air quality	?/-	A Contaminated Land report assesses the overall environmental risk rating associated with Ground conditions as Medium, due to the site's historic use as a WWII airfield. The southern section of the site is within an area susceptible to poor air quality due to its proximity with the A120 however mitigation will be possible in line with the size of the site and the Garden City principle requiring a surrounding belt of countryside. It should be acknowledged that Highwood Quarry is within the site boundary however again, the size of the site is such to allow any medical or educational uses to be located more than 250m from the quarry location to avoid any possible significant negative impacts.
	Potential contamination	?	
	Neighbouring uses and compatibility	?/-	
8) To reduce the risk of flooding	Fluvial flood risk	+	The area contains areas of Flood Risk Zone 3 surrounding the River Roding although the majority of the site is located within Flood Risk Zone 1 with some areas of Flood Risk Zones 2 and 3 along the sites western boundary associated again with the River Roding. The proposals indicate that the floodplain associated with the River would be kept free from development in addition to that associated with the Strood Hall Brook to the south of the site. The majority of the site has a very low risk of Surface Water Flooding, but some of the site along low lying valleys is shown to have Low to high risk of surface water
	Surface water flood risk	+	
	Ensuring the creation of SuDS which help define landscape character and green spaces.	++	

Comparative Assessment Easton Park Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1	
			flooding. The proposals indicate that these areas would be included as 'blue corridors' which would be kept free from buildings and ground raising.
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	The broad area is distanced more than 800metres from the rail network although an existing bus stop at Little Canfield Hall is within 800m south of the site and good quality bus services serve the general area. There are multiple PROWs on site, however new footpaths and cycleways have been promoted on site. In terms of accessibility to employment at Stansted Airport the area is geographically closest to the airport which may enable some commuting by cycle (e.g using the Flitch Way), or alternatively it may be possible to extend some of the existing bus routes that serve the airport to also serve this site.
	Bus links	+	
	Rail links	-	
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport	++	The possibility of access to the A120 is good and there are a range of services in nearby Great Dunmow. There is also the opportunity to create a high quality public transport corridor between the settlement and the airport which would enable a high frequency bus service to run between the settlement and the airport. Over time, this could be converted into a rail line although this has not been factored into this assessment. The area is well related to the existing settlement of Great Dunmow and also, should it expand to the entire size of the area (subject to other constraints), to Elsenham in the north west. The benefit of this location the existing junction onto the A120, which with some improvements, has the capacity to serve up to approximately 2,500 homes as stated in a Strategic Transport Assessment. This analysed junctions within Great Dunmow and estimated that these would continue to operate within capacity following the full development of 10,000 homes. Any improvements made can also be expected to benefit a large part of rural Uttlesford
	Strong local cultural, recreational and shopping facilities in walkable neighbourhoods	++	
	Accessibility	+	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1
11) To improve the population's health and promote social inclusion	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some control/ownership over the development, including long-term stewardship of assets?	<p style="text-align: center;">?</p> <p>The site is more than 800m from a GP surgery however the proposal includes new health centres. Additionally the site is over 800m from any significant shopping facilities; however the proposal includes a new local centre with convenience shops as part of the development. Open space will be required from the development, however it should be noted that more than 50% of the site already meets two of Natural England's criteria for Accessible Natural Green Space</p>
	Health care facilities	++
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	++
12) To provide appropriate housing and accommodation to meet existing and future needs	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	++
	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above	++

Comparative Assessment Easton Park Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1
	the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing	?
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A
13) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	Will it provide quality opportunities for recreation?	++
	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?
Any development of this size would be required to provide land for recreation uses. The proposal additionally states that leisure uses would be provided and it is likely that the needs of existing settlements would be met by a new settlement in this area. It is likely that allotments could be provided. It is not anticipated that there will be many existing services to the site and as such, indicative evidence at this stage highlights that major upgrade works will be required regarding water, sewerage and electricity provisions. Connection to intermediate gas main would be required and a new sewerage treatment plant would be needed.		

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1	
	Utilities provision	?/-	
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	The new settlement prospectus indicates the inclusion of new primary schools as part of the development. The new settlement prospectus also indicates the inclusion of a new secondary school as part of the development. The necessary thresholds for mandatory provision are met as per the ECC Developer's Guide to Contributions 2016 document.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	++	
15) To ensure sustainable employment provision and economic growth	Will the development enhance or support the local economy(ies)?	++	The area is in close proximity to employment opportunities and transport links at Great Dunmow and Stansted Airport. The potential scale of the development maximises the possibility of housing to be well supported by a range of services, infrastructure and employment opportunities to minimise the need to travel. Retail and Leisure uses would be provided. The proposal would provide 75,000 sq m employment however the range of type per sector is unknown at this stage. The development is likely to support the vitality of the town centre of Great Dunmow.
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	?/-	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Easton Park Option 1
	Will the development provide support for the town centre?	+

The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

Summary of Conclusions at Pre-Submission stage (Reg 19)

- Good access to Strategic Road Network with opportunities for transport improvements including to the A120 and sustainable transport.
- On link capacity impacts, accessibility and sustainable transport the following locations are preferable for new garden communities:
 - Great Chesterford
 - Easton Park
 - West of Braintree

These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of

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Braintree for a co-terminus new settlement with associated accessibility improvements. New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel.

- The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow and Elsenham, each AoS assessed scored well against the accessibility scoring criteria.
- Scenario 33 (3 preferred GCs) is the Council's preferred option and has been derived having regard to link capacity impacts, accessibility and sustainable transport considerations.
- The scale of the development is such that there is scope for development on site subject to mitigation measures in accordance with local and national planning policy. The integration of the designated built heritage, Registered Park and Garden, non-designated built heritage assets and archaeological deposits is essential to understand and protect the overall historic environment assets of this area.
- Timely delivery of at least one suitable technically feasible option by upgrading the impacted existing Water Recycling Centres owned by AWS or TW.
- The distribution of Garden Communities around the district helps address water quality issues by utilising locations with the largest rivers (i.e. Cam in case of North Uttlesford Garden Community) as well as locations with smaller rivers/ watercourses.
- Capacity for further growth at the water recycling centres needs to be reviewed in the next business plan.
- Of sufficient scale to deliver a secondary school.

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Uttlesford Strategic Land Availability Assessment (2015 and 2018)

GENERAL INFORMATION		
SLAA Site Reference	07Els15	
Parish	Elsenham	
Site Name	Land north east of Elsenham (4000 scheme)	
Site Area (hectares)	300 (gross)	
Area of Search	3	
Assumed Capacity from Call for Sites (Dwelling/ Floorspace)	4,000 dwellings including market and affordable housing and self/ custom build. Housing for the older person and care home. Employment. [Proposed capacity & uses from the SLAA]	
Current Use	The predominant use of the site is agricultural.	
Greenfield/ Brownfield	Part brownfield, part greenfield	
Site History	UTT/17/3573/OP - Outline application with all matters reserved except for access for: up to 350 dwellings (awaiting determination)	
	UTT/13/0808/OP - Outline application with all matters reserved, except access, for up to 800 dwellings; up to 0.5ha of class B1a and B1c employment uses; up to 1,400 sqm of retail uses; a primary school; up to 640 sqm of Health Centre use; up to 600 sqm of community buildings. Decision – refused and appeal dismissed on 26 August 2016.	
Planning Constraints including physical limitations/ impacts and statutory designations		
Policy Constraints	Is the site greenfield or brownfield?	Part brownfield, part greenfield
	Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining Adopted Development Limits
	Is the site located within the Green Belt?	The site is not located within the Green Belt
	Is the site located within the Countryside Protection Zone?	Southern parts of the site, south of Henham Road are located within the Countryside Protection Zone

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	Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones
Flooding	Which flood risk zone(s) does the site lie in?	Parcel F and C has an area of flood zones 2 and 3 on the site and the river and associated flood zones run across parcel L and along the southern boundary of parcel A. The coverage of parcels F and C are fairly substantial and so development on these areas will be restricted.
	Does the site lie within surface water or ground water flooding zones?	Multiple areas of flood risk are present throughout the parcels of land, predominantly on parcels G and F. 1 in 30 flood risk zones cover the northern part of parcel F and 1 in 100 and 1 in 1000 flood risk areas extend out from across the rest of the site from those flood zones. Parcel G has two major flood zones, one to the north west and one to the south east. 1 in 30 risk feature Constraints Table 07Els15 along half of the south east zone, extending from the southern boundary to 1 in 1000 risk to the north and then east. The north west zone is mostly 1 in 1000 risk with small pockets of 1 in 100 zones. Other zones are located to the south east of parcel D and the southern part of parcel G. Development could be affected most significantly on parcel F followed by parcel G, where the avoidance of flood zones would result in a noticeable reduction in land available for development. Access to the site could be affected by a number of the zones, as numerous road boundaries feature flood risks, particularly those to the west near the existing Elsenham settlement and the railway.
Pollution	Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
	Is the site within the AQMA or area otherwise identified as of poor air quality?	The western and southern sections of the site are within areas more susceptible to poor air quality due to their proximity with the A120 and the M11.
	Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
	Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.

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	Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is predominantly within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A section of land on the north of the site is not within any MSA but the majority to the south is within the Sand Gravel MSA.
	Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
Natural Environment	Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
	Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
	Proximity of Local Wildlife Site(s)	The site is 100m – 500m east of Alsa Wood, 100m – 500m west of Lady Wood/Regent’s Spring and 100m – 500m west of Eastend Lane.
	Proximity of Ancient Woodland(s)	The site is within 100m-500m of an Ancient Woodland.
	Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
	Proximity to National Trails and public rights of way networks	Multiple Public Rights of Way traverse the site through the centre of the majority of the parcels of land.
	Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The majority of the site is within the B10 Broxted Farmland Plateau category of the landscape Character Assessment. It has a moderate to high sensitivity to change. Parcel A is within the A3 Stort River Valley category of the Landscape Character Assessment

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	Does site lie within area noted in the Historic Settlement Character Assessment?	The majority of the site does not lie in an area covered by the Historic Settlement Character Assessment. The north eastern parts of the site lie within Sector 2 - Mill Road approach of the Henham Historic Settlement Character Assessment.
	Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
	What is the agricultural land value of the site?	A small section of the site is grade 3, but the majority of the site to the north east is grade 2 agricultural land.
Historic Environment	Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m south west of Henham Hall moated site.
	Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Gardeners Cottage, less than 100m west of the southern section of the site.
	Distance from Conservation Area	The Henham Conservation Area is within 100m – 500m north east of the site.
	Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
	Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Birch Grove bus stop is within the northern parcel of the land and the Old Mead Lane bus stop is located on the southern boundary of the northern parcel of land. In addition, numerous bus stops surround the development area within 800m of the site
	Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 410m west of Henham and Ugley Primary and Nursery School and 230m north east of Elsenham Church of England Primary School. The development proposal includes 2 new primary schools.

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	Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. New retail provisions are included as part of the proposal, but it is unclear if this is convenience shopping.
	Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is approximately within 800m north east of Elsenham GP Surgery. A new health centre is proposed as part of the development.
	Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 3.10km north east of Forest Hall School. The development proposal includes a new secondary school.
	Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1051. The call for sites information states that there would be provision of alternative vehicular access between Old Mead Road and Henham Road.
Other Land Uses	Will there be a net loss of land designated for recreational use?	The site is not currently recreational land and the proposal includes recreational provisions in the form of play areas, nature parks and formal and informal open spaces. There would be a net increase in retail provisions as a result of this development.

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	Will there be a net loss of employment land?	The site is partially employment land and is proposed for employment provisions. The existing employment floorspace is approximately 0.7 ha and the proposal is for up to 21 ha. If this proposal is achieved there would be a net increase in employment provision.
	Will there be a net loss of retail provision?	The site is not currently retail and is proposed for retail provisions. There would be a net increase in retail provisions as a result of this development.
	If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The proposal includes play areas, playing fields, wildlife habitat areas, a nature park, allotments, hedgerows as well as formal and informal open spaces.
Access to Services and Facilities		Elsenham is located in the south-west of Uttlesford District, approximately 2.4km north- east of Stansted Mountfitchet and 3.6km to the north of London Stansted Airport. The town of Saffron Walden is approximately 10km to the north and Great Dunmow is approximately 10km to the east.
Relationship to Existing Development/ Settlements		The site is immediately north and north west adopted development limits. It would therefore form an extension to the existing settlement of Elsenham.
Developer Information and Proposals		The site is being promoted by David Lock Associates, on behalf of Fairfield (Elsenham) Ltd
Opportunities for Improvements/ Benefits, particularly infrastructure as suggested by the site promoter.		<ul style="list-style-type: none"> • Transport interchange improvements to make rail travel more attractive and ensure the upgraded station will be able to cater for the increased patronage. Focal point for both new development and existing village thereby promoting rail for existing and new residents; • Closure of the level crossing to vehicles facilitated by the new vehicular route through the development providing Network Rail with the ability to provide significant benefits to improve operational efficiency of the line and deliver future platform extension and enable growth along the line. Vehicular traffic would also benefit from reduced delay as it will be re-routed via a new link road through the development; • Improved connections across the railway with bridge crossing points linked to a comprehensive network of walking and cycling routes. This will improve overall accessibility. Provision of improvements to the existing bridge and/or delivery of a new bridge for rail and non-rail users as an alternative to the existing Elsenham level crossing. This could include a new ramped pedestrian and cycle bridge near the existing Emergency Hut footpath level crossing about 500m north of the station. This would make Elsenham and the wider area, as well as the station, accessible to all users.

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Scale of Development	The promoter has proposed 3,000- 4,000 dwellings on the site, as well as facilities and opportunities for employment, education, community uses and associated infrastructure.
Delivery Rates and existing Value Areas/ Markets	The promoter has suggested an average annual delivery rate of 150 dwellings, with the site taking approximately 25 years to be fully built out.

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Evidence Base Studies - April to June 2017

Study	Study Conclusions for Elsenham
<p>Uttlesford Local Plan Transport Study and Addendum</p>	<p>Scenarios assuming new garden communities were tested at different sizes/ combinations to determine the likely traffic 'stress' that would be placed on the road network and in terms of sustainable transport accessibility (See Technical Note 5 in Appendix L of the Transport Study Report for further details).</p> <p>Elsenham was included in the initial scenario tests based on a live planning appeal at the time. The assessments indicated that the Elsenham scenario created severe stress on the local road network with limited opportunities to deliver meaningful improvements. Furthermore, issues regarding severance due to the presence of the railway line and traffic delays due to the operation of the level crossing make a new garden community at this location less favourable than alternative locations available within the district.</p> <p>The Elsenham planning appeal was dismissed by the Inspector and the Secretary of State on the grounds of severe traffic impacts. Since this time the applicant has submitted illustrative plans depicting an alternative southern access route and a larger new settlement. However, no transport evidence has been provided and it is not clear whether the applicant owns/ controls all the land required to deliver the alternative route so its deliverability is uncertain.</p> <p>The indicated route would utilise existing highway infrastructure serving a major commercial area associated with Stansted Airport. This infrastructure services a key employment area and the Council's view is that its function should remain commercial. There is therefore currently no evidence to suggest that an Elsenham scenario would be acceptable in terms of traffic impact.</p>
<p>New Settlement Proposals: Landscape and Visual Impact</p>	<p>The greater part of the site lies within the Broxted Farmland Plateau. Overall, this character area has moderate to high sensitivity to change.</p> <p>The northern part of the site west of the railway line lies within the Debden Farmland Plateau. Overall, this character area has relatively high sensitivity to change.</p>

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Study	Study Conclusions for Elsenham
	<p>The remainder of the site lies within the Stort Valley. Overall, this character area has relatively high sensitivity to change.</p> <p>Whilst parts of the proposal site are considered to have landscape capacity to accommodate development there are specific areas which are considered to have high sensitivity to development which would need to be addressed.</p>
<p>Ecological Sites on and adjacent to New Settlement/ Neighbourhood Proposals</p>	<p>There are no designated sites within the development site.</p>
<p>Brief Heritage Impact Assessments</p>	<p>It is strongly recommended that a full Heritage Impact Assessment be commissioned with regards to the proposed development if this site is to be recommended.</p> <p>The resulting impact of the development as proposed, upon the setting of the heritage assets is considered to be harmful and would compromise their overall significance. In addition, the impact of the development upon the individual character of the two historic settlements; Elsenham and Henham, is likely to be highly compromised as a result of the proposal, with the buffer between the two largely infilled with high-density new development. In response to this, the 'heritage' benefits arising from the scheme, not to be confused with public benefit, are unlikely in my view to mitigate this harm. The NPPF is clear in paragraph 132 that 'great weight should be given to the asset's conservation'.</p> <p>However, it should be acknowledged that the proposed development of up to would result in a significant public benefit, of some proposed 2,300 new homes, and it could be argued that this would outweigh the relative harm to the setting of the aforementioned heritage assets. Nonetheless, these buildings represent a finite resource, and once such a scheme has been agreed and implemented, this harm cannot be undone.</p> <p>As such, I would suggest that a full and independent Heritage Impact Assessment be carried out to inform any future masterplan, and that any subsequent proposal should take measures to address the concerns raised above, taking great care to avoid unnecessary and irreversible harm the significance of the heritage assets detailed above, and their wider setting.</p>

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Study	Study Conclusions for Elsenham
	<p>In light of this, and based on the limited information submitted at present in terms of the masterplan and accompanying 'historic environment' assessment, I would recommend that where possible, alternative sites be considered in preference to this particular site. Should the Local Authority feel minded to recommend this site, I would suggest that the submitted masterplan be revised in terms of area boundary and perhaps density of development, taking reference from the detailed heritage assessment to inform the layout and design.</p>
<p>Countryside Protection Zone Study</p>	<p>Southern parts of the site, south of Henham Road are located within the Countryside Protection Zone.</p> <p>These parts of the site are within the areas assessed as Parcels 9 and 10 in the CPZ Study. The summary of the Assessment was that harm would result to the CPZ purposes if these parcels were released.</p>
<p>Uttlesford Green Belt Review</p>	<p>Not applicable (not within the Green Belt).</p>
<p>Uttlesford Water Cycle Study</p>	<p>See IDP below.</p>
<p>Draft Infrastructure Delivery Plan (Please note that the requirements set out in the draft IDP are based on the delivery of the whole site, including development beyond the Plan period).</p>	<p>The Elsenham garden community site submission included the following infrastructure:</p> <p>Physical:</p> <ul style="list-style-type: none"> - Rail interchange - Waste water treatment - Sustainable urban Drainage System - Vehicular rail crossing to replace level crossing - Southern link road - Pedestrian and cycle rail crossing <p>Social:</p> <ul style="list-style-type: none"> - 1 x secondary school - 2 x primary schools - 640 sqm health centre - 2,000 sqm community space <p>Green:</p> <ul style="list-style-type: none"> - Public open space - Allotments

Comparative assessment
 Elsenham Garden Community - Site Assessment

Study	Study Conclusions for Elsenham
	<p><i>Physical Infrastructure – Transport: Highways</i></p> <p>Until such time as the issues at Junction 8 are overcome this is considered to be a major risk to the scale of growth being considered in the Local Plan, particularly from those sites being promoted in close proximity to the junction (e.g. Elsenham and Takeley).</p> <p>Given the location of the proposed garden settlement it is considered that strategic access arrangements to Elsenham are difficult to achieve. There are no obvious identifiable linkages to the strategic road network: a new junction on the M11 is not an option and thus a new local road network would need to be created, most likely connecting to the A120 around Stansted Airport and then to the M11 via junction 8. This would exacerbate capacity issues at junction 8 until such time that major improvements can be delivered. Furthermore, movements on the local road network would likely impact upon the existing settlement at Elsenham and at Stansted Mountfitchet – where ECC advise that impacts would be difficult to avoid or mitigate.</p> <p>Highways infrastructure requirements (see IDP for details):</p> <ul style="list-style-type: none"> - Grove Hill capacity: relocation of on-street parking and signal upgrade (this requires additional land outside the site) - Monitoring of vehicle routing over time to capture impacts of rat-running traffic on unsuitable roads - Additional infrastructure to minimize vehicle impact in Stansted Mountfitchet (extent to be determined by detailed modelling): could require new link to B1383 - M11 J8 capacity improvements - Local level highway infrastructure enhancements - Accessibility and interchange improvement at rail station, and internal highway links, associated with level crossing <p><i>Physical Infrastructure – Walking and Cycling</i></p> <p>A package of walking, cycling and bus interventions should be provided. However, given the local road network and difficulties connecting with the wider network, bus access might prove difficult</p>

Comparative assessment
 Elsenham Garden Community - Site Assessment

Study	Study Conclusions for Elsenham
	<p>to achieve. This also has a bearing on connection with rail services as current services from Elsenham are infrequent (though may be improved in the long term) but better and more frequent services are available at Stansted Mountfitchet. Links to the station would need exploring: in particular there are no current safe cycle links between Elsenham and Stansted Mountfitchet.</p> <p>Walking and cycling infrastructure requirements (see IDP for details):</p> <ul style="list-style-type: none"> - Sustainable travel and promotion and package - Passenger transport infrastructure and subsidized bus services to and from local transportation interchanges, key community and economic centres <p><i>Water (Foul and Drinking)</i> Existing flow consents are exceeded but wastewater capacity could be provided subject to major upgrades to both the treatment processes and associated sewerage networks at Stansted Mountfitchet water recycling centre (to serve Elsenham garden community).</p> <p><i>Gas</i> Some reinforcement required for growth at Elsenham.</p> <p><i>Electricity</i> New network or primary substations may be required for the Elsenham garden community.</p> <p><i>Education requirements (see IDP for details)</i></p> <ul style="list-style-type: none"> - <i>Early years: Facilities to provide parental choice and serve employment areas. Approx 0.5 ha split over four sites</i> - <i>Primary and Early years: Preference for 3 x 2FE primary schools with commensurate early years/ childcare facilities. Each site to be 2.1 ha.</i> - <i>Secondary: Preference for a 9ha site. Consideration would need to be given to the possible relocation and expansion of Forest Hall Academy onto the development site to reduce the level of school transport required in the area.</i>

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 Elsenham Garden Community - Site Assessment

Study	Study Conclusions for Elsenham
	<p><i>Health & Social Well-being</i></p> <ul style="list-style-type: none"> - GPs Surgery need: 4 - Allotments: 2.45 ha - Community Centres: 6.5 - Play space needed: 1.96 ha - LEAP: 2 - NEAP: 1 - Youth Space: 2.9ha - MUGA: 4 - Indoor Sports Hall: 0.86 - Grass pitch need: 12 ha/ 8 grass pitches - Natural/ Semi-natural amenity space: 67 ha - Amenity green space: 9.3 ha <p><i>Summary</i></p> <p>Access to the proposed garden settlement at Elsenham is considered difficult to achieve given the complexities associated with access to the M11 (a new junction might be needed but would be difficult to deliver) and the A120 (which would be convoluted given the need to route around Stansted Airport). It thus presents a major risk to development in this location.</p> <p>New electricity network or primary substations would be required at Elsenham.</p>

Comparative assessment
 Elsenham Garden Community - Site Assessment

Strategic Land Availability Assessment (2015)	
Is the site suitable?	This is generally a greenfield site. The southern parts of the site lie within the Countryside Protection Zone. The site is in proximity to natural and historic features. Elsenham is a key village with a range of services and facilities. The proposal is to include a school, retail, health centre and community uses within the development. A smaller development of 800 houses is the subject of an appeal. The suitability of this site will depend on the decision on the appeal and the Council's approach to strategic sites.
Is development achievable?	The promoters have submitted evidence to demonstrate that the site is achievable. This will need to be assessed by the appropriate technical experts.
Is the site available?	The site is considered available for development; the site has been promoted through the Call for Sites process with land ownership and intentions known.
SLAA Conclusions	This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. The suitability of the site will depend on the outcome of the appeal and/or the Council's approach to strategic sites. The latter will be based on the overall strategy for distribution and the considerations will include, but not be limited to, the scale of development needed to deliver the infrastructure required and transport, landscape, heritage and flooding impacts. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. This view and reports will be subject to further assessment and scrutiny as the sieving process continues.

Comparative assessment
 Elsenham Garden Community - Site Assessment

Sustainability Appraisal of the Regulation 18 Local Plan

Table 86: Appraisal of new settlement options – Elsenham Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	+	The Elsenham Woods SSSI is located outside but in close proximity to the broad area; the proposal is within the SSSI's Impact Risk Zone but no consultation with Natural England would be needed in this instance. There are no LoWSs or other wildlife designations in the area; however there are multiple Public Rights of Way traversing the site across all parcels of land which should be retained and enhanced.
	Presence of biodiversity/ ecological/ wildlife designations	+	
	Other biodiversity/ ecological/ wildlife impacts	+	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	There are 2 ponds on the site, however, with landscape input, the features could be worked into the scheme and any negative impacts could be mitigated. The site is not within any groundwater protection zones.
	Water quality impacts	+	

Comparative assessment
 Elsenham Garden Community - Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	?	The landscape has a moderate to high sensitivity to change / development and there are landscape implications surrounding heritage assets on and adjacent to the site. The site is however outside all landscape designations within the District.
	Metropolitan Green Belt/ CPZ	++	
	Other landscape impacts	?	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	?	The majority of the area is classified as Grade 2 Agricultural Land.
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	-	There is a Scheduled Monument within the area to the north west of the existing settlement of Henham. There are also considerable known archaeological deposits on the site and in its immediate environment. A geophysics survey has already undertaken on part of site. A number of Listed Buildings lie on the edge of the allocation. At the southern end, the inclusion of development could have potential setting issues with a grade I church and a grade II mansion in accumulation with a proposed waste site allocated within the emerging ECC and SBC Replacement Waste Local Plan. At least half of this part of the site would need to be used for mitigation purposes as described in the aforementioned Waste Local Plan. With this in
	Impact on heritage assets	-	
	Potential for protection/ enhancement of heritage assets	-	

Comparative assessment
Elsenham Garden Community - Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
			mind, the potential for protection / enhancement to be included within the proposal could have implications for the deliverable areas of the site and the proposal's ability to adhere to further Garden City principles.
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	?	It is possible that such opportunities could be factored into any proposal through effective masterplanning.
7) Reduce and control pollution	Air quality	?	A preliminary Risk Assessment has identified the site as low/medium risk with respect to contaminated land issues. A section of the site is within 100m of the central reservation of the M11 however mitigation is possible. The site is also within 250m south east of Loppingdales waste facility. The size of the site is such to allow any medical or educational uses to be located more than 250m from the quarry location to avoid any possible significant negative impacts. The site is located outside of Public Safety Zones associated with Stansted airport.
	Potential contamination	+	
	Neighbouring uses and compatibility	?	
8) To reduce the risk of flooding	Fluvial flood risk	+	There is a high fluvial flood risk area south of the site and north west of the area however this is confined to a narrow floodplain by topography. There is a high risk of groundwater flooding in the south of area however the supporting statement to the Call for Sites form stated that 'The site will have no detrimental impacts on fluvial morphology as the site is located in Flood Zone 1 and no development is proposed within the floodplain. No flood storage volumes will be displaced, nor overland flood conveyance capacity lost, as a result of the development proposals.' The majority of the site is indeed located in flood zone 1 and the very small portions of the site within flood zone 2 and 3 could be mitigated due to
	Surface water flood risk	+	
	Ensuring the creation of SuDS which help define landscape character and green spaces	++	

Comparative assessment
Elsenham Garden Community - Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
			the size of the site. There are multiple small areas of surface water flood risk on the site, but these are again small compared to the overall size of the site and mitigation is possible.
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	The area would have access to Elsenham Station for rail services. The site is also within 800 metres walking and cycling distance of an existing public transport node as relatively good bus links exist.
	Bus links	+	
	Rail links	+	
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport?	?	There are generally poor roads in the area; access to the M11 does not currently exist and this is viewed as crucial to support development of this size in line with poor access to other strategic roads and the viability therefore of integrated or suitable public transport links to larger settlements and Stansted Airport for employment and key services. Despite this, a high frequency bus service could be provided to the rail station at the existing settlement of Elsenham. A key consideration in regards to the sustainability of this site relates to those decisions made by Government Inspectors and the
	Strong cultural, recreational and shopping facilities in walkable neighbourhoods?	++	

Comparative assessment
 Elsenham Garden Community - Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
	Accessibility	--	Secretary of State in respect of the transport implications of previous proposals at this site. The recent decision of the Secretary of State in relation to an appeal reaffirmed the findings of the previous Local Plan inspector in 2014, which highlighted that adverse transport implications could not be mitigated. There are some existing services and facilities within the existing village of Elsenham however the proposals indicate that a large amount of facilities and services would be provided as part of the development. A Strategic Transport Assessment undertaken states that two new Link Roads will be provided. The Hall Road Link Road is the provision of an alternative route to Hall Road to encourage through traffic to use this route to M11 and Bishops Stortford. The role of the Hall Road Link is strengthened considerably with the provision of a second link road between Hall Road and Bury Lodge Lane Link Road.
11) To improve the population's health and promote social inclusion	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some control/ownership over the development, including long-term stewardship of assets?	?	The proposal states that up to 640sqm has been included within the wider scheme for healthcare facilities, which may support the wider settlement of Elsenham; parts of the site being approximately within 800m north east of Elsenham GP Surgery. The site is over 800m from any significant shopping facilities however new retail provisions are included in the proposal. More than 50% of the site meets Natural England's ANGSt criteria and in addition, the proposal includes formal and informal open spaces, community buildings, allotments, a nature park, playing fields and play areas.
	Health care facilities	++	
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	++	

Comparative assessment
Elsenham Garden Community - Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
12) To provide appropriate housing and accommodation to meet existing and future needs	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	++	The proposal is for 4,000 new homes with a range of other facilities. The broad location is relatively well related to the existing settlement of Elsenham. The location is also in close proximity to Stansted Mountfitchet. It is possible that the needs of these existing settlements would be met by a new settlement in relatively close proximity and there would be wider benefits associated with development in this broad location.
	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	++	
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing?	?	
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	
13) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	Will it provide quality opportunities for recreation?	++	The proposal indicates up to 2,000sqm will be provided for 'community uses'. Any development of this size would be required to provide land for recreation uses. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options
	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	
	Utilities provision	?	

Comparative assessment
 Elsenham Garden Community - Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	The site is approximately 100m east of Elsenham Church of England Primary School and 410m west of Henham and Ugley Primary and Nursery School. A new primary school incorporating early years provisions are proposed as part of this development. The site is approximately 3.10km north east of Forest Hall School. The development proposal includes a new secondary school.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	++	
15) To ensure sustainable employment provision and economic growth	Will the development enhance or support the local economy(ies)?	++	The proposal benefits from close proximity to Stansted Airport and associated employment opportunities and will additionally deliver 84,000m2 employment floorspace over 21 hectares within the uses B1A and B2. The developer also states that up to 3,500sqm of retail uses would be provided. The location of the proposal is unlikely to support the vitality and viability of any town centres in the District.
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	++	
	Will the development provide support for the town centre?	-	

Comparative assessment Elsenham Garden Community - Site Assessment

The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

Summary of Conclusions at Preferred Options (Regulation 18) Stage

- Site partly within the Countryside Protection Zone – release of the site would be contrary to the CPZ review.
- Strategic access difficult to achieve. A new local road network would be needed. Capacity issues at M11 Junction 8 until such time that major improvements can be delivered. Furthermore, movements on the local road network would likely impact upon the existing settlement at Elsenham and at Stansted Mountfitchet – where ECC advise that impacts would be difficult to avoid or mitigate.
- The Secretary of State’s Planning Appeal dismissal reasoning remains valid including landscape and transport impacts.
- Potential impact on heritage assets.

Comparative assessment
Elsenham Garden Community - Site Assessment

Evidence Base Studies - July 2017 to June 2018

Study	Study Conclusions for Elsenham
Uttlesford Local Plan Transport Study and Addendum	The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow [Chelmer Mead] and Elsenham, each AoS assessed scored well against the accessibility scoring criteria. Elsenham scored less favourably because it is further from employment opportunities and the nearest District centre and further from the nearest point of access to the Strategic Road Network. It is also not on a corridor serving key employment centres and has the least potential to improve its overall accessibility. Significant development at this location is therefore likely to result in unacceptable impacts on local roads/ settlements.
Heritage Impact Assessments [Note – The draft HIA 2018 does not set out a summary or conclusion for the rejected garden community sites. This summary is based on a review of Appendix 4 in the draft HIA 2018]	<p>This site was assessed according to the methodology sets out in Section 4.0 of the draft Heritage Impact Assessment 2018 and the findings are set out full in tabular form in Appendix A.</p> <p>In summary, the draft HIA 2018 identifies that the majority of the heritage assets, i.e. Grade II Listed Buildings, would be subject to Moderate harm. The Grade I Church of St Mary the Virgin at Henham would be subject to Major – Moderate harm. Two assets – the Grade I Church of St Mary the Virgin at Elsenham and the Scheduled Monument Henham Hall Moat would be subject to Moderate harm.</p> <p>In terms of impact to significance the Grade I Church of St Mary the Virgin at Henham would be subject to Major – Moderate change. Two assets – the Grade I Church of St Mary the Virgin at Elsenham and the Scheduled Monument Henham Hall Moat would be subject to Moderate change. The majority of the Grade II Listed Buildings would be subject to Moderate change in terms of impact to significance (23 buildings) with two subject to Moderate – Minor change and two subject to Minor change.</p>
Archaeology	Not applicable.
District Retail Study Update	Not applicable.
Uttlesford Water Cycle Study Updated	Not applicable.
Infrastructure Delivery Plan	Not applicable.

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 Elsenham Garden Community - Site Assessment

Strategic Land Availability Assessment (2018)	
Is the site suitable?	This is generally a greenfield site. The southern area of the site lies within the Countryside Protection Zone. The site is in proximity to natural and historic features. Elsenham is a key village with a range of services and facilities. The proposal is to include a school, retail, health centre and community uses within the development. A smaller development of 800 houses was subject to an appeal, which was dismissed on a number of grounds. The appeal was dismissed on a number of grounds, including the development causing harm both to the landscape and views across it (Para 33), the loss of best and most versatile agricultural land (Para 34) and traffic impacts (Paras 35-38). The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.
Is development achievable?	The promoters have submitted evidence to demonstrate that the site is achievable. This will need to be assessed by the appropriate technical experts.
Is the site available?	The site is considered available for development; it has been promoted through the Call for Sites process with land ownership and intentions known.
SLAA Conclusions	<p>Classification: New Settlement</p> <p>This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.</p>

Comparative assessment
Elsenham Garden Community - Site Assessment

Sustainability Appraisal of the Regulation 19 Local Plan

Table 87: Appraisal of new settlement options – Elsenham Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	+	The Elsenham Woods SSSI is located outside but in close proximity to the broad area; the proposal is within the SSSI's Impact Risk Zone but no consultation with Natural England would be needed in this instance. There are no LoWSs or other wildlife designations in the area; however there are multiple Public Rights of Way traversing the site across all parcels of land which should be retained and enhanced.
	Presence of biodiversity/ ecological/ wildlife designations	+	
	Other biodiversity/ ecological/ wildlife impacts	+	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	There are 2 ponds on the site, however, with landscape input, the features could be worked into the scheme and any negative impacts could be mitigated. The site is not within any groundwater protection zones.
	Water quality impacts	+	

Comparative assessment
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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	?/-	The landscape has a moderate to high sensitivity to change / development and there are landscape implications surrounding heritage assets on and adjacent to the site. The site is however outside all landscape designations within the District.
	Metropolitan Green Belt/ CPZ	++	
	Other landscape impacts	-	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	-	The majority of the area is classified as Grade 2 Agricultural Land.
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	-	There is a Scheduled Monument within the area to the north west of the existing settlement of Henham. There are also considerable known archaeological deposits on the site and in its immediate environment. A geophysics survey has already undertaken on part of site. A number of Listed Buildings lie on the edge of the allocation. At the southern end, the inclusion of development could have potential setting issues with a grade I church and a grade II mansion in accumulation with a proposed waste site allocated within the emerging ECC and SBC Replacement Waste Local Plan. At least half of this part of the site would need to be used for mitigation purposes as described in the aforementioned Waste Local Plan. With this in
	Impact on heritage assets	-	
	Potential for protection/ enhancement of heritage assets	-	

Comparative assessment
Elsenham Garden Community - Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
			mind, the potential for protection / enhancement to be included within the proposal could have implications for the deliverable areas of the site and the proposal's ability to adhere to further Garden City principles.
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	?	It is possible that such opportunities could be factored into any proposal through effective masterplanning.
7) Reduce and control pollution	Air quality	-	A preliminary Risk Assessment has identified the site as low/medium risk with respect to contaminated land issues. A section of the site is within 100m of the central reservation of the M11 however mitigation is possible. The site is also within 250m south east of Loppingdales waste facility. The size of the site is such to allow any medical or educational uses to be located more than 250m from the quarry location to avoid any possible significant negative impacts. The site is located outside of Public Safety Zones associated with Stansted airport.
	Potential contamination	+	
	Neighbouring uses and compatibility	?/-	
8) To reduce the risk of flooding	Fluvial flood risk	+	There is a high fluvial flood risk area south of the site and north west of the area however this is confined to a narrow floodplain by topography. There is a high risk of groundwater flooding in the south of area however the supporting statement to the Call for Sites form stated that 'The site will have no detrimental impacts on fluvial morphology as the site is located in Flood Zone 1 and no development is proposed within the floodplain. No flood storage volumes will be
	Surface water flood risk	+	

Comparative assessment
Elsenham Garden Community - Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
	Ensuring the creation of SuDS which help define landscape character and green spaces	++	displaced, nor overland flood conveyance capacity lost, as a result of the development proposals.' The majority of the site is indeed located in flood zone 1 and the very small portions of the site within flood zone 2 and 3 could be mitigated due to the size of the site. There are multiple small areas of surface water flood risk on the site, but these are again small compared to the overall size of the site and mitigation is possible.
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	The area would have access to Elsenham Station for rail services. The site is also within 800 metres walking and cycling distance of an existing public transport node as relatively good bus links exist.
	Bus links	+	
	Rail links	+	
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport?	?	There are generally poor roads in the area; access to the M11 does not currently exist and this is viewed as crucial to support development of this size in line with poor access to other strategic roads and the viability therefore of integrated or suitable public transport links to larger settlements and Stansted Airport for employment and key services. Despite this, a high frequency bus service could be provided to the rail station at the existing settlement of Elsenham. A key consideration in regards to the sustainability of this site relates to those decisions made by Government Inspectors and the
	Strong cultural, recreational and shopping facilities in walkable neighbourhoods?	++	

Comparative assessment
Elsenham Garden Community - Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
	Accessibility	--	Secretary of State in respect of the transport implications of previous proposals at this site. The recent decision of the Secretary of State in relation to an appeal reaffirmed the findings of the previous Local Plan inspector in 2014, which highlighted that adverse transport implications could not be mitigated. There are some existing services and facilities within the existing village of Elsenham however the proposals indicate that a large amount of facilities and services would be provided as part of the development. A Strategic Transport Assessment undertaken states that two new Link Roads will be provided. The Hall Road Link Road is the provision of an alternative route to Hall Road to encourage through traffic to use this route to M11 and Bishops Stortford. The role of the Hall Road Link is strengthened considerably with the provision of a second link road between Hall Road and Bury Lodge Lane Link Road.
11) To improve the population's health and promote social inclusion	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some control/ownership over the development, including long-term stewardship of assets?	?	The proposal states that up to 640sqm has been included within the wider scheme for healthcare facilities, which may support the wider settlement of Elsenham; parts of the site being approximately within 800m north east of Elsenham GP Surgery. The site is over 800m from any significant shopping facilities however new retail provisions are included in the proposal. More than 50% of the site meets Natural England's ANGSt criteria and in addition, the proposal includes formal and informal open spaces, community buildings, allotments, a nature park, playing fields and play areas.
	Health care facilities	++	
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	++	
12) To provide appropriate housing and	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	++	The proposal is for 4,000 new homes with a range of other facilities. The broad location is relatively well related to the existing settlement of Elsenham. The location is also in close

Comparative assessment
 Elsenham Garden Community - Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
accommodation to meet existing and future needs	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	++	proximity to Stansted Mountfitchet. It is possible that the needs of these existing settlements would be met by a new settlement in relatively close proximity and there would be wider benefits associated with development in this broad location.
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing?	?	
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	
13) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	Will it provide quality opportunities for recreation?	++	The proposal indicates up to 2,000sqm will be provided for 'community uses'. Any development of this size would be required to provide land for recreation uses. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options. Note – Utilities provision was “?” in Reg 18 SA.
	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	
	Utilities provision	?/-	

Comparative assessment
 Elsenham Garden Community - Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Elsenham Option 5	
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	The site is approximately 100m east of Elsenham Church of England Primary School and 410m west of Henham and Ugley Primary and Nursery School. A new primary school incorporating early years provisions are proposed as part of this development. The site is approximately 3.10km north east of Forest Hall School. The development proposal includes a new secondary school.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	++	
15) To ensure sustainable employment provision and economic growth	Will the development enhance or support the local economy(ies)?	++	The proposal benefits from close proximity to Stansted Airport and associated employment opportunities and will additionally deliver 84,000m2 employment floorspace over 21 hectares within the uses B1A and B2. The developer also states that up to 3,500sqm of retail uses would be provided. The location of the proposal is unlikely to support the vitality and viability of any town centres in the District.
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	++	
	Will the development provide support for the town centre?	-	

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The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

Summary of Conclusions at Pre-Submission (Regulation 19) Stage

Although the Regulation 19 SA has changed some of the scoring for the Elsenham Garden Community option the conclusions remain the same as at the Regulation 18 stage. Additional evidence prepared since the Regulation 18 Stage in relation to transport and heritage has confirmed these conclusions:

- Site partly within the Countryside Protection Zone – release of the site would be contrary to the CPZ review.
- Strategic access difficult to achieve. A new local road network would be needed. Capacity issues at M11 Junction 8 until such time that major improvements can be delivered. Furthermore, movements on the local road network would likely impact upon the existing settlement at Elsenham and at Stansted Mountfitchet – where ECC advise that impacts would be difficult to avoid or mitigate. The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow [Chelmer Mead] and Elsenham, each AoS assessed scored well against the accessibility scoring criteria. Elsenham scored less favourably because it is further from employment opportunities and the nearest District centre and further from the nearest point of access to the Strategic Road Network. It is also not on a corridor serving key employment centres and has the least potential to improve its overall accessibility. Significant development at this location is therefore likely to result in unacceptable impacts on local roads/ settlements.
- The Secretary of State’s Planning Appeal dismissal reasoning remains valid including landscape and transport impacts.
- Substantial harm identified to designated heritage assets of the highest significance – two Grade I Listed Buildings and a Scheduled Monument. Substantial harm is also identified to the significance of a substantial number of other designated heritage assets – Grade II Listed Buildings.

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Uttlesford Strategic Land Availability Assessment (2015 and 2018)

GENERAL INFORMATION		
SLAA Site Reference		10GtChe15
Parish		Great Chesterford
Site Name		Land south east of the A11 and north west of the B164 (5000 scheme)
Site Area (hectares)		466 (gross)
Area of Search		1
Assumed Capacity Call for Sites (Dwelling/ Floorspace)		5,000 dwellings including market and affordable housing and self/custom build. Housing for older person and care home. Employment. [Proposed capacity & uses from the SLAA]
Current Use		Predominately Agriculture
Greenfield/ Brownfield		Part greenfield, part brownfield
Site History		N/A
Planning Constraints including physical limitations/ impacts and statutory designations		
Policy Constraints	Is the site greenfield or brownfield?	Part greenfield, part brownfield (residential farm buildings)
	Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
	Is the site located within the Green Belt?	The site is located outside the Greenbelt.
	Is the site located within the Countryside Protection Zone?	The site is located outside of the Countryside Protection Zone.
	Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	Which flood risk zone(s) does the site lie in?	There is an area of flood zone 2 and 3 along the south eastern boundary of the site. The majority of the site is within flood zone 1 which indicates no risk of flooding.

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	Does the site lie within surface water or ground water flooding zones?	There is a large strip of 1 in 10, 1 in 100 and 1 in 1000 flood risk zones along the south eastern boundary as well as a smaller strip through the centre of the site along the road and on the north west of the site near to the A11.
Pollution	Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
	Is the site within the AQMA or area otherwise identified as of poor air quality?	The north western section of the site is in an area more susceptible to poor air quality due to its proximity with the A11.
	Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
	Which ground water source protection zone does the site lie within?	The site is within the groundwater source protection zone 3.
	Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is partially within a Minerals Safeguarding Area for High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup. The north east section of the site is not within any MSA but the western and southern sections are within the Chalk MSA.
	Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
Natural Environment	Proximity of SSSIs (including Impact Risk Zones (IRZ))	The north eastern boundary of the site adjoins with Hildersham Wood.
	Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
	Proximity of Local Wildlife Site(s)	The site adjoins to the A11 protected Local Wildlife Site on the western boundary, is within 100m – 500m west of Crave Hall Meadow and 500m – 1,000m west of Burton Wood.

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	Proximity of Ancient Woodland(s)	The site adjoins Hildersham Wood on the north eastern boundary, is within 100m – 500m south of Bush Park and 500m – 1,000m west of Burton Wood.
	Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site.
	Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the northern section of the site and another adjoins to the eastern boundary.
	Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
	Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies with in Sector 1 - Land to north, south west and south east of the B184. Development on Sector 1 land would impact on that part of the historic core at its north eastern extremity where High Street meets the B184.
	Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
	What is the agricultural land value of the site?	The majority of the site is grade 2 agricultural land but areas to the north west and south east are grade 3 agricultural land.
Historic Environment	Distance from Scheduled Ancient Monument	The site boundary contains a Romano-Celtic temple 400m south of Dell's Farm, as well as being within 100m – 500m north east of a Roman Fort, Roman Town, Roman and Anglo Saxon cemeteries at Great Chesterford, 500m – 1,000m south of Brent Ditch and 500m – 1,000 m east of a Romano-British settlement site.
	Distance from Listed Building	The site boundary contains the Grade II Listed Park Farmhouse, as well as having numerous Listed Buildings within 1,000m of the development area boundary.

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	Distance from Conservation Area	The site is within 100m – 500m north of Great Chesterford Conservation Area.
	Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
	Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park and Garden as identified by Uttlesford DC.
	Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility (Highway Access and Availability of Sustainable Forms of Transport)	Is the site within 800 metres walking and cycling distance of an existing public transport node?	There are 2 bus stops within 800m of the site. The nearest is the St John's Cross bus stop, within 800m south of the site.
	Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 690m south north of the Great Chesterford Church of England Primary Academy. The Call For Sites form includes some provisions for additional school places, but it is unclear if this will be primary level.
	Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. The Call For Sites form includes some provisions for new shopping facilities.
	Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is approximately within 800m north east of the Great Chesterford GP Branch. The Call For Sites form includes some provisions for additional healthcare institutions.
	Will the site be located within 4.8km of a secondary school or is a new secondary school being	The site is more than 4.8km from a secondary school. The Call for Sites form includes provisions for additional school places, but it is unclear if this will be secondary level.

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	provided on site or within 800m of site?	
	Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	Viable access exists to the B184, the B1383 and the A11. The call for sites information states that the Land benefits from existing accesses direct from the B184 at Park Road and Cow Lane as well as direct linear frontage onto the B184 and land adjacent to the roundabout at the junction of the B184 and B1383 at Stump Cross that could allow new accesses to be created if required.
Other Land Uses	Will there be a net loss of land designated for recreational use?	The site is not currently recreational land and a proportion is proposed for recreational development. There would be a net increase in recreational land as a result of this development.
	Will there be a net loss of employment land?	The site is not currently employment land and a proportion is proposed for employment development. There would be a net increase in employment land as a result of this development.
	Will there be a net loss of retail provision?	The site is not currently retail land and a proportion is proposed for retail development. There would be a net increase in retail land as a result of this development.
	If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The development proposal includes crèches, nurseries, a library, community halls, assembly areas, indoor and outdoor sports facilities, leisure halls, restaurants and drinking establishments.
Access to Services and Facilities		The site is to the north west of Great Chesterford, some 3.8km away. The market town of Saffron Walden is 8km to the south and Linton is 4km to the north east.
Relationship to Existing Development/ Settlements		The site is in the north west of the district and whilst in close proximity to existing settlements, it does not adjoin any of them and would therefore form a stand alone settlement.
Developer Information and Proposals		Bidwells LLP on behalf of private landowners.

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Opportunities for Improvements/ Benefits, particularly infrastructure	The promoter has suggested that the site could deliver education provision (primary and secondary level), new shopping facilities, additional healthcare institutions and community facilities.
Scale of Development	<ul style="list-style-type: none"> • Estimated 3,000 market homes and an estimated 2,000 affordable homes. • Potential for the site to also accommodate: <ul style="list-style-type: none"> - Self-Build / Custom Build - Housing for older people (class C3) - Residential care home, nursing home (class C2) - Employment (class B1) - Health Centre / Crèches / Nurseries / Schools / Library / Halls (class D1) - Assembly & Leisure for Halls / Indoor & Outdoor Sports and Recreations (class D2) - Shops, Financial & Professional Services, Restaurants & Cafes, Drinking Establishments (Class A1, A2, A3, A4 and A5)
Delivery Rates and existing Value Areas/ Markets	The promoter has suggested a varied annual delivery rate, ranging from 50-300 dwellings, with the site therefore taking approximately 15-20 years to be fully built out.

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Evidence Base Studies- April to June 2017

Study	Study Conclusions for North Uttlesford
<p>Uttlesford Local Plan Transport Study and Addendum</p>	<p>Having regard to link capacity impacts, accessibility and sustainable transport the appraisals have found that the following locations would therefore be preferable for new garden communities:</p> <ul style="list-style-type: none"> • Great Chesterford • Easton Park • West of Braintree <p>These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements.</p> <p>New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel infrastructure and services to minimise new trips by car.</p>
<p>New Settlement Proposals: Landscape and Visual Impact (May 2017)</p>	<p>The site lies within the Cam River Valley. Overall this character area has relatively high sensitivity to change.</p> <p>Overall the character of the site is considered to have a high sensitivity to change. The nature and scale of the proposed development would have a significant impact on the character of the site and the surrounding landscape. This predominantly rolling landscape with its historic field pattern is considered to be of significant visual quality. The open skyline and the views across the Chelmer valley are particularly sensitive to change.</p> <p>The development of a garden village may be achievable on parts of the proposal site without unacceptable harm, but only if the development is exceptionally well designed so as to create an innovative model village of the very highest quality which is sensitive to the wider landscape.</p> <p>Structural landscaping should predominantly include the use of native species, reflecting the mixtures and patterns found in the surrounding landscape.</p>

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Study	Study Conclusions for North Uttlesford
<p>Land at North Uttlesford Landscape & Visual Appraisal (June 2017)</p>	<p>Overall, this Appraisal concludes that the land at Great Chesterford is of high landscape and visual sensitivity, given its steeply sloping landform and elevated position; its open fields and its limited vegetation structure; and the potential for long distance cross-valley views into the Site. Furthermore, given the settlement pattern within the area of Great Chesterford (where settlements and road and rail infrastructure largely follow the valley floor/ lower valley sides), development cutting across the upper valley sides and the ridgeline of the Site would be uncharacteristic of the local settlement pattern. As such, it is desirable to limit development on the upper valley sides and the ridgeline.</p> <p>Given the high landscape and visual sensitivity of the Site as a whole, it is particularly desirable that potential landscape and visual impacts of any development proposals are mitigated by a strong commitment to good design in line with Chapter 7 of the NPPF and its supporting Planning Practice Guidance on Design. Development of the land at Great Chesterford as a location for a new settlement should be informed by the opportunities and constraints identified in this Appraisal, taking into account the following key siting, design and landscaping mitigation principles:</p> <ul style="list-style-type: none"> • New development siting, design and landscaping responds to the landscape features and characteristics that give the landscape its sense of place and local distinctiveness. • New development minimises adverse impacts on the setting of culturally important landmarks and significant views. • The use of appropriate building and hard/soft landscaping materials that are complementary to local vernacular design. • Use of materials with appropriate finishes and colours that help to blend new buildings and structures into the surrounding landscape. • New planting of woodland and tree belts (using native species to reinforce local distinctiveness) designed to create a strong sense of enclosure (where appropriate), frame views, provide screening and soften impact of built development, linking with existing vegetation to create a cohesive landscape framework to help integrate new development into the landscape.

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Study	Study Conclusions for North Uttlesford
	<ul style="list-style-type: none"> • Existing structure planting, including shelter belts, woodland and hedgerows, are retained and augmented by new structure planting to provide screening and a backdrop for new development (including reinforcement of landscape buffers along edges of development and to soften hard urban edges where appropriate), and appropriately managed to provide a strong and enduring backdrop to frame views. • Multi-functional green infrastructure networks created as planting, open space and recreational corridors for walking and cycling. • Where opportunities exist, the improvement and restoration of degraded landscape features at a local scale. • Sense of tranquillity maintained within the Site away from the road corridors to the west and south.
<p>Ecological Sites on and adjacent to New Settlement/ Neighbourhood Proposals</p>	<p>Special Roadside Verge Ufd71 (locally designated) lies on the development site boundary and an historic woodland lies within the site on the north east boundary. Up to date information on these sites is required as part of an overall ecological survey accompanying any eventual planning submission.</p> <p>Hildersham Wood SSSI is adjacent to the site.</p>
<p>Brief Heritage Impact Assessments</p>	<p>It is strongly recommended that a full Heritage Impact Assessment be commissioned with regards to the proposed development if this site is to be recommended. I must advise however, that based on the information available at present, it is unlikely that the proposed scheme could be achieved without causing significant harm to the significance of the numerous heritage assets detailed above, most notably Park Farmhouse (Listed Building) and the Romano-Celtic Temple (Schedule Ancient Monument).</p> <p>The resulting impact of the development as proposed, upon the setting of the heritage assets would compromise their overall significance in my view. In response to this, the ‘heritage’ benefits arising from the scheme, not to be confused with public benefits, are unlikely in my view to mitigate this harm. The NPPF is clear in paragraph 132 that ‘great weight should be given to the asset’s conservation’ and whilst I am mindful of the applicants desire to incorporate the boundary of the historic deer park into their masterplan, I must question whether this would be readily interpreted by visitors and occupants alike.</p>

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Study	Study Conclusions for North Uttlesford
	<p>In addition, a heavily built-up residential settlement character is vastly different to the characteristics of a deer park, and I am unconvinced that this could be viewed as mitigation for irreversible harm to the designated heritage assets, which at present can be readily interpreted and appreciated by all in their historic setting. In light of the above, whilst there would be a significant public benefit arising from the scheme in terms of new housing, my recommendation would be that alternative sites are considered in order to achieve this benefit elsewhere, without compromising the heritage assets within what is considered a highly sensitive site.</p> <p>In the event that the Authority is minded to recommend the site, I would suggest that a full and independent Heritage Impact Assessment be carried out to inform any future masterplan, and that any subsequent proposal should take measures to address the concerns raised above, taking great care to avoid unnecessary and irreversible harm the significance of the heritage assets detailed above and their wider setting. I would strongly recommend that the submitted masterplan is revised, once this assessment has been carried out, and the layout of proposed housing detailed accordingly. Such measures would be necessary in my view in order to arrive at a viable scheme for the site.</p>
Countryside Protection Zone Study	Not applicable (not within the Countryside Protection Zone)
Uttlesford Green Belt Review	Not applicable (not within the Green Belt)
Uttlesford Water Cycle Study 2017	<p>Existing flow consents would be exceeded due to the new settlement but wastewater capacity could be provided subject to major upgrades to both the treatment processes and associated sewerage networks at the water recycling centre. The extent of the required enhancement may justify other alternative strategies such as a new WRC or conveyance to Saffron Walden catchment if viable. Anglian Water have concerns regarding the level of growth and should be engaged by the site promoter as early as possible.</p> <p>The site is not located in an area at extensive risk of surface or fluvial risk of flooding. There are limited areas of flooding along the corridors of existing watercourses (tributary of River Cam) along the southern edge of the site.</p>
Draft Infrastructure Delivery Plan (Please note that the requirements set out in the draft IDP are based on the	<p>The North Uttlesford garden community site submission included the following infrastructure:</p> <p>Physical:</p> <ul style="list-style-type: none"> • Utility upgrades and connections to provide gas, electricity, telephone, broadband, water and waste water treatment

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Study	Study Conclusions for North Uttlesford
<p>delivery of the whole site, including development beyond the plan period.)</p>	<ul style="list-style-type: none"> • Sustainable Urban Drainage System <p>Social:</p> <ul style="list-style-type: none"> • 1x pre-school • Primary schools – 3 form entry school • Secondary school – 1 x 8 form entry school and 2 form sixth-form • 950sqm health care • 850sqm dentist • Library 400sqm • Community halls/ venues 1000sqm <p>Green:</p> <ul style="list-style-type: none"> • Public open space <p><i>Physical Infrastructure - Transport: Highways</i></p> <p>It is not thought there are any major access constraints associated with new development at North Uttlesford. Furthermore, it is considered that the scale of growth envisaged would not have a major impact on the A505 and that improvements to this are required with or without the proposed development. However, a package of sustainable transport measures will need to be planned for, including connectivity with the Cambridge Park & Ride (on the A1307). Other sustainable transport measures are discussed in later sections of the draft IDP.</p> <p>Highways improvements:</p> <ul style="list-style-type: none"> - A505 Newmarket Road / A1301 (capacity) roundabout junction improvements. May necessitate further land take in S. Cambs. - Establish the A11 as the preferred route for northbound travel, to be accessed from the existing junctions at Stump Cross and at Granta Park - Provide road connectivity from the site to surrounding highway network, including the A1307, B184 and A1301 roads <p><i>Physical Infrastructure - Walking and Cycling</i></p> <p>There is an existing cycle route south to Saffron Walden (along the B184 Walden Road). A contribution towards the upgrade of this and promotion of it to provide an enhanced walking and cycle route would be sought by ECC. This is</p>

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Study	Study Conclusions for North Uttlesford
	<p>anticipated to cost in the region of £3m. Equally, Essex Highways has also investigated the feasibility of providing an off-road cycle route between Great Chesterford and Saffron Walden, which would also provide improved access to Cambridgeshire and Audley End House. It is estimated that such a scheme would cost in the region of £1.2m, though could be broken down into smaller sections for delivery.</p> <p>New walking and cycling routes linking the proposed settlement with the railway station and existing village, as well as to the wider network of routes in and around Cambridge and proposed commercial developments (e.g.: Science Parks) should be provided. Links to the railway station are particularly important in order to promote sustainable travel.</p> <p>Links to the Park & Ride serving Cambridge (on the A1307) should also be considered and form part of the package of sustainable transport measures. Possible rerouting of existing bus routes, or promotion of existing services, might be required to serve new residents. Any new or enhanced bus service provision must be self-sustaining.</p> <p>Sustainable transport requirements:</p> <ul style="list-style-type: none"> - Increased frequency on Citi7 services south of Sawston, to be routes through the core of the site to the railway station - Extend Park and Ride services towards walking / cycling distance of Great Chesterford - Improve B184 Walden Road and B1383 Newmarket Road to include an off-road bi-directional cycleway - Introduction of high quality cycle links between the site and Wellcome Genome Campus, Chesterford Research Campus making use of existing rights of way and local access roads. Introduce cycling links along the A1307 to Grant Park and wider cycling infrastructure along the Cambridge to Haverhill corridor. <p><i>Water (Foul and Drinking)</i> Existing flow consents are exceeded due to the new settlements but wastewater capacity could be provided subject to major upgrades to both the treatment processes and associated sewerage networks at Great Chesterford water recycling centre.</p> <p><i>Electricity</i> The new Garden Community at North Uttlesford may need new network or primary substations to meet the upper levels of growth envisaged. Some demand can be catered for in the early stages of development, allowing initial dwellings to be serviced.</p>

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Study	Study Conclusions for North Uttlesford
	<p><i>Education</i> Primary and early years: Preference for 4 x 2fe primary schools, with commensurate early years and childcare facilities. 2fe sites to be 2.1ha. Early Years & Childcare would also need four standalone facilities.</p> <p>Secondary: Preference for a 7FE school with sixth form.</p> <p><i>Health & Social Wellbeing</i></p> <ul style="list-style-type: none"> - GPs Surgery need: 5 - Allotments: 3ha - Community Centres: 8 - Play space needed: 2.45ha - LEAP: 2 - NEAP: 2 - Youth Space: 3.6ha - MUGA: 5 - Indoor Sports Hall: 1.07 - Grass pitches need: 14.7ha/ 10 grass pitches - Natural/ semi-natural amenity space: 84ha - Amenity green space: 12.2ha <p><i>Summary</i> Growth at North Uttlesford will likely exacerbate pressure on the A505 (in South Cambs). Improvements to the A505 are however required with or without Great Chesterford coming forward as a new garden community and so is not seen as a constraint to development.</p> <p>To support the upper end of development in the proposed garden communities, new network and or primary substations would be required at North Uttlesford.</p>

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Strategic Land Availability Assessment (2015)	
Is the site suitable?	This is predominantly greenfield site located in the open countryside on the northern boundary of the District, north of Great Chesterford. It incorporates land promoted under 08Gtche15. It does not lie adjacent to any settlement boundary. The site has good access to the strategic road network. There is a railway station in Great Chesterford but this site is not within walking distance of it. Great Chesterford has a number of facilities and services but a development of this scale should include a range of services. The suitability of this site will depend upon the Council's approach to strategic sites.
Is development achievable?	Development of the site is achievable subject to the provision of technical studies to demonstrate that the development is achievable.
Is the site available?	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
SLAA Conclusions	The site is available and the achievability of the site needs to be demonstrated by appropriate technical evidence. The suitability of the site depends upon the Council's approach to strategic sites. The latter will be based on the overall strategy for distribution and the considerations will include, but not be limited to, the scale of development needed to deliver the infrastructure required and transport, landscape, heritage and flooding impacts. Currently no technical reports indicating that this site is achievable and deliverable have been submitted. The site will be subject to further assessment and scrutiny as the sieving process continues.

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Sustainability Appraisal of the Regulation 18 Local Plan

Table 86: Appraisal of new settlement options – North Uttlesford Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	+	There are the presence of SSSIs in close proximity to the site which will require consultation with Natural England due to their presence within their Impact Risk Zones. In addition there are LoWSs on site including the A11 protected Local Wildlife Site inside the western boundary. It is also within close proximity to Crave Hall Meadow, Burton Wood (Ancient woodland), Hildersham Wood and Bush Park. A Public Right of Way also traverses the northern section of the site and another adjoins to the eastern boundary. Aside from the potential impacts on the SSSIs nearby, which may be capable of mitigation, the scale and size of the proposal is such that features can be incorporated into the development for green infrastructure gains.
	Presence of biodiversity/ ecological/ wildlife designations	?	
	Other biodiversity/ ecological/ wildlife impacts	?	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	There are numerous small ponds on the site to the north; however due to the size of the site, there is the potential on site to incorporate such features into any development and mitigate any negative impacts. The site is however additionally within the groundwater source protection zone 3.
	Water quality impacts	-	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	?	The landscape has a relatively high sensitivity to change / development. In addition there is a strong possibility of coalescence with Great Chesterford. In light also of the area's historic significance regarding a Scheduled Monument of a Roman temple it is uncertain at this stage whether suitable mitigation could be provided without affecting the developable area whilst still adhering to wider Garden City principles; as such negative impacts have been highlighted at this stage.
	Metropolitan Green Belt / CPZ	++	
	Other landscape impacts	-	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	?	The majority of the site is Grade 2 Agricultural Land but areas to the north west and south east are Grade 3 Agricultural Land.
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	-	Undesignated assets include a probable Bronze Age cemetery known from cropmarks. (delete) A range of cropmarks at the western side of the area include ploughed burial mounds of prehistoric date (probably a Bronze Age cemetery) and enclosures which are indicative of a settlement. It is considered unlikely that mitigation would be possible within the realms of the proposal as it currently stands especially with regard to the setting of the various monuments. Development of the entirety of the site would be unsuitable, however it is theoretically feasible for potential mitigation to avoid the Roman Temple, Town and Fort Scheduled Monuments in the south should this area be suitably landscaped. This would also act as a strategic buffer between any new settlement and the existing settlement of Great
	Impact on heritage assets	--	
	Potential for protection/enhancement of heritage assets	-	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
			Chesterford. This is not to say however that any scheme would not need significant mitigation due to the cumulative impact on the setting of these Scheduled Monuments due to the topography of the site and wider landscape impacts linked to the historic environment. It is also not known whether suitable mitigation could be achieved due again to the topography of the land to the north of the existing settlement.
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	?	It is possible that such opportunities could be factored into any proposal through effective masterplanning.
7) Reduce and control pollution	Air quality	?	Contamination of the groundwater with development on site is classed as intermediary to high as evidenced by the PBA Flood Risk and Surface Water Management Due Diligence Report. The site is in an area susceptible to poor air quality due to its proximity with the A11; however, the size of the site indicates that there is the potential for mitigation measures to be incorporated in relation to air quality.
	Potential contamination	-	
	Neighbouring uses and compatibility	+	
8) To reduce the risk of flooding	Fluvial flood risk	?	There is an area of high fluvial flood risk in the middle of the site but this is confined to a narrow floodplain by topography.
	Surface water flood risk	?	There is however the potential for impacts on flows through Great Chesterford and entering the River Cam. There is additionally an area of flood zone 2 and 3 on the south eastern section of the site however the majority of the site is within flood zone 1. There are high risk surface water flood zone on the south east section of the site as well as multiple medium and low risk zones on the north. It has been assessed that although mitigation would be possible due to the size of the site there is likely to be an impact on development.
	Ensuring the creation of SuDS which help define landscape character and green spaces.	++	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	The site is beyond 800 metres of rail links although Great Chesterford benefits from existing rail links in the general area. Despite this, the railway station is not served by all rail services on the West Anglia Main Line. It would also be expected that there would be a large amount of commuting outside the District for jobs would be by car. The nearest centre for services is Saffron Walden and development in the early stages will increase car trips to the town. There poor current bus services with only two bus stops within 800m of the site.
	Bus links	-	
	Rail links	+	
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport	+	This option benefits from being in close proximity to the M11 and A11 although development north of Great Chesterford would require ultimately require a significant improvement of the A505. Improvements to the A505 are however required with or without Great Chesterford coming forward as a new garden community. The UDC South Cambs Junction assessment study identifies deliverable works on A505 junctions that would mitigate at nil detriment or better for beyond the plan period. The improvements proposed for the A505/1301 roundabout would introduce a new priority crossing for cyclists currently a gap in the cycle network. Essex County Council Highways consider it possible to accommodate the full size of the New garden community with higher modal shift utilising a Park n' Ride at Fourwentways proposed by Cambridgeshire County Council as part of its A1307 corridor improvements. Furthermore partners have agreed to support a Cambridgeshire County Council bid for funding a comprehensive A505 corridor study. There is limited access to the site from north/east although Essex County Council Highways propose improvement as part of strategy for the
	Strong local cultural, recreational and shopping facilities in walkable neighbourhoods	++	
	Accessibility	+	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
			area. In line with a consistent approach to assessment, it should be stated that it could be possible to integrate high frequency bus services to the existing settlement of Saffron Walden and rail links at Great Chesterford within the wider broad area. Any improvements/ wider benefits to the District's rural communities/ other employment areas outside the immediate area is unknown at this time. The option is relatively close to the services in Great Chesterford village.
11) To improve the population's health and promote social inclusion	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some control/ownership over the development, including long-term stewardship of assets?	?	The site is approximately within 800m north east of the Great Chesterford GP Branch. The Call For Sites form includes some provisions for additional healthcare institutions. The site is over 800m from any significant shopping facilities however again the Call For Sites form includes some provisions for new shopping facilities. Although open space will be provided, none that meets Natural England's ANGSt criteria exists within suitable distances of the site.
	Health care facilities	++	
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	++	
12) To provide appropriate housing and accommodation to meet existing and future needs	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	++	The proposal is for 5,000 dwellings with development likely to commence in March 2021. The mitigation of highway impacts in the longer term could take the form of higher modal shift as proposed by ECC highways or may be dealt with by a strategic highway improvement. As a result, it can be considered that a larger dwelling yield is considered desirable. The existing South Cambridgeshire District Council /Cambridge City Council local plans do not include major growth on adjacent boundaries north of Great Chesterford and there will not be
	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	++	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing	?	an opportunity to consider a joint strategy until 2019. It contributes to the West Essex East Hertfordshire SHMA area. Although such detail is not available at the current time, it is anticipated that a full range of housing types and tenures could reasonable be delivered within the proposal.
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	
13) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	Will it provide quality opportunities for recreation?	++	The site has four separate landowners, which might make infrastructure provision more complicated. Existing local services would have to be sufficient or expansion possible to support the increase in population in the earlier stages of the new settlement's development. The proposal includes Assembly & Leisure for Halls, Indoor & Outdoor Sports and Recreations and other uses. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options.
	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	
	Utilities provision	?	
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	?	The site is approximately 690m south north of the Great Chesterford Church of England Primary Academy. The Call For Sites form incudes some provisions for additional school places, but it is unclear if this will be primary level. The size of the site means there could be an additional primary school incorporated if required. The site is more than 4.8km from a secondary school. The Call for Sites form includes provisions for additional school places, but it is unclear if this will be secondary level. The size of the site means there could be an additional secondary school incorporated if required.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	?	
15) To ensure sustainable	Will the development enhance or support the local economy(ies)?	?	The proposal includes 84,000m2 of employment land with additional access to employment such as Great Chesterford

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2
employment provision and economic growth	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	?
	Will the development provide support for the town centre?	?
		Business Park and centres in South Cambridgeshire. An Employment Study undertaken to inform the Local Plan concludes that employment growth will be in the south of the district. An employment study undertaken to inform the plan concludes finds that employment growth will predominantly be in the south of the district although with strategic growth at Chesterford Business Park. The strategic employment areas of Chesterford Business Park, Genome and Granta Park are located close to the proposal with potential to provide employees and services to these including sustainable transport links. The largest nearby employment centre to the proposal is Saffron Walden, and there are likely to be benefits to the town centre through the proposal however Cambridge City centre is only 16km from the proposal site.

The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

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Summary of Conclusions at Preferred Options (Regulation 18) Stage

- North Uttlesford provides a range of house types and tenures and services that supports existing high value employment locations in the vicinity including Genome, Granta Park, and Chesterford Business Park
- Provides land for employment in short supply that can complement the above business uses
- Provide housing at affordable rents in an area of high housing demand and above average prices serving above business locations, Saffron Walden, and north of the district
- No other location identified as suitable from SLAA in the north of the district for strategic scale development
- Landscape - this character area has relatively high sensitivity to change
- Historic England Issues & Options 2015 “With most if not all of the areas of search, there is the potential for considerable impact on the historic environment. There would be extensive change within the setting of designated heritage assets, plus impact on wider archaeology and the ability to read and understand the historic landscape. Such change could be very harmful to the significance of these heritage assets and could only be justified through greater public benefits. If the Council decides to take any of the areas of search forward in the Local Plan, it would need to be justified on a sound understanding of the heritage issues, with development shown to be deliverable against these issues”
- It is unlikely that the proposed scheme could be achieved without causing significant harm to the significance of the heritage assets.
- Wastewater capacity could be provided subject to major upgrades to both the treatment processes and associated sewerage networks at the water recycling centre
- The site adjoins Hildersham Wood SSSI (Ancient Woodland) and has two further Ancient Woodlands close by at Burton Wood and Paddock Wood.
- Can deliver on site infrastructure requirements
- No major access constraints identified
- Good access to Strategic Road Network with opportunities for transport improvements including to the A120 and sustainable transport.
- On link capacity impacts, accessibility and sustainable transport the following locations are preferable for new garden communities:
 - Great Chesterford
 - Easton Park
 - West of Braintree

These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served

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by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements. New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel.

- The site at Great Chesterford benefits from its proximity to M11 Junction 9 and Great Chesterford Railway Station; as well as access to biomedical and research and development employment opportunities north of Saffron Walden and south of Cambridge.

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Evidence Base Studies - July 2017 to June 2018

Study	Study Conclusions for North Uttlesford
<p>Uttlesford Local Plan Transport Study and Addendum</p>	<p>Having regard to link capacity impacts, accessibility and sustainable transport the appraisals have found that the following locations would therefore be preferable for new garden communities:</p> <ul style="list-style-type: none"> • Great Chesterford • Easton Park • West of Braintree <p>These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements.</p> <p>New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel infrastructure and services to minimise new trips by car.</p> <p>The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow and Elsenham, each AoS assessed scored well against the accessibility scoring criteria.</p> <p>Scenario 33 (3 preferred GCs) is the Council’s preferred option and has been derived having regard to link capacity impacts, accessibility and sustainable transport considerations.</p>
<p>Draft Heritage Impact Assessment 2018</p>	<p>In line with Historic England’s Advice Note 3 ‘The Historic Environment and Site Allocations in Local Plans’ identifies that, following Stage 1: Evidence Gathering (which assesses the significance of heritage assets and their setting), Stage 3 highlights specific criteria against which a development may be judged.</p>

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Study	Study Conclusions for North Uttlesford
	<p>The following paragraphs suggest criteria for consideration of any development proposals for the North Uttlesford site based on the assessment of the heritage assets likely to be affected and the size and nature of the site.</p> <p>Proposal: The site at North Uttlesford is being proposed by developers and landowners as a possible new settlement in the form of a garden village. The size is expected to be in the region of 5000 units arranged as housing areas and commercial development interspersed with open spaces.</p> <p>Development of the North Uttlesford site has the potential to harm the significance of heritage assets on the site and surrounding the site. These heritage assets include scheduled monuments, listed buildings and conservation areas. There is also evidence of significant buried archaeology on the site and in the wider area. These may further add to the understanding and significance of the area and inter-relationships between assets. The impact of proposed development on the site will cause harm to the overall significance of heritage assets and non-designated heritage assets on the site and to the wider character of the area. Furthermore, the scale of the proposed garden community will be greater than surrounding historic settlements. The proposed location of the development is a change to the historic pattern of development which are concentrated in the river valley.</p> <p>The topography has informed the historic development of the area. The landscape is discussed in detail in the Landscape Visual Assessment (Chris Blandford Associates: Land at Great Chesterford Landscape and Visual Appraisal: June 2017). Historic patterns of development have followed a similar pattern with settlements situated in the River Cam valley and more sparsely populated areas with isolated farmsteads located on the open uplands which rise to the north east. This landscape means that the upper ground is highly visible from a considerable distance, although views on the lower ground and lower slopes are less open.</p> <p>The geology of the area, chalk over boulder clay, creates a landscape which is open, where boundaries are defined by deep open ditches and where vegetation screening occurs it is spare and open. Any measures to mitigate development on the site should respect the landscape character and the existing development pattern whereby development is restricted on the open valley slopes and restricted to a lesser extent within the deer park so that its character is retained (refer to Map NUGC04).</p> <p>Following this study, if development is to be progressed on this site, proposals should demonstrate how harm to the significance of the heritage assets caused by development might be avoided or mitigated.</p>

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Study	Study Conclusions for North Uttlesford
	<p>The National Planning Policy Framework (NPPF) states that</p> <p>‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm or loss of a grade II listed building, park or garden should be exceptional’ (paragraph 132).</p> <p>‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss’ (paragraph 133).</p> <p>Map NUGC04: Development criteria and mitigation identifies measures that may mitigate the visual impact of a new development on heritage assets within the park, surrounding the park; the transition between rural and urban settings. There are many factors that are outside the scope of this study that may cause harm to the wider setting of heritage assets and identified non-designated heritage assets, not necessarily close to the site. These include noise and light pollution.</p> <p>Development criteria: Assessment of the heritage assets on and around the proposed site have been measured against the impact of change to the significance of the setting of the HA. This has included a visual appraisal and takes account of other relationships and associations. A visual assessment is the most immediate measure of impact when considering the impact of future development. This appraisal has identified:</p> <ul style="list-style-type: none"> • Development on the site cannot be entirely hidden, due to the landforms and open character of the landscape. Development will be partly seen within the immediate setting of surrounding heritage assets; development will be more fully seen within the wider context, however, this may be mitigated, in part, by the distance from the site. • Development of settlements, with a greater density than the isolated or groups of rural buildings that currently exist on the site, has developed in the valley and is contrary to the historic development of the built environment in the area.

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Study	Study Conclusions for North Uttlesford
	<ul style="list-style-type: none"> • Views that impact on the Heritage Assets are predominantly contained towards the north, north east and west with less impact away from the site towards the south and south west. This is not the case along Cow Lane where there are clear views into the site. • Visual interrelationships are primarily related to the Roman Town and Temple within the site at Great Chesterford, both scheduled monuments. • The western slopes of the site are visible from the Hinxton Conservation Area. Although distance from the site mitigates the impact to some extent, views to the site are apparent. This is evident in the visual impact of the new Crematorium site on the lower slopes of the site. This illustrates that development will partly be seen from a wider setting. Although there may be measures to deal with this by siting and landscaping, change from rural to a semi urban setting will occur and thus change characteristics linked to that setting (tranquillity, enclosure, absence of artificial lighting). • Development may also have the opportunity to enhance an area, with appropriate landscaping, reinstatement of historic features as appropriate, and removal of elements that detract from the setting. <p>Respecting the rural character of the site in design principles to avoid harm to heritage assets on the site or adjacent to the site. This includes:</p> <ul style="list-style-type: none"> • Density, scale, form, materials of new development against existing in the area • Existing boundaries, routes reflected in new development • Appropriateness and working with the topography and geology when planning buffer zones <p>Mitigation measures identified on Map NUGC 04: It is considered that development on the site would cause harm to the heritage assets. Where development is progressed very careful site mitigation approaches and measures will be required to guide development to ensure assets are respected and impacts minimised. There is therefore some scope for development of this site, (refer to map NUGC04). Land north of Cow Lane and land near the A11 has scope for development with relatively limited harm. The deer park as a non-designated asset has some scope for development, although a degree of harm is considered likely. These will depend upon the nature of the development masterplans, particularly regarding density and scale. Any impacts on the heritage assets along with mitigation measures will need to be justified in accordance with local and national planning policy. Suggested mitigation measures identified in this study include:</p>

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Study	Study Conclusions for North Uttlesford
	<ul style="list-style-type: none"> • Reinforce screening where appropriate along site boundaries, consider development in the deer park (although this will cause harm to the understanding of the park and Park Farm) • Reinstatement of historic ditches, as appropriate • Any development within the former deer park should be in keeping with scale, character, and materials and form of existing buildings. • Provide soft transition zones around the boundaries of the deer park open tree screens and ditches so that domestic features (gardens, fences, etc.) are situated away from the perimeter boundaries and heritage assets. This is particularly important along the northern boundary of the deer park which abuts the County boundary and Hildersham Wood, an area of ancient woodland. • Screening should be appropriate to the geology and topography of the site; trees screens are sparse and have developed along open boundary ditches. Therefore buffer zones should incorporate areas of open scrub land where development should be extremely restricted. • Consider development on the lower slopes to reduce visual impact. • Retain visual and historic association between Roman temple and Roman Town (this is particularly sensitive and there should be no development on this site). • Due to the significant archaeology on the site introduce programme of archaeology on the site to inform further knowledge of site; this may involve evaluations, geo physical surveys or limited trenching. • Retain the character of existing historic routes through the site, narrow lanes and mature tree lines. • Form areas of commercial development if required close to existing highways eg. A11/B184 to mitigate views in the wider landscape.

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Study	Study Conclusions for North Uttlesford
Brief Archaeological Impact Assessment	The proposed Garden Community at North Uttlesford lies within a highly sensitive landscape containing numerous heritage assets. A comprehensive approach to the historic environment is needed to guide any future development of the area, although, it should be recognised at an early stage that there are heritage assets within the development boundary which cannot accommodate development sensitively without retaining the rural character of their surroundings. A full historic impact assessment should be undertaken following which appropriate consideration should be given to what parts of the site can accommodate residential development and what areas due to their heritage significance and sensitivity should be retained as undeveloped areas.
District Retail Study Update	Not applicable.
Uttlesford Water Cycle Study Updated	<p>Overall, no show stoppers have been found by this detailed First Stage WCS assessment that will prevent a timely delivery of at least one suitable technically feasible option for the above Garden Communities, by upgrading the impacted existing WRCs owned by AWS or TW. Due to the large-scale developments at each of the Garden Communities there is also an option to provide a new separate onsite WRCs to serve each community. However, the EA have advised that in line with the current legislation and policies, new discharges should first consider connecting to existing infrastructure where it is reasonable to do so. Initial discussions with the EA have discounted onsite WRCs at Easton Park and North Uttlesford (see Section 6 for further details).</p> <p>The results of the qualitative water quality analysis indicate that the proposed development will not lead to a Deterioration of WFD status or will compromise the achievement of WFD Good status in the receiving watercourses although tightened water quality parameters will be required where WRC flow consents have been exceeded. The distribution of Garden Communities around the district helps address water quality issues by utilising locations with the largest rivers (i.e. Cam in case of North Uttlesford Garden Community) as well as locations with smaller rivers/watercourses. Nevertheless, developers should engage with the EA and water and sewerage companies as soon as possible in the planning process to facilitate timely site specific assessments are negotiations are undertaken to address the identified constraints.</p>
Infrastructure Delivery Plan (Please note that the requirements set out in the IDP are based on the delivery of the whole garden community, including development beyond the plan period).	<p>The IDP has been updated since the draft in 2017.</p> <p>The IDP schedules suggest the following infrastructure is required to make the proposed North Uttlesford Garden Community deliverable:</p> <p>Transport</p> <p>Highways</p> <ul style="list-style-type: none"> • M11 J9 – north- facing slips (to relieve A1301/A505 and A505/M11 J10)

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Study	Study Conclusions for North Uttlesford
	<ul style="list-style-type: none"> • Improvements to M11 Junction 10 at roundabout with A505 • Improvements to capacity at the roundabout with A505 Newmarket Road/ A1301 • A11/ A1301/B184 Walden Road (Capacity) Great Chesterford – contributions for traffic management and safety • Junctions in Saffron Walden • Local level highway infrastructure enhancements will also be required. <p><i>Sustainable transport:</i></p> <ul style="list-style-type: none"> • Sustainable travel promotion and package • 1,000 homes generate the need for one bus. It is not likely that one per hour would be commercially viable, but it can be tied in to existing routes. Therefore, this development could generate the need for 5 buses • Extend Park and Ride services at Granta Park towards walking / cycling distance of Great Chesterford • Passenger Transport Infrastructure and subsidised bus services to and from – local transportation interchanges, key community and economic centres. Increase frequency of service during peak periods to every 20 minutes, with other times of day receiving a minimum hourly service • Sustainable bus/cycle link from site to Granta Park • Cycling – contribution for improvements between the site and Great Chesterford, Saffron Walden, Whittlesford Parkway and Cambridge. • Improve B184 Walden Road and B1383 Newmarket Road to include an off-road bi-directional cycleway • Introduction of high quality cycle links between the site and Wellcome Genome Campus, Chesterford Research Campus making use of existing rights of way and local access roads. Introduce cycling links along the A1307 to Grant Park and wider cycling infrastructure along the Cambridge to Haverhill corridor. • Walking and cycling routes from the garden community to the railway station and existing village, as well as to the network of wider routes. <p>Utilities</p> <p><i>Electricity:</i></p> <ul style="list-style-type: none"> • New primary substation • Two 33kV cables for the circuits to the substation

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Study	Study Conclusions for North Uttlesford
	<p><i>Wi-fi and Broadband</i></p> <ul style="list-style-type: none"> Fibre based internet access. Housing developments over 30 homes will be provided with Fibre to the Premises free of charge by the large network operators. <p><i>Water:</i></p> <ul style="list-style-type: none"> It has been suggested through the Water Cycle Study that, assuming foul flows are directed to Great Chesterford Water Recycling Centre, there would be insufficient headroom and biological capacity during 2020- 2025 and upgrades will be required. <p><i>Waste:</i></p> <ul style="list-style-type: none"> The Essex Waste Plan notes that there is a need to provide additional waste facilities to reflect changes in local population and demand. This includes enhanced provision of recycling facilities for household waste, as well as new facilities for recycling, treatment and disposal of other waste streams. This will need to be reviewed. <p><i>Gas:</i></p> <ul style="list-style-type: none"> Capacity is likely to be sufficient, but developers may be required to pay for a connection charge. <p>Education</p> <p><i>Early Years & Child Care (during the plan period):</i></p> <ul style="list-style-type: none"> New nursery provision will be required plus 106 developer funds. If new school need is identified new nursery provision could be built at the same time. There is a need for 173 childcare places. <p><i>Primary Schools Provision:</i></p> <ul style="list-style-type: none"> New primary school on 2.9ha D1 use allocation within Garden Settlement <p><i>Primary School Provision (beyond plan period):</i></p> <ul style="list-style-type: none"> Two primary schools on 2.1ha sites <p><i>Secondary School Provision:</i></p> <ul style="list-style-type: none"> New secondary school on 9ha D1 use allocation within Garden Settlement

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Study	Study Conclusions for North Uttlesford
	<p data-bbox="551 276 1167 304"><i>Secondary School Provision (beyond plan provision):</i></p> <ul data-bbox="600 312 1955 379" style="list-style-type: none"> <li data-bbox="600 312 1955 379">• The secondary school opened during the plan period will be sufficient for 5,000 homes in terms of land but an expansion should be allowed for. <p data-bbox="551 421 824 450">Health and Social Care</p> <p data-bbox="551 458 696 486"><i>GP Surgery:</i></p> <ul data-bbox="600 494 1088 523" style="list-style-type: none"> <li data-bbox="600 494 1088 523">• 5 Full time equivalent additional GPs. <p data-bbox="551 564 1162 593">Social Infrastructure (during the plan period only):</p> <ul data-bbox="600 601 1323 933" style="list-style-type: none"> <li data-bbox="600 601 1005 630">• Need for 1.41ha of allotments <li data-bbox="600 638 1048 667">• Need for 3.14 community centres <li data-bbox="600 675 1014 703">• Need for 0.94ha of open space <li data-bbox="600 711 1010 740">• Need for 5.65 outdoor pitches <li data-bbox="600 748 931 777">• Need for 1.41 of MUGA <li data-bbox="600 785 1039 813">• Need for 0.42 indoor sports halls <li data-bbox="600 821 1095 850">• Need for 0.27 indoor swimming pools <li data-bbox="600 858 1323 887">• Need for 33.5ha of natural and semi-natural green space <li data-bbox="600 895 1111 924">• Need for 4.8ha of amenity green space <p data-bbox="551 971 1032 1000">Social Infrastructure (post plan period):</p> <ul data-bbox="600 1008 1323 1340" style="list-style-type: none"> <li data-bbox="600 1008 1005 1037">• Need for 2.26ha of allotments <li data-bbox="600 1045 1048 1074">• Need for 5.02 community centres <li data-bbox="600 1082 1014 1110">• Need for 1.51ha of open space <li data-bbox="600 1118 1010 1147">• Need for 9.04 outdoor pitches <li data-bbox="600 1155 931 1184">• Need for 2.26 of MUGA <li data-bbox="600 1192 1039 1220">• Need for 0.66 indoor sports halls <li data-bbox="600 1228 1095 1257">• Need for 0.43 indoor swimming pools <li data-bbox="600 1265 1323 1294">• Need for 52.3ha of natural and semi-natural green space <li data-bbox="600 1302 1126 1331">• Need for 7.47ha of amenity green space

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Strategic Land Availability Assessment (2018)	
Is the site suitable?	This is a greenfield site located in the open countryside on the northern boundary of the District, north of Great Chesterford. It incorporates land promoted under 08Gtche15. It does not lie adjacent to any settlement boundary. The site has good access to the strategic road network. There is a railway station in Great Chesterford but this site is not within walking distance of it. Great Chesterford has a number of facilities and services but a development of this scale should include a range of services. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.
Is development achievable?	Development of the site is achievable subject to the provision of technical studies to demonstrate that the development is achievable.
Is the site available?	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
SLAA Conclusions	Classification: New Settlement This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.

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Sustainability Appraisal of the Regulation 19 Local Plan

Table 87: Appraisal of new settlement options – North Uttlesford Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	+	There are the presence of SSSIs in close proximity to the site which will require consultation with Natural England due to their presence within their Impact Risk Zones. In addition there are LoWSs on site including the A11 protected Local Wildlife Site inside the western boundary. It is also within close proximity to Crave Hall Meadow, Burton Wood (Ancient woodland), Hildersham Wood and Bush Park. A Public Right of Way also traverses the northern section of the site and another adjoins to the eastern boundary. Aside from the potential impacts on the SSSIs nearby, which may be capable of mitigation, the scale and size of the proposal is such that features can be incorporated into the development for green infrastructure gains.
	Presence of biodiversity/ ecological/ wildlife designations	?/-	
	Other biodiversity/ ecological/ wildlife impacts	?/-	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	There are numerous small ponds on the site to the north; however due to the size of the site, there is the potential on site to incorporate such features into any development and mitigate any negative impacts. The site is however additionally within the groundwater source protection zone 3.
	Water quality impacts	-	
	Coalescence potential	?/-	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
3) To conserve and enhance the District's landscape character and townscapes	Metropolitan Green Belt / CPZ	++	The landscape has a relatively high sensitivity to change/ development. In addition there is a strong possibility of coalescence with Great Chesterford. In light also of the area's historic significance regarding a Scheduled Monument of a Roman temple it is uncertain at this stage whether suitable mitigation could be provided without affecting the developable area whilst still adhering to wider Garden City principles; as such negative impacts have been highlighted at this stage.
	Other landscape impacts	--	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	-	The majority of the site is Grade 2 Agricultural Land but areas to the north west and south east are Grade 3 Agricultural Land.
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	--	Undesignated assets include a probable Bronze Age cemetery known from cropmarks; a range of cropmarks at the western side of the area include ploughed burial mounds of prehistoric date (probably a Bronze Age cemetery) and enclosures which are indicative of a settlement. It is considered unlikely that mitigation would be possible within the realms of the proposal as it currently stands especially with regard to the setting of the various monuments. Development of the entirety of the site would be unsuitable; however it is theoretically feasible for potential mitigation to avoid major change the setting and significance of the Scheduled Monument. Despite this, some degree of impact can be expected, pending further information. The Roman Temple, Town and Fort Scheduled Monuments in the south should this area be suitably landscaped. This would also act as a strategic buffer between any new settlement and the existing settlement of Great Chesterford. This is not to say however that any scheme would not need significant mitigation due to the cumulative impact on the setting of these Scheduled Monuments due to the topography of the site and wider landscape impacts linked to the historic
	Impact on heritage assets	--	
	Potential for protection/enhancement of heritage assets	-	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
			environment. It is also not known whether suitable mitigation could be achieved due again to the topography of the land to the north of the existing settlement at this stage and without consideration of concept masterplan work as part of any forthcoming DPD.
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	?	It is possible that such opportunities could be factored into any proposal through effective masterplanning.
7) Reduce and control pollution	Air quality	?/-	Contamination of the groundwater with development on site is classed as intermediary to high as evidenced by the PBA Flood Risk and Surface Water Management Due Diligence Report. The site is in an area susceptible to poor air quality due to its proximity with the A11; however, the size of the site indicates that there is the potential for mitigation measures to be incorporated in relation to air quality.
	Potential contamination	-	
	Neighbouring uses and compatibility	+	
8) To reduce the risk of flooding	Fluvial flood risk	?/-	There is an area of high fluvial flood risk in the middle of the site but this is confined to a narrow floodplain by topography. There is however the potential for impacts on flows through Great Chesterford and entering the River Cam. There is additionally an area of flood zone 2 and 3 on the south eastern section of the site however the majority of the site is within flood zone 1. There are high risk surface water flood zone on the south east section of the site as well as multiple medium and low risk zones on the north. It has been assessed that although mitigation would be possible due to the size of the site there is likely to be an impact on development.
	Surface water flood risk	?/-	
	Ensuring the creation of SuDS which help define landscape character and green spaces.	++	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	The site is beyond 800 metres of rail links although Great Chesterford benefits from existing rail links in the general area. Despite this, the railway station is not served by all rail services on the West Anglia Main Line. It would also be expected that there would be a large amount of commuting outside the District for jobs would be by car. The nearest centre for services is Saffron Walden and development in the early stages will increase car trips to the town. There poor current bus services with only two bus stops within 800m of the site.
	Bus links	-	
	Rail links	+	
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport	+	This option benefits from being in close proximity to the M11 and A11 although development north of Great Chesterford would require ultimately require a significant improvement of the A505. Improvements to the A505 are however required with or without North Uttlesford coming forward as a new garden community. The UDC South Cambs Junction assessment study identifies deliverable works on A505 junctions that would mitigate at nil detriment or better for beyond the plan period. The improvements proposed for the A505/1301 roundabout would introduce a new priority crossing for cyclists currently a gap in the cycle network. Essex County Council Highways consider it possible to accommodate the full size of the New garden community with higher modal shift utilising a Park n' Ride at Fourwentways proposed by Cambridgeshire County Council as part of its A1307 corridor improvements. Furthermore partners have agreed to support a Cambridgeshire County Council bid for funding a comprehensive A505 corridor study. There is limited access to the site from north/east although Essex County Council Highways propose improvement as part of strategy for the area. In line with a consistent approach to assessment, it should be stated that it could be possible to integrate high frequency bus services to the existing settlement of Saffron Walden and rail
	Strong local cultural, recreational and shopping facilities in walkable neighbourhoods	++	
	Accessibility	+	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
			links at Great Chesterford within the wider broad area. Any improvements/wider benefits to the District's rural communities/other employment areas outside the immediate area is unknown at this time. The option is relatively close to the services in Great Chesterford village.
11) To improve the population's health and promote social inclusion	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some control/ownership over the development, including long-term stewardship of assets?	?	The site is approximately within 800m north east of the Great Chesterford GP Branch. The Call For Sites form includes some provisions for additional healthcare institutions. The site is over 800m from any significant shopping facilities however again the Call For Sites form includes some provisions for new shopping facilities. Although open space will be provided, none that meets Natural England's ANGSt criteria exists within suitable distances of the site.
	Health care facilities	++	
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	++	
12) To provide appropriate housing and accommodation to meet existing and future needs	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	++	The proposal is for 5,000 dwellings with development likely to commence in March 2021. The mitigation of highway impacts in the longer term could take the form of higher modal shift as proposed by ECC highways or may be dealt with by a strategic highway improvement. As a result, it can be considered that a larger dwelling yield is considered desirable. The existing South

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	++	Cambridgeshire District Council /Cambridge City Council local plans do not include major growth on adjacent boundaries north of Great Chesterford and there will not be an opportunity to consider a joint strategy until 2019. It contributes to the West Essex East Hertfordshire SHMA area. Although such detail is not available at the current time, it is anticipated that a full range of housing types and tenures could reasonable be delivered within the proposal.
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing	?	
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	
13) To promote the efficient use of resources and ensure the necessary infrastructure to	Will it provide quality opportunities for recreation?	++	The site has four separate landowners, which might make infrastructure provision more complicated. Existing local services would have to be sufficient or expansion possible to support the increase in population in the earlier stages of the new settlement’s development. The proposal includes Assembly & Leisure for Halls, Indoor & Outdoor Sports and Recreations and other uses. The
	Is the promoter committed to the delivery	?	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
support sustainable development	of opportunities for residents to grow their own food, including generous allotments?		implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options.
	Utilities provision	?/-	
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	The site is approximately 690m south west of the Great Chesterford Church of England Primary Academy. The Call For Sites form includes some provisions for additional school places, but it is unclear if this will be primary level. The size of the site means there would be additional primary schools incorporated as the threshold for provision is met. The site is more than 4.8km from a secondary school. The Call for Sites form includes provisions for additional school places, but it is unclear if this will be secondary level. The size of the site means there would be an additional secondary school incorporated.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	++	
15) To ensure sustainable employment provision and economic growth	Will the development enhance or support the local economy(ies)?	?/+	The proposal includes 84,000m2 of employment land with additional access to employment such as Great Chesterford Business Park and centres in South Cambridgeshire. An Employment Study undertaken to inform the Local Plan concludes that employment growth will be in the south of the district. An employment study undertaken to inform the plan concludes finds that employment growth will predominantly be in the south of the district although with strategic growth at Chesterford Business Park. The strategic employment areas of Chesterford Business Park, Genome and Granta Park are located close to the proposal with potential to provide employees and services to these including sustainable transport links. The largest nearby employment centre to the proposal is Saffron Walden, and there are likely to be benefits to the town
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy	?/+	

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SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	North Uttlesford Option 2	
	commuting distance of homes?		centre through the proposal however Cambridge City centre is only 16km from the proposal site.
	Will the development provide support for the town centre?	?/-	

The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

Comparative Assessment

North Uttlesford Garden Community- Site Assessment

Summary of Conclusions at Submission Stage (Reg 19)

- No other location identified as suitable from further SLAA assessment in the north of the district for strategic scale development
- North Uttlesford provides a range of house types and tenures and services that supports existing high value employment locations in the vicinity including Genome, Granta Park, and Chesterford Business Park
- Provides land for employment in short supply that can complement the above business uses
- Provide housing at affordable rents in an area of high housing demand and above average prices serving above business locations, Saffron Walden, and north of the district
- It is considered that development on the site would cause harm to the heritage assets. Where development is progressed very careful site mitigation approaches and measures will be required to guide development to ensure assets are respected and impacts minimised.
- Draft HIA 2018 indicates an area for development on the site where impact can be minimised
- AWS have identified there would be insufficient headroom and biological capacity during AMP7 and upgrades to accommodate the development would be required. The WCS shows no phasing restrictions necessary as a result of such capacity
- Timely delivery of at least one suitable technically feasible option by upgrading the impacted existing Water Recycling Centres owned by AWS
- The distribution of Garden Communities around the district helps address water quality issues by utilising locations with the largest rivers (i.e. Cam in case of North Uttlesford Garden Community) as well as locations with smaller rivers/watercourses
- Good access to Strategic Road Network with opportunities to consolidate a number of unlinked employment hubs with bus services.
- On link capacity impacts, accessibility and sustainable transport the following locations are preferable for new garden communities:
 - Great Chesterford
 - Easton Park
 - West of Braintree

These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements. New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel

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- The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow and Elsenham, each AoS assessed scored well against the accessibility scoring criteria.
- Scenario 33 (3 preferred GCs) is the Council's preferred option and has been derived having regard to link capacity impacts, accessibility and sustainable transport considerations.
- Of sufficient scale to deliver a secondary school.

Comparative assessment

Takeley Garden Community – Site Assessment

Uttlesford Strategic Land Availability Assessment (2015 and 2018)

GENERAL INFORMATION		
SLAA Site Reference	11Tak15	
Parish	Takeley	
Site Name	Land north of Priors Green and South/ West of Priors Wood	
Site Area (hectares)	85 (gross)	
Area of Search	13	
Assumed Capacity from Call for Sites (Dwelling/ Floorspace)	1700 dwellings (including market and affordable housing), school site and sports field, local centre and employment.	
Current Use	Agriculture	
Greenfield/ Brownfield	Greenfield	
Site History	No recent applications on site (Last application for residential development was refused in 1988 under App Ref UTT/2240/88)	
Planning Constraints including physical limitations/ impacts and statutory designations		
Policy Constraints	Is the site greenfield or brownfield?	Greenfield
	Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
	Is the site located within the Green Belt?	The site is not located within the Greenbelt
	Is the site located within the Countryside Protection Zone?	The site is within the Countryside Protection Zone
	Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones
Flooding	Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
	Does the site lie within surface water or ground water flooding zones?	Numerous flood risk zones are present on this site, the most significant of which is the area to the east along the existing field division. This zone is largely comprised of 1 in 30 flood risk with 1 in 100 and 1 in 1000 risk around the edges. Other 1 in 30 flood risk zones exist along the north eastern boundary of the site and some boundaries with roads such as in the south east of the site and the eastern boundary of the western parcel of land. Multiple other 1 in 1000 zones feature along the majority of parcel boundaries and across field divisions. Development has the potential to avoid smaller areas of lower flood risk but some of the more significant zones may have an impact. The road boundaries with flood risk zones

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Takeley Garden Community – Site Assessment

		could impact on site access, particularly on the eastern boundary of the western parcel of land and the eastern boundary of the south west portion of the site.
Pollution	Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
	Is the site within the AQMA or area otherwise identified as of poor air quality?	The northern part of the site is within an area more susceptible to poor air quality due to its proximity with the A120.
	Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
	Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
	Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. The eastern half of the site is within the Sand Gravel MSA but the western half of the site is not within any MSA.
	Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
Natural Environment	Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
	Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
	Proximity of Local Wildlife Site(s)	The site is adjacent to Prior's Wood, 100m – 500m north east of Runnel's Hey, 100m – 500m north of Flitch Way, 500m – 1,000m north west of Canfield End Churchyard, 500m – 1,000m north of Canfield End Pastures and 500m – 1,000m south east of Stansted Airport
	Proximity of Ancient Woodland(s)	The site is less than 100m from an Ancient Woodland. The northern boundary of the western parcel of land adjoins an Ancient Woodland.
	Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
	Proximity to National Trails and public rights of way networks	There are multiple Public Rights of Way traversing the site across the south western and south eastern sections of the development area.
	Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B10 Broxted Farmland Plateau category of the landscape Character Assessment. It has a moderate to high sensitivity to change.

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	Does the site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment.
	Are there any Tree Preservation Orders (TPOs) on the site?	There are Tree Preservation Orders adjacent to the boundaries, but none on site.
	What is the agricultural land value of the site?	The site is grade 2 agricultural land.
Historic Environment	Distance from Scheduled Ancient Monument	The site is less than 100m east of Warish Hall moated site and remains of Takeley priory.
	Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest are the Grade II Listed Goar Lodge, Grade II Listed Lion and Lamb Public House, Grade II Listed Warren Farmhouse and the Grade II Pump at Pippins, all within 100m of the site.
	Distance from Conservation Area	The site is more than 1000m from a Conservation Area.
	Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
	Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility [Highway Access and Availability of Sustainable Forms of Transport]	Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Lion and Lamb bus stop is within 800m south of the site.
	Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 190m north of Takeley Primary School. The indicative masterplan includes a new primary school.
	Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. The proposal indicated the provision of a small neighbourhood centre.
	Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. The indicative masterplan includes the possibility of a new GP surgery.

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	Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 4.42km south west of The Helena Romanes School and Sixth Form Centre and 4.71km south east of Forest Hall School. No additional secondary school provisions are proposed.
	Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1256 and the B183. The call for sites information states that access would be through the existing highway network of Prior's Green to Roding Drive and Warwick Road and from a new access east of Thornton Road.
Other Land Uses	Will there be a net loss of land designated for recreational use?	The site is not currently recreational land and is proposed for recreational provisions in the form of a sports field. There would be a net increase in recreational provisions as a result of this development.
	Will there be a net loss of employment land?	The site is currently not employment land and is proposed for 0.6 ha of employment provisions. There would be a net increase in employment provisions as a result of this development.
	Will there be a net loss of retail provision?	The site is not currently retail land. A local centre is proposed which may include retail provision which would result in a net increase in retail provision as a result of this development.
	If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The indicative masterplan includes allotments/community orchard, improved transport links and footpath networks, a local centre, local equipped play areas and a green corridor.
Access to Services and Facilities		Access to services and facilities in Takeley and Little Canfield, both of which are adjacent to the site.
Relationship to Existing Development/ Settlements		The site is immediately adjacent to Takeley so the development would take the form of an extension to a settlement.
Developer Information and Proposals		This site is being promoted by Savills (UK) Ltd on behalf of Countryside Properties (UK) Ltd
Opportunities for Improvements/ Benefits, particularly infrastructure		The promoters have indicated the potential for a new primary school, neighbourhood centre employment area, play spaces, formal sports pitches, community gardens and new transport links. There is the potential for enhanced community facilities, given the critical mass of development.
Scale of Development		The promoter proposes a scheme of 1700 dwellings, employment floorspace as well as some services and facilities.
Delivery Rates and existing Value Areas/ Markets		The promoter proposes an average annual completion rate of 150 dwellings per year with the development being completed in 10-15 years.

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Evidence Base Studies - April to June 2017

Study	Study Conclusions for Takeley
Uttlesford Local Plan Transport Study and Addendum	<p>The study/addendum find that in accessibility terms the proposal has a similar albeit lower accessibility than the 3 GCs. However, Takeley would require a new junction onto the A120 to avoid unacceptable traffic impacts on built up areas. A sensitivity test also shows serious impacts on local roads. A new junction would be challenging to deliver. ECC have also informed UDC that serious impacts are likely to arise from a Takeley garden community at M11 J8 from queueing traffic without a new junction onto the A120. Such queues would impact on the strategic role of J8. Significant new development at Takeley would therefore be less preferable on these grounds. Further transport modelling would be required from the promoter to show that transport impacts are acceptable.</p>
New Settlement Proposals: Landscape and Visual Impact	<p>The site is within the Broxted Farmland Plateau. Overall, this character area has moderate to high sensitivity to change.</p> <p>Whilst the proposed development would undoubtedly result in a significant change to the visual character of the site itself, it is considered the visual impact of the development on the surrounding landscape would be limited with the implementation of appropriate landscape mitigation measures. The relatively flat nature of the site combined with the visual containment provided by Priors Wood to the north east of the site, and the physical containment of the northern extent of the proposed development provided by the A120, reduces the potential impact of the proposed development on the wider landscape.</p>
Ecological Sites on and adjacent to New Settlement/ Neighbourhood Proposals	<p>No designated sites lie within the development site. However Ufd146 and UTTLANE166 lie adjacent to the site boundary. Up to date information on these sites is required as part of an overall ecological survey accompanying any eventual planning submission.</p>
Brief Heritage Impact Assessments	<p>It is strongly recommended that a full Heritage Impact Assessment be commissioned with regards to the proposed development if this site is to be recommended.</p> <p>The resulting impact of the development as proposed, upon the setting of the heritage assets is considered to be harmful and would compromise their overall significance. In response to this, the ‘heritage’ benefits arising from the scheme, not to be confused with public benefit, are unlikely in</p>

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Study	Study Conclusions for Takeley
	<p>my view to mitigate this harm. The NPPF is clear in paragraph 132 that ‘great weight should be given to the asset’s conservation’.</p> <p>However, it should be acknowledged that the proposed development would result in a significant public benefit, and it could be argued that this would outweigh the relative harm to the setting of the aforementioned heritage assets, were this harm to be mitigated as part of the master planning process. Nonetheless, these buildings represent a finite resource, and once such a scheme has been agreed and implemented, this harm cannot be undone.</p> <p>As such, I would suggest that a full and independent Heritage Impact Assessment be carried out to inform any future masterplan, and that subsequent proposals should take measures to address the concerns raised above, taking great care to avoid unnecessary and irreversible harm the significance of the heritage assets detailed above, and their wider setting. At present, the information submitted is not sufficiently detailed to offer further comment, but I anticipate that the layout will need to be revised to address the concerns raised above. Once the above mentioned full heritage assessment has been carried out, this should be used to inform the proposed site layout of proposed scheme. Subject to these measures, and further detail, I consider that it is possible that a revised scheme could be achieved without causing substantial harm to the significance of the heritage assets detailed above.</p>
Countryside Protection Zone Study	<p>The whole of the site is within the Countryside Protection Zone.</p> <p>The site is within the area assessed as Parcel 5 in the CPZ Study. The summary of the Assessment was that harm would result to the CPZ purposes if this parcel is released. Of particular note is the conclusion regarding Purpose 4: To prevent changes to the rural settlement pattern of the area by restricting coalescence that Parcel 5 plays an essential role in preventing the merging of the narrow gap between the villages of Takeley and Little Canford, and protecting the rural settlement pattern of Smith’s Green.</p>
Uttlesford Green Belt Review	Not applicable (not within the Green Belt).
Uttlesford Water Cycle Study	See IDP below.
Draft Infrastructure Delivery Plan	<p>The Takeley garden community site submission included the following infrastructure:</p> <p>Physical:</p>

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 Takeley Garden Community – Site Assessment

Study	Study Conclusions for Takeley
	<ul style="list-style-type: none"> - Cycle links - Utility capacity upgrades - Junction and capacity improvements to existing highway network <p>Social:</p> <ul style="list-style-type: none"> - 1 x primary school 1.5 ha site <p>Green:</p> <ul style="list-style-type: none"> - 67.5 ha open space including 35ha Country Park - 5x Pocket parks - Allotments/ community orchards <p><i>Physical Infrastructure – Transport: Highways</i></p> <p>Until such time as the issues at Junction 8 are overcome this is considered to be a major risk to the scale of growth being considered in the Local Plan, particularly from those sites being promoted in close proximity to the junction (e.g. Elsenham and Takeley).</p> <p>Additional proposed growth at Takeley would exacerbate issues with Junction 8 of the M11, with added pressure placed on the ability to leave the M11 to join the more local route network. A separate access, combined with that connecting the existing settlement to Stansted Airport could feasibly present a solution that reduces egress issues from the M11. Solutions might include:</p> <ul style="list-style-type: none"> - Provision of a new link road to the A120 and closing of the existing B1256 access west towards Junction 8 of the M11 or - Making the B1256 access onto the M11 bus only to encourage a modal shift towards sustainable transport use <p>However, the amount of committed development at Takeley is already considered to be problematic for the highway network and given that interim solutions to Junction 8 are not sufficient to deliver high levels of growth it is considered that access to and from Takeley is a risk to development. Further transport modelling is required for Takeley so that evidential impacts and mitigation measures can be readily identified. Also see comments on Uttlesford Local Plan Transport Study and Addendum.</p>

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Study	Study Conclusions for Takeley
	<p><i>Physical Infrastructure – Walking and Cycling</i> Given location and road access constraints both proposed garden communities would need to bring forward a package of sustainable transport measures, including new walking, cycling access and bus service provision to Stansted Airport, and into the adjacent towns.</p> <p><i>Water (Foul and Drinking)</i> Upgrade of the Water Recycling Centre would be required within AMP7 (2020-2025).</p> <p><i>Electricity</i> Localised network reinforcement may be required around Takeley.</p> <p><i>Health & Social Well-being</i></p> <ul style="list-style-type: none"> - GPs Surgery need: 1 - Allotments: 0.9 ha - Community Centres: 2.45 - Play space needed: 0.7 ha - LEAP: 1 - NEAP: 1 - Youth Space: 1ha - MUGA: 1.4 - Indoor Sports Hall: 0 - Grass pitch need: 4 ha/ 3 grass pitches - Natural/ Semi-natural amenity space: 25 ha - Amenity green space: 3.6 ha <p>Education needs: Uncertain</p> <p><i>Summary</i> Further growth at Takeley, as proposed through the new garden settlement, would be difficult to achieve given additional pressures that would be placed on M11 junction 8. This is a risk to development at this location.</p>

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Study	Study Conclusions for Takeley
	Localised reinforcements would be required at Takeley and Birchanger. This infrastructure is considered necessary but it is not thought to be a risk to development.
Strategic Land Availability Assessment (2015)	
Is the site suitable?	This proposal is a combination of sites 08Tak15 and 10Tak15. This greenfield site lies to the north of Takeley and the Priors Green Development. Priors Wood to the north is an Ancient Woodland and Local Wildlife Site. The site adjoins adopted development limits and lies within the Countryside Protection Zone. There are a number of trees subject to a preservation order along the southern boundary and there are listed buildings adjoining the site at Smiths Green, along the B1256 and at Frogs Hall to the east. Bambers Green road, adjoining the site to the east is a protected lane. Warish Hall Ancient Monument lies to the north west of the site. The site is within walking/cycling distance of services and facilities in Takeley and the Priors Green Development. Where the site abuts the A120 it lies adjacent to the poor air quality zone of the A120. The development of this site would effectively link Takeley with the Priors Green development and extend Priors Green northwards to the defensible boundary of the A120. Development eastwards would close the existing gap between Takeley and Great Dunmow. The suitability of the site will depend upon the outcome of the Countryside Protection Zone Review and the Council’s approach to strategic sites.
Is development achievable?	Development of the site is achievable subject to provision of infrastructure. The promoters have submitted evidence to demonstrate that the site is achievable. This 11Tak15 will need to be assessed by the appropriate technical experts.
Is the site available?	The site is considered available for development; subject to an agreement with landowners about accessing the part of the site south and west of Priors Green. The site has been promoted through the Call for Sites process with landownership and intentions known.
SLAA Conclusions	The site is available subject to agreement with landowners enabling access to the western part of the site. The suitability of the site will depend upon the outcome of the Countryside Protection Zone Review and the Council’s approach to strategic sites. The latter will be based on the overall strategy for distribution and the considerations will include, but not be limited to, the scale of development needed to deliver the infrastructure required and transport, landscape, heritage and flooding impacts. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. This view and reports will be subject to further assessment and scrutiny as the sieving process continues.

Comparative assessment
Takeley Garden Community – Site Assessment

Sustainability Appraisal of the Regulation 18 Local Plan

Table 86: Appraisal of new settlement options – Takeley Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	+	The site borders the Hatfield Forest SSSI and NNR and is within the SSSI Impact Risk Zone which in this instance requires consultation with Natural England due to the size of the scheme. Additionally the area contains numerous LoWSs in and adjacent to the identified site boundary. There are Tree Preservation Orders adjacent to the western boundary, but none on site; however the site adjoins an area of Ancient Woodland at the western boundary. There are also multiple PROWs across the site.
	Presence of biodiversity/ ecological/ wildlife designations	-	
	Other biodiversity/ ecological/ wildlife impacts	+	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	Development at this location has the potential to impact on flows entering Pincey Brook. There are multiple water bodies, drains and a pond on the site, as well as the Stansted Airport balance pools within 100m east of the boundary. Despite this, the size of the site means there is potential to mitigate any negative impacts. The site is not within any groundwater protection zones.
	Water quality impacts	?	

Comparative assessment

Takeley Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4	
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	++	The principal constraint for this proposal is the location of the site within the Countryside Protection Zone (CPZ). A CPZ Review concluded in preparation of the Local Plan states that the area concerned performs strongly in relation to the purposes of designating the CPZ and consequently there is a fundamental conflict in developing the site as new settlement. In addition, the landscape has a relatively high sensitivity to change / development and the significance of the historic environment in this area contributes to overall negative impacts. There is however no perceived coalescence of the airport with any existing settlements
	Metropolitan Green Belt/ CPZ	--	
	Other landscape impacts	-	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	?	The majority of the area is classified as Grade 2 Agricultural Land. A small section to the north west of the site is non-agricultural land.
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	-	A Scheduled medieval moated site containing a grade I Listed Building lies on the opposite side of the road to the west of the site meaning setting for this area will be especially important should the area of TAK11 be brought forward. Extensive archaeological deposits have been recorded on the present Priors Green development. A windmill mound is also recorded in the eastern side of the allocation. Later Iron Age and Roman occupation is recorded on the northern boundary and will extend into the site area. Excavations at Stansted airport have shown that there are extensive archaeological deposits surviving in the area of TAK13. The mitigation required is considered to have implications regarding the deliverable area
	Impact on heritage assets	--	
	Potential for protection/ enhancement of heritage assets	--	

Comparative assessment

Takeley Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4	
			of the site. At 750 dwellings, this is unlikely to allow the development to adhere to additional Garden City principles associated with open space, appropriate densities and potentially ancillary infrastructure. With this in mind, negative impacts have been highlighted for the site's potential for protection/enhancement of heritage assets.
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	-	It is likely that certain renewable energy schemes may be incompatible with the neighbouring airport. Additionally, the size of the site and the scale of proposals is such that renewable or low-carbon energy generation may not be feasible. For these reasons, negative impacts have been highlighted at this stage.
7) Reduce and control pollution	Air quality	?	There may be some air pollution associated with the airport. The area is within close proximity to Stansted Airport, and would border the Public Safety Zone extending south from the line of the runway. The call for sites form for the site states that no contamination exists on site. The northern section and north east corner of the site is within an area more susceptible to poor air quality due to its proximity with the A120; however the majority of the site is not within an area of poor air quality
	Potential contamination	++	
	Neighbouring uses and compatibility	+	
8) To reduce the risk of flooding	Fluvial flood risk	?	There is a small area of high fluvial flood risk in the east of the site and additionally the eastern edge of the area is at risk from a breach of an Airport Balancing Pond (C). There is additionally a high risk flood zone inside the southern boundary and on the centre of the eastern parcel of land extending north from the southern boundary. The FRA states that these zones are likely to have some impact on development despite the size of the site.
	Surface water flood risk	?	

Comparative assessment

Takeley Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4	
	Ensuring the creation of SuDS which help define landscape character and green spaces	++	
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	Rail access would be via Stansted Airport, Stansted Mountfitchet or Bishop's Stortford stations which are in relative close proximity. In addition, numerous bus links exist with a good range of connectivity to numerous parts of the region including for retail and employment.
	Bus links	+	
	Rail links	+	
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport?	?	In the long term there may be possibility of good access to the strategic road network and sustainable transport links but ECC Highways have expressed serious concerns over any major scale development here without a new junction onto the A120. This is to deal with specific impacts on M11 J8 and also on the local highway network. There may be some access difficulties associated with the area being bounded by the A120 to the north and the possibility that this would need to be crossed. The area is not particularly well connected to existing housing or a settlement however is well related to the airport and related employment and ancillary services. <i>Also see comments on Uttlesford Local Plan Transport Study and Addendum.</i>
	Strong cultural, recreational and shopping facilities in walkable neighbourhoods?	++	
	Accessibility	+	
11) To improve the population's health and	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some	?	The site is more than 800m from a GP surgery however the indicative masterplan includes the possibility of a new GP surgery. The site is over 800m from any significant shopping

Comparative assessment

Takeley Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4	
promote social inclusion	control/ownership over the development, including long-term stewardship of assets?		facilities, although it should be noted that new shopping provisions could be included as part of a new neighbourhood centre to meet demand. The proposals include allotments, a community orchard, pocket parks consisting of local equipped areas for play and formal sports pitches associated with a school and the area already meets the majority of Natural England's ANGSt criteria.
	Health care facilities	++	
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	++	
12) To provide appropriate housing and accommodation to meet existing and future needs	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	+	The proposal is for 1700 dwellings and as such is unlikely to have the scope and critical mass to adhere to many Garden City Principles. With this in mind, the proposal should Not be considered a new settlement to the same degree of the larger alternatives; however this is not to say that that the proposal is inappropriate for some level of development in comparison to other proposals put forward in the district of a similar or smaller scale. Certain development would likely be incompatible with any potential future expansion of Stansted Airport and any extension of the current Public Safety Zone should this be forthcoming
	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	++	
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing?	?	
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	
13) To promote the efficient use	Will it provide quality opportunities for recreation?	+	Any development of this size would be required to provide land for recreation uses however these are unlikely to be as

Comparative assessment

Takeley Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4	
of resources and ensure the necessary infrastructure to support sustainable development	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	significant in scale due to the smaller housing yield and developable area of the site in comparison to other options. The housing yield of the proposal is not a sufficient quantum of development to deliver critical infrastructure on site. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options
	Utilities provision	?	
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	The site is approximately 190m north of Takeley Primary School. The indicative masterplan includes a new primary school. The site is approximately 4.42km south west of The Helena Romanes School and Sixth Form Centre and 4.71km south east of Forest Hall School. No additional secondary school provisions are proposed and the yield is not enough to stimulate any requirement in this regard. Existing secondary schools are not scheduled to have the capacity to accommodate the demand in secondary school places from the site.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	-	
15) To ensure sustainable employment provision and economic growth	Will the development enhance or support the local economy(ies)?	++	The proposal indicates a total of 1,000 m2 of B1/B2/B8 floorspace. There is good accessibility via the strategic road network to Bishop's Stortford and existing employment opportunities at Stansted Airport and surrounds however the location and dwelling yield is unlikely to significantly support the vitality and viability of any town centres in the District.
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	++	

Comparative assessment

Takeley Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4
	Will the development provide support for the town centre?	-

The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

Summary of Conclusions at Preferred Options (Regulation 18) Stage

- Site within Countryside Protection Zone – release of the site would be contrary to the CPZ Review
- Site would close the existing gap between Takeley and Great Dunmow.
- Further growth at Takeley, as proposed through the new garden settlement, would be difficult to achieve given additional pressures that would be placed on M11 Junction 8. The amount of committed development at Takeley is already considered to be problematic for the highway network and given that interim solutions to Junction 8 are not sufficient to deliver high levels of growth it is considered that access to and from Takeley is a risk to development.
- Potential impact on heritage assets.
- Unclear how education needs would be met.

Comparative assessment
Takeley Garden Community – Site Assessment

Evidence Base Studies - July 2017 to June 2018

Study	Study Conclusions for Takeley
Uttlesford Local Plan Transport Study and Addendum	Essex County Council has indicated that significant new development at Takeley would also require a new junction onto the A120(T) to avoid unacceptable traffic impacts on surrounding built-up areas and that this would be challenging to deliver, thereby suggesting Takeley is less favourable on accessibility grounds. An earlier sensitivity test was carried out suggesting unacceptable levels of traffic via Takeley village in the absence of a direct new access onto the A120(T).
<p>Heritage Impact Assessments</p> <p>[Note – The Draft HIA 2018 does not set out a summary or conclusion for the rejected garden community sites. This summary is based on a review of Appendix 4 in the draft HIA 2018]</p>	<p>This site was assessed according to the methodology set out in Section 4.0 of the draft Heritage Impact Assessment 2018, and the findings are set out in full in tabular form in Appendix A.</p> <p>In summary, the draft HIA 2018 identifies that some assets would be subject to Moderate harm. Two assets – the Grade I Warish Hall and Moat Bridge and the Scheduled Monument Warish Hall moated sites and remains of Takeley Priory would be subject to Major harm. The rest of the assets (which are all Grade II Listed Buildings) would be subject to either Neutral/ Uncertain Harm or Degradation of wider setting which informs the character and historic context of the asset.</p> <p>In terms of impact to significance the Grade I Warish Hall and Moat Bridge and the Scheduled Ancient Monument Warish Hall moated sites and remains of Takeley Priory would be subject to Major change. There are no Grade II* Listed Buildings that are considered to be affected by the Takeley garden community option. The Grade II Listed Buildings are considered to be subject to Moderate or Moderate-Minor change in terms of impact to significance.</p>
Archaeology	Not applicable.
District Retail Study Update	Not applicable.
Uttlesford Water Cycle Study Updated	Not applicable.
Infrastructure Delivery Plan	Not applicable.

Comparative assessment

Takeley Garden Community – Site Assessment

Strategic Land Availability Assessment (2018)	
Is the site suitable?	This proposal is a combination of sites 08Tak15 and 10Tak15. This greenfield site lies to the north of Takeley and the Priors Green Development. Priors Wood to the north is an Ancient Woodland and Local Wildlife Site. The site adjoins adopted development limits and lies within the Countryside Protection Zone. There are a number of trees subject to a preservation order along the southern boundary and there are listed buildings adjoining the site at Smiths Green, along the B1256 and at Frogs Hall to the east. Bambers Green road, adjoining the site to the east is a protected lane. Warish Hall Ancient Monument lies to the north west of the site. The site is within walking/cycling distance of services and facilities in Takeley and the Priors Green Development. Where the site abuts the A120 it lies adjacent to the poor air quality zone of the A120. The development of this site would effectively link Takeley with the Priors Green development and 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 of the CPZ. The development site forms a significant part of the parcel and therefore development is considered unsuitable. Furthermore the Council's development strategy is towards larger self- sustaining Garden Communities.
Is development achievable?	Development of the site is achievable subject to provision of infrastructure. The promoters have submitted evidence to demonstrate that the site is achievable. This will need to be assessed by the appropriate technical experts.
Is the site available?	The site is considered available for development; subject to an agreement with landowners about accessing the part of the site south and west of Priors Green. The site has been promoted through the Call for Sites process with landownership and intentions
SLAA Conclusions	Classification: E The site is available and achievable subject to provision of necessary infrastructure. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.

Comparative assessment
Takeley Garden Community – Site Assessment

Sustainability Appraisal of the Regulation 19 Local Plan

Table 87: Appraisal of new settlement options – Takeley Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	+	The site borders the Hatfield Forest SSSI and NNR and is within the SSSI Impact Risk Zone which in this instance requires consultation with Natural England due to the size of the scheme. Additionally the area contains numerous LoWSs in and adjacent to the identified site boundary. There are Tree Preservation Orders adjacent to the western boundary, but none on site; however the site adjoins an area of Ancient Woodland at the western boundary. There are also multiple PROWs across the site.
	Presence of biodiversity/ ecological/ wildlife designations	-	
	Other biodiversity/ ecological/ wildlife impacts	+	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	Development at this location has the potential to impact on flows entering Pincey Brook. There are multiple water bodies, drains and a pond on the site, as well as the Stansted Airport balance pools within 100m east of the boundary. Despite this, the size of the site means there is potential to mitigate any negative impacts. The site is not within any groundwater protection zones.
	Water quality impacts	?/-	

Comparative assessment

Takeley Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4	
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	++	The principal constraint for this proposal is the location of the site within the Countryside Protection Zone (CPZ). A CPZ Review concluded in preparation of the Local Plan states that the area concerned performs strongly in relation to the purposes of designating the CPZ and consequently there is a fundamental conflict in developing the site as new settlement. In addition, the landscape has a relatively high sensitivity to change / development and the significance of the historic environment in this area contributes to overall negative impacts. There is however no perceived coalescence of the airport with any existing settlements
	Metropolitan Green Belt/ CPZ	--	
	Other landscape impacts	-	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	-	The majority of the area is classified as Grade 2 Agricultural Land. A small section to the north west of the site is non-agricultural land.
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	-	A Scheduled medieval moated site containing a grade I Listed Building lies on the opposite side of the road to the west of the site meaning setting for this area will be especially important should the area of TAK11 be brought forward. Extensive archaeological deposits have been recorded on the present Priors Green development. A windmill mound is also recorded in the eastern side of the allocation. Later Iron Age and Roman occupation is recorded on the northern boundary and will extend into the site area. Excavations at Stansted airport have shown that there are extensive archaeological deposits surviving in the area of TAK13. The mitigation required is considered to have implications regarding the deliverable area of the site. At 750 dwellings, this is unlikely to allow the development to adhere to additional Garden City principles associated with open space,
	Impact on heritage assets	--	
	Potential for protection/ enhancement of heritage assets	-	

Comparative assessment

Takeley Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4	
			appropriate densities and potentially ancillary infrastructure. With this in mind, negative impacts have been highlighted for the site's potential for protection/enhancement of heritage assets.
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	-	It is likely that certain renewable energy schemes may be incompatible with the neighbouring airport. Additionally, the size of the site and the scale of proposals is such that renewable or low-carbon energy generation may not be feasible. For these reasons, negative impacts have been highlighted at this stage.
7) Reduce and control pollution	Air quality	?/-	There may be some air pollution associated with the airport. The area is within close proximity to Stansted Airport, and would border the Public Safety Zone extending south from the line of the runway. The call for sites form for the site states that no contamination exists on site. The northern section and north east corner of the site is within an area more susceptible to poor air quality due to its proximity with the A120; however the majority of the site is not within an area of poor air quality.
	Potential contamination	++	
	Neighbouring uses and compatibility	+	
8) To reduce the risk of flooding	Fluvial flood risk	?/-	There is a small area of high fluvial flood risk in the east of the site and additionally the eastern edge of the area is at risk from a breach of an Airport Balancing Pond (C). There is additionally a high risk flood zone inside the southern boundary and on the centre of the eastern parcel of land extending north from the southern boundary. The FRA states that these zones are likely to have some impact on development despite the size of the site.
	Surface water flood risk	?/-	

Comparative assessment

Takeley Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4	
	Ensuring the creation of SuDS which help define landscape character and green spaces	++	
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	Rail access would be via Stansted Airport, Stansted Mountfitchet or Bishop's Stortford stations which are in relative close proximity. In addition, numerous bus links exist with a good range of connectivity to numerous parts of the region including for retail and employment.
	Bus links	+	
	Rail links	+	
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport?	?	In the long term there may be possibility of good access to the strategic road network and sustainable transport links but ECC Highways have expressed serious concerns over any major scale development here without a new junction onto the A120. This is to deal with specific impacts on M11 J8 and also on the local highway network. There may be some access difficulties associated with the area being bounded by the A120 to the north and the possibility that this would need to be crossed. The area is not particularly well connected to existing housing or a settlement however is well related to the airport and related employment and ancillary services. Also see comments on Uttlesford Local Plan Transport Study and Addendum.
	Strong cultural, recreational and shopping facilities in walkable neighbourhoods?	++	
	Accessibility	+	
11) To improve the population's health and	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some	?	The site is more than 800m from a GP surgery however the indicative masterplan includes the possibility of a new GP surgery. The site is over 800m from any significant shopping facilities, although it should be

Comparative assessment

Takeley Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4	
promote social inclusion	control/ownership over the development, including long-term stewardship of assets?		noted that new shopping provisions could be included as part of a new neighbourhood centre to meet demand. The proposals include allotments, a community orchard, pocket parks consisting of local equipped areas for play and formal sports pitches associated with a school and the area already meets the majority of Natural England's ANGSt criteria.
	Health care facilities	++	
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	++	
12) To provide appropriate housing and accommodation to meet existing and future needs	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	+	The proposal is for 1700 dwellings and as such is unlikely to have the scope and critical mass to adhere to many Garden City Principles. With this in mind, the proposal should Not be considered a new settlement to the same degree of the larger alternatives; however this is not to say that that the proposal is inappropriate for some level of development in comparison to other proposals put forward in the district of a similar or smaller scale. Certain development would likely be incompatible with any potential future expansion of Stansted Airport and any extension of the current Public Safety Zone should this be forthcoming
	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	++	
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing?	?	
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	
13) To promote the efficient use of resources and ensure the necessary infrastructure to	Will it provide quality opportunities for recreation?	+	Any development of this size would be required to provide land for recreation uses however these are unlikely to be as significant in scale due to the smaller housing yield and developable area of the site in comparison to other options. The housing yield of the proposal is not a sufficient quantum of development to deliver critical infrastructure on site. The implications of utility provision are unknown at this stage
	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	

Comparative assessment

Takeley Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Takeley Option 4	
support sustainable development	Utilities provision	?	however it is anticipated that the issues will be generally similar to other options.
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	The site is approximately 190m north of Takeley Primary School. The indicative masterplan includes a new primary school. The site is approximately 4.42km south west of The Helena Romanes School and Sixth Form Centre and 4.71km south east of Forest Hall School. No additional secondary school provisions are proposed and the yield is not enough to stimulate any requirement in this regard. Existing secondary schools are not scheduled to have the capacity to accommodate the demand in secondary school places from the site.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	-	
15) To ensure sustainable employment provision and economic growth	Will the development enhance or support the local economy(ies)?	++	The proposal indicates a total of 1,000 m2 of B1/B2/B8 floorspace. There is good accessibility via the strategic road network to Bishop's Stortford and existing employment opportunities at Stansted Airport and surrounds however the location and dwelling yield is unlikely to significantly support the vitality and viability of any town centres in the District.
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	++	
	Will the development provide support for the town centre?	-	

Comparative assessment
Takeley Garden Community – Site Assessment

The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

Comparative assessment

Takeley Garden Community – Site Assessment

Summary of Conclusions at Pre-Submission stage (Reg 19)

Although the Regulation 19 SA has changed some of the scoring for the Takeley Garden Community option the conclusions remain the same as at the Regulation 18 stage:

- Site within Countryside Protection Zone – release of the site would be contrary to the CPZ Review purpose
- Site would close the existing gap between Takeley and Great Dunmow as shown in the CPZ study even without with Easton Park
- Further growth at Takeley, as proposed through the new garden settlement, would be difficult to achieve given additional pressures that would be placed on M11 Junction 8 and the urban road network. The amount of committed development at Takeley is already considered to be problematic for the highway network and given that interim solutions to Junction 8 are not sufficient to deliver high levels of growth it is considered that access to and from Takeley is a risk to development. Essex County Council has indicated that significant new development at Takeley would also require a new junction onto the A120(T) to avoid unacceptable traffic impacts on surrounding built-up areas and that this would be challenging to deliver, thereby suggesting Takeley is less favourable on accessibility grounds. An earlier sensitivity test was carried out suggesting unacceptable levels of traffic via Takeley village in the absence of a direct new access onto the A120(T).
- Constraints regards sewerage disposal/Takeley WWTW limited capacity/impact on Pincey Brook
- Substantial harm identified to designated heritage assets of the highest significance – Grade I Listed Building and a Scheduled Monument. Less than substantial harm identified to the significance of designated heritage assets – Grade II Listed Buildings.
- Impacts on Hatfield Forest SSSI.
- Unclear how education needs would be met.

In addition, this site would not contribute to sustainable patterns of development.

Comparative Assessment

West of Braintree Garden Community – Site Assessment

Uttlesford Strategic Land Availability Assessment (2015 and 2018) – West of Braintree Garden Community

The West of Braintree Garden Community is comprised of two sites that were submitted at the Call for Sites stage:

- Boxted Wood (SLAA Site Reference 06Ste15); and
- Land centred on Saling Airfield between Stebbing and Rayne (SLAA Site Reference 05Ste15) [Known as Andrewsfield].

Both of these sites have been assessed and the details area set out below.

Uttlesford Strategic Land Availability Assessment (2015 and 2018) – Boxted Wood

GENERAL INFORMATION		
SLAA Site Reference		06Ste15
Parish		Stebbing
Site Name		Boxted Wood (4,500 scheme)
Site Area (hectares)		179 (gross)
Area of Search		9
Assumed Capacity from Call for Sites (Dwelling/ Floorspace)		4,500 dwellings including market and affordable housing as well as employment floorspace provision.
Current Use		Agricultural
Greenfield/ Brownfield		Greenfield
Site History		UTT/0262/08/SO – Scoping Opinion for approximately 4,500 homes (3,000 in Uttlesford District and a further 1,500 in Braintree District). An opinion was given by the Council on 19 May 2008 which highlighted the key issues of concern and identified the weaknesses in the approach.
Planning Constraints including physical limitations/ impacts and statutory designations		
Policy Constraints	Is the site greenfield or brownfield?	Greenfield
	Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
	Is the site located within the Green Belt?	The site is not located within the Greenbelt.

Comparative Assessment

West of Braintree Garden Community – Site Assessment

	Is the site located within the Countryside Protection Zone?	The site is located outside of the Countryside Protection Zone.
	Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	Which flood risk zone(s) does the site lie in?	There are significant areas of flood zones 2 and 3 on the south of the site and across the parcel of land to the east, both surrounding rivers on the site. Development could be impacted by these areas.
	Does the site lie within surface water or ground water flooding zones?	There are numerous areas of 1 in 30 flood risk zones along the southern portion of the site and along the southern boundary with the road as well as the north eastern boundary. The eastern parcel of land has a similarly substantial area of 1 in 30, 1 in 100 and 1 in 1000 zones across the land following the route of the river. Thinner strips of 1 in 30 risk zones are present across the majority of the existing field divisions, particularly around the wooded area. Development has some potential to avoid the flood zones due to its large size but avoiding all of the zones would significantly limit the amount of available land for development. The zones along the road boundaries could have an impact on site access.
Pollution	Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
	Is the site within the AQMA or area otherwise identified as of poor air quality?	The southern part of the site is within an area more susceptible to poor air quality due to its proximity with the A120.
	Is the site located such that traffic to/ from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
	Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
	Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA	The site is larger than 5ha and is predominantly within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A very small

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	for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	section of land on the centre of the site is not within any MSA but the majority is within the Sand Gravel MSA.
	Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
Natural Environment	Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
	Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
	Proximity of Local Wildlife Site(s)	The site contains Boxted Wood, less than 100m east of Stebbing Green and 100m – 500m west of Blackbush Wood.
	Proximity of Ancient Woodland(s)	The site contains an area of Ancient woodland on the northern section of the land.
	Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site.
	Proximity to National Trails and public rights of way networks	The site is more than 100m from a Public Right of Way.
	Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B13 Rayne Farmland Plateau category of the Landscape Character Assessment. It has a moderate to high sensitivity to change.
	Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
	Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
	What is the agricultural land value of the site?	A very small section of land on the north corner of the site is grade 3, but the majority of the site is grade 2 agricultural land.
Historic Environment	Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m east of Porter’s Hall moated site.

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	Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Mayview Willow Thatch, less than 100m west of the site.
	Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
	Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
	Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
	Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Sailing Oak bus stop is within 800m south east of the site.
	Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. The concept plan indicates land for primary and nursery schools
	Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. The concept plan indicates land for mixed use hubs and town centre
	Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are specified but the concept plan indicates land for mixed use hubs and town centre.
	Will the site be located within 4.8km of a secondary school or is a new	The site is more than 4.8km from a secondary school. The concept plan indicates land for a secondary school.

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	secondary school being provided on site or within 800m of site?	
	Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1256, the B1417 and the A120. The call for sites information states that access to the site will be via two points on the existing B1256, also via the road to Great Saling on the east of the site. Access to the A120 will be via the existing east facing slip roads.
Other Land Uses	Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and the proposal indicates the provision of leisure facilities. There will be a net increase as a result of this development.
	Will there be a net loss of employment land?	Site is not currently employment land and the proposal is for mixed use development. There would be a net increase in employment land as a result of this development.
	Will there be a net loss of retail provision?	Development on this site mentions mixed use hub and town centre which may include retail and result in a net increase in retail provision.
	If know, are any additional uses/ infrastructure (including green infrastructure) being provide don site?	The concept plan indicates land for mixed use hubs and town centre and community uses and employment.
Access to Services and Facilities		Boxted Wood site is located approximately 13km west of Stansted Airport, 10km from Great Dunmow and 2km east of the village of Stebbing. The site is also located 1.6km south east of the village of Great Saling. Directly east is 2.5km is Rayne and it is 5km to Braintree. Colchester is 28km further eastwards and 15km to the South east is Chelmsford.
Relationship to Existing Development/ Settlements		The site is not immediately adjacent to a settlement but is in close proximity to small villages. It would therefore form a stand alone settlement.
Developer Information and Proposals		The site has been submitted by AECOM on behalf of Galliard Homes.
Opportunities for Improvements/ Benefits, particularly infrastructure		The concept plan indicates land for: <ul style="list-style-type: none"> - primary and nursery schools; - mixed use hubs and town centre; and - a secondary school.
Scale of Development		The land at the Boxted Wood site within Uttlesford has the potential to deliver 3,500 homes, with a further 1,000 homes in Braintree District

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	Council. Furthermore, there is the potential to work co-operatively with adjoining landowners who have indicated their willingness to release land to deliver a new community of potentially 10,000 to 12,000 new homes.
Delivery Rates and existing Value Areas/ Markets	The promoter has suggested that the site will be able to deliver 350 dwellings and 1,000sqm of commercial floorspace per year. Therefore the likely built out rate is approximately 13 years (for the full 4,500 homes).

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Uttlesford Strategic Land Availability Assessment (2015 and 2018) - Land centred on Saling Airfield between Stebbing and Rayne (7500 scheme) [Known as Andrewsfield]

GENERAL INFORMATION		
SLAA Site Reference		05Ste15
Parish		Stebbing
Site Name		Land centred on Saling Airfield between Stebbing and Rayne (7500 scheme) [Known as Andrewsfield]
Site Area (hectares)		795 (gross)
Area of Search		9
Assumed Capacity from Call for Sites (Dwelling/ Floorspace)		7500 dwellings including market and affordable housing as well as gypsy site. Employment.
Current Use		Agriculture and business
Greenfield/ Brownfield		Part brownfield, part greenfield
Site History		UTT/0262/08/SO – Scoping Opinion for approximately 4,500 homes (3,000 in Uttlesford District and a further 1,500 in Braintree District). An opinion was given by the Council on 19 May 2008 which highlighted the key issues of concern and identified the weaknesses in the approach.
Planning Constraints including physical limitations/ impacts and statutory designations		
Policy Constraints	Is the site greenfield or brownfield?	Part brownfield (nosiness use), part greenfield (agriculture)
	Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
	Is the site located within the Green Belt?	The site is located within the Greenbelt.
	Is the site located within the Countryside Protection Zone?	The site is located outside of the Countryside Protection Zone.
	Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.

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	Does the site lie within surface water or ground water flooding zones?	A substantial 1 in 30 flood risk zone runs along the south western boundary and extends across the north western part of the site. The risk of flooding on this area reduces as it extends north and is a thinner 1 in 1000 flood risk near the north western boundary with the road. The western corner of the site has 1 in 30, 1 in 100 and 1 in 1000 flood risk areas on the site and over the boundary with the road. Another significant zone is located slightly to the east of centre, extending from the southern boundary towards the north and turning west near the northern boundary. This zone is comprised of 1 in 30 risk nearer the south and the risk reduces as the area extends to the north. Multiple smaller zones exist on site, but the size of the development area means there is the potential to avoid the smaller risks. The more significant zones however, may impact on development at this location and the flood risk areas on the boundaries with the roads could have an effect on site access.
Pollution	Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
	Is the site within the AQMA or area otherwise identified as of poor air quality?	The southern parts of the site are within an area more susceptible to poor air quality due to its proximity with the junction of the A120.
	Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
	Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
	Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is predominantly within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A section of land on the north of the site is not within any MSA but the majority to the south is within the Sand Gravel MSA.

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	Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
Natural Environment	Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
	Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
	Proximity of Local Wildlife Site(s)	The site is less than 100m east of Mouslin Wood, 100m – 500m north west of Boxted Wood, 500m – 1,000m south east of Whitehouse Spring and 500m – 1,000m north of Stebbing Green.
	Proximity of Ancient Woodland(s)	The site is within 100m of an Ancient Woodland.
	Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site.
	Proximity to National Trails and public rights of way networks	There are multiple Rights of Way along the southern boundary, north eastern boundary and the north western boundary as well as a short section of a Public Right of Way traversing the site inside the southern boundary.
	Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B13 Rayne Farmland Plateau category of the Landscape Character Assessment. It has a moderate to high sensitivity to change.
	Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment.
	Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
	What is the agricultural land value of the site?	The site is predominantly grade 3 land, but a smaller section to the west of the site is grade 2 agricultural land.
Historic Environment	Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m north east of Porter’s Hall moated site.
	Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Badcocks Farmhouse, less than 100m west of the site.
	Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.

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	Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
	Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
	Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Newpasture Lane bus stop is within 800m south west of the site.
	Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. 5 new primary schools are proposed as part of this development.
	Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. 2 new district centres containing shopping facilities are proposed as part of this development.
	Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The site is more than 800m from a GP surgery. Community facilities are proposed as part of this development, but it is not clear if this includes new healthcare provisions.
	Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. A new secondary school is included in this development.
	Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1256, the B1417 and the A120. The call for sites information states that the proposed access strategy includes three new accesses along the B1256 as well as improvements to Blake End Road.
Other Land Uses	Will there be a net loss of land designated for recreational use?	The site is not currently recreational land and a proportion of the proposal is for recreational development and is proposed for formal and informal recreational provisions. There would be a net increase in recreational land as a result of this development
	Will there be a net loss of employment land?	The site is currently partially employment use in the form of business and is proposed for employment provisions. However, it is

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		unclear if there will be a net loss of employment land as there is not an indication of the existing employment floorspace area.
	Will there be a net loss of retail provision?	The site is currently not retail land and the proposal includes a local centre which may include retail provision. There may be a net increase in retail provision as a result of this development.
	If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	Multiple community facilities and local centres are proposed, along with neighbourhood play areas, allotments, a country park with wetlands and a water sports area, 2 village greens, formal and informal open spaces, new footpaths and cycle ways, new bus services, public art and extensive landscaping.
Access to Services and Facilities		The site is located in the south east of Uttlesford District, approximately 6km to the north west of the town of Braintree and approximately 8.5km to the north west of the town of Great Dunmow. It is approximately 4km to the north west of Stebbing.
Relationship to Existing Development/ Settlements		The site is separated from any existing settlements but is in close proximity with Braintree and Rayne. It would therefore form a stand alone settlement.
Developer Information and Proposals		Capita Property and Infrastructure (David Maxwell) representing Andrewsfield New Settlement Consortium (ANSC)
Opportunities for Improvements/ Benefits, particularly infrastructure		<ul style="list-style-type: none"> • 5 new primary schools are proposed as part of this development. • 2 new district centres containing shopping facilities are proposed as part of this development. • Community facilities are proposed as part of this development, but it is not clear if this includes new healthcare provisions. • A new secondary school is included in this development.
Scale of Development		The promoter proposes a scheme of up to 4,500 homes for market housing, up to 3,000 homes for affordable housing, 20+ pitches for Gypsies or Travellers, and about 40,000 to 45,000 sqm for Employment (use class B1)
Delivery Rates and existing Value Areas/ Markets		The promoter has suggested an average annual delivery rate of 385 dwellings, with the site taking approximately 19-20 years to be fully built out.

Evidence Base Studies- April to June 2017

Study	Study Conclusions for West of Braintree
<p>Uttlesford Local Plan Transport Study and Addendum</p>	<p>Having regard to link capacity impacts, accessibility and sustainable transport the appraisals have found that the following locations would therefore be preferable for new garden communities:</p> <ul style="list-style-type: none"> • Great Chesterford • Easton Park • West of Braintree <p>These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements.</p> <p>New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel infrastructure and services to minimise new trips by car.</p>
<p>New Settlement Proposals: Landscape and Visual Impact (May 2017)</p>	<p>The parts of the site within Uttlesford District lie within the Felsted Farmland Plateau. Overall, this character area has low-moderate sensitivity to change.</p> <p>The following comments relate to those areas of the site which lie within the administrative district of Uttlesford only.</p> <p>The aerodrome occupies a significant part of the site within Uttlesford. Within the boundaries of the aerodrome there are no historic landscape features which are of significance. There are, however, arable fields adjacent to Stebbing Green which are considered to be of pre-18th century, or possibly of much earlier origin. The setting of the small linear settlement of Stebbing Green, with its Listed dwellings, is particularly sensitive to the visual impact of new development and it is considered important that this settlement’s character and identity is protected by the provision of a generous buffer zone incorporating the immediately adjacent fields. Overall, whilst the proposed development would undoubtedly result in a significant change to the visual character of the site and the immediate</p>

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Study	Study Conclusions for West of Braintree
	surrounds, it is considered that the site within Uttlesford has a low to moderate sensitivity and has capacity for change.
Land at West of Braintree Landscape & Visual Appraisal (June 2017)	Overall, this Appraisal finds that land to the west of Braintree is of moderate to high landscape and visual sensitivity, varying across the Site, and concludes that there is potential for part of the Site to accommodate development, subject to appropriate mitigation developed in accordance with published landscape character guidelines, planning policy and the opportunities and constraints identified in this Appraisal. This Appraisal finds that the easternmost part of the Site (as illustrated within Figure WB3) is the most sensitive part of the Site and therefore it is desirable for development in this location to be limited on landscape and visual grounds.
Ecological Sites on and adjacent to New Settlement/ Neighbourhood Proposals	Boxted Wood is an ancient woodland that lies within the development site. There is a grassland site and Cannon Wood adjoining the development site which may be of ecological importance. Up to date information on these sites is required as part of an overall ecological survey accompanying any eventual planning submission.
Brief Heritage Impact Assessments	<p>It is strongly recommended that a full Heritage Impact Assessment be commissioned with regards to the proposed development if this site is to be recommended.</p> <p>The resulting impact of the development as proposed, upon the setting of the heritage assets is considered to be harmful and would compromise their overall significance. In response to this, the ‘heritage’ benefits arising from the scheme, not to be confused with public benefit, are unlikely in my view to mitigate this harm. The NPPF is clear in paragraph 132 that ‘great weight should be given to the asset’s conservation’.</p> <p>However, it should be acknowledged that the proposed development of up to 7,500 houses, would result in a significant public benefit, and it could be argued that this would outweigh the relative harm to the setting of the aforementioned heritage assets. Nonetheless, these buildings represent a finite resource, and once such a scheme has been agreed and implemented, this harm cannot be undone.</p> <p>As such, I would suggest that a full and independent Heritage Impact Assessment be carried out to</p>

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Study	Study Conclusions for West of Braintree
	<p>inform any future masterplan, and that any subsequent proposal should take measures to address the concerns raised above, taking great care to avoid unnecessary and irreversible harm the significance of the heritage assets detailed above, and their wider setting. In light of this, I would recommend strongly that the submitted masterplan is revised, once this assessment has been carried out, and the layout of proposed housing detailed accordingly. Subject to these measures, I consider that such as scheme could be achieved on the site without causing substantial harm to the significance of the heritage assets detailed above.</p>
Countryside Protection Zone Study	Not applicable (the site is not within the Countryside Protection Zone)
Uttlesford Green Belt Review	Not applicable (the site is not within the Green Belt)
Uttlesford Water Cycle Study	See IDP below.
<p>Draft Infrastructure Delivery Plan [Please note that the requirements set out in the draft IDP are based on the delivery of the whole garden community, including development beyond the plan period.]</p>	<p>The West of Braintree garden community site submission comprised two sites known as Boxted Wood and Andrewsfield and included the following infrastructure:</p> <p><u>Boxted Wood:</u> Physical:</p> <ul style="list-style-type: none"> - Upgrades to utilities - Bus service/ improvements - Improved pedestrian and cycling links - Sustainable Urban Drainage System <p>Social:</p> <ul style="list-style-type: none"> - 1 x secondary school - 3 x primary schools <p>Green:</p> <ul style="list-style-type: none"> - Public open space <p><u>Andrewsfield:</u> Physical:</p> <ul style="list-style-type: none"> - Bus Service - Pedestrian and cycle paths - Sustainable Urban Drainage System

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Study	Study Conclusions for West of Braintree
	<p>Social:</p> <ul style="list-style-type: none"> - 20.36 ha for education comprising 1 x secondary school - 5 x primary schools - 1.15ha in total for education - Community use 1.15ha <p>Green:</p> <ul style="list-style-type: none"> - 538.93ha public open space including: Country Park - 6x neighbourhood play areas - 2x village greens and informal open spaces - Formal sports area - 6x allotments/ community orchards <p><i>Physical Infrastructure - Transport: Highways</i></p> <p>Current assessments for this proposed growth area show proposed access arrangements onto the B1256 from that part of the site within Braintree in the early development phases. Access onto the A120 would then be made at Great Dunmow, negatively impacting on that junction and the local road network. Further assessment of these proposals, including more direct connections with the A120, are required. A combined access strategy, that looks at this growth location in the whole, should be developed.</p> <ul style="list-style-type: none"> - Reconfiguration and improvement to existing junctions on the A120 to allow access all directions - B1256 Braintree Road mitigations necessary (likely signalized junction) - Essex Regiment Way contributions for capacity and sustainable transport mitigation - Braintree / Rayne: contributions for traffic management and safety - Local level highway infrastructure requirements - Traffic management for the local rural road network to discourage inappropriate use - M11 J8 capacity improvement <p><i>Physical Infrastructure - Transport: Walking and Cycling</i></p> <p>There is great potential within the West of Braintree proposed garden settlement to maximise the use of and create enhancements to the Flich Way as a quality walking and cycling corridor for all.</p>

Study	Study Conclusions for West of Braintree
	<p>New bus services should also be provided, linking the site east-west as well as south to Chelmsford (and the proposed new railway station at Beaulieu Park). Although bus priority measures can be introduced within the proposed settlement, improvements would also be required on the surrounding network to make bus provision viable and attractive to users.</p> <ul style="list-style-type: none"> - Passenger Transport infrastructure and subsidized bus services to and from local transportation interchanges, key community and economic centres - Fritch Way – contribution for improvements between the site, Great Dunmow and Braintree - Sustainable travel promotion and package <p><i>Electricity</i> Likely to require new primary substations in the long term, though, some demand can be catered for in the early stages of development, allowing initial dwellings to be serviced</p> <p><i>Water (Foul & Drinking)</i> Initial calculations show that the existing flow consent will be significantly exceeded at Felsted water recycling centre. It is not likely that upgrades can be undertaken to provide wastewater capacity and a new water recycling centre would likely be required. It is recommended that Anglian Water is engaged by the site promoters as early as possible.</p> <p>There are constraints to wastewater capacity at WRCs in Bocking.</p> <p><i>Education</i> Early years: Facilities to provide parental choice and serve employment areas. Approximately 1ha split over a number of sites.</p> <p>Primary and Early Years: Preference for 7x 2fe and 1x 3fe primary school, with commensurate early years and childcare facilities. Each 2fe school site to be 2.1ha, the 3fe site to be 2.9ha.</p> <p>Secondary: Preference for 1 large secondary school (16.1ha) or 2 smaller secondary schools (8.1ha each) depending on the nature of development.</p>

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Study	Study Conclusions for West of Braintree
	<p data-bbox="822 268 1131 300"><i>Health & Social Wellbeing</i></p> <ul data-bbox="869 306 1518 730" style="list-style-type: none">- GPs Surgery need: 12- Allotments need: 7ha- Community Centres need: 19.6- Play space needed: 5.8ha- LEAP need: 6- NEAP need: 4- Youth Space need: 8ha- MUGA need: 11- Indoor Sports Hall need: 2.5- Grass pitch need: 35ha/ 24 grass pitches- Natural/ Semi-natural amenity space need: 205 ha- Amenity green space need: 29.3ha <p data-bbox="822 774 940 805"><i>Summary</i></p> <p data-bbox="822 810 1975 909">Access to the A120 from the proposed West of Braintree new garden community is considered feasible, though does require the two separate proposals (Boxted Wood and Andrewsfield) to be considered together and impacts on the A120 at Great Dunmow to be further assessed.</p> <p data-bbox="822 954 2020 1088">It is considered that in the short term sufficient capacity exists within the electricity network to accommodate growth. However, to support the upper end of development in the proposed garden communities, new network and or primary substations would be required at West of Braintree. This infrastructure is considered necessary but it not thought to be a risk to development.</p> <p data-bbox="822 1133 2016 1232">Access to the Flitch Way and improvements to the quality of the route would be sought. Particularly from the areas of proposed growth close to the Flitch Way including the West of Braintree Garden Community.</p>

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Strategic Land Availability Assessment (2015)	06Ste15 – Boxted Wood
Is the site suitable?	<p>This site lies on the eastern edge of the district and includes land within Uttlesford and Braintree Districts. It lies between Stebbing and Rayne. The site adjoins another site being promoted for settlement scale development (05Ste15). Boxted Wood, an ancient woodland and local wildlife site lies within the site to the north. County Wildlife Sites and listed buildings at Stebbing Green are in the vicinity of the site. The site is being promoted as a new settlement which would include the necessary facilities and services. The site has a good access to the B1256 and the A120. The suitability of the site will depend of the Council’s approach to strategic sites. An area of the southern part of the site lies within flood zones 2 and 3. The suitability of the site will depend of the Council’s approach to strategic sites.</p>
Is development achievable?	<p>The promoters have submitted evidence to demonstrate that the site is achievable. This will need to be assessed by the appropriate technical experts.</p>
Is the site available?	<p>The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.</p>
SLAA Conclusions	<p>The site is being promoted for the development of a sustainable new settlement. The site is available. The suitability of the site will depend on this Council’s and Braintree Council’s approach to strategic sites. The latter will be based on the overall strategy for distribution and the considerations will include, but not be limited to, the scale of development needed to deliver the infrastructure required and transport, landscape, heritage and flooding impacts. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. This view and reports will be subject to further assessment and scrutiny as the sieving process continues.</p>

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Strategic Land Availability Assessment (2015)	05Ste15 - Andrewsfield
Is the site suitable?	This site lies on the eastern edge of the district and includes land within Uttlesford and Braintree Districts. It lies between Stebbing and Rayne. The site adjoins another site being promoted for settlement scale development (06Ste15 – Boxted Wood). Adjoining the site are ancient woodlands which are also County Wildlife Sites; and Important woodlands. The site is being promoted as a new settlement which would include the necessary facilities and services. The site has a good access to the B1256 and the A120. The suitability of the site will depend of the Council’s approach to strategic sites.
Is development achievable?	The promoters have submitted evidence to demonstrate that the site is achievable. This will need to be assessed by the appropriate technical experts.
Is the site available?	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
SLAA Conclusions	The site is being promoted for the development of a sustainable new settlement. The site is available. The suitability of the site will depend on this Council’s and Braintree Council’s approach to strategic sites. The latter will be based on the overall strategy for distribution and the considerations will include, but not be limited to, the scale of development needed to deliver the infrastructure required and transport, landscape, heritage and flooding impacts. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. This view and reports will be subject to further assessment and scrutiny as the sieving process continues.

Sustainability Appraisal of the Regulation 18 Local Plan

Table 86: Appraisal of new settlement options – West of Braintree Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	++	The site is within a SSSI Impact Risk Zone however there is not a need to consult Natural England for such a proposal in the broad area. The current proposals indicate that 69ha open space will be incorporated into the scheme at Bosted Wood and 51ha open space at Andrewsfield. The area contains a number of LoWSs; however continuous green connections through the site are an integral part of the concept and linear parks will largely run north/south in addition, adhering to Garden City principles of the incorporation of new and established green infrastructure. An Ecology Assessment undertaken considers that the majority of the site is of low Ecological value due to the dominance of intensively farmed arable crops; however acknowledges that there are habitats of higher ecological value on site and that these could be retained. A portion of Ancient woodland is found in-situ within the site’s boundaries which can be retained and enhanced in the design of a future proposal. A number of Public Rights of Way run across the site and these should also be retained or otherwise enhanced.
	Presence of biodiversity/ ecological/ wildlife designations	?	
	Other biodiversity/ ecological/ wildlife impacts	+	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water	Presence of water bodies	+	Development at this location has the potential to impact on flows entering Stebbing Brook and River Ter. There are multiple water bodies on the site but the size of the site means there is the potential to mitigate against any negative impacts. The site is not within any groundwater protection zones.
	Water quality impacts	?	

Comparative Assessment

West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3	
Framework Directive			
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	?	The landscape of the majority of the area has a moderate to relatively high sensitivity to change; the western part of the area having a higher sensitivity to change in association with the River Chelmer. Development in the area could see the coalescence of Stebbing in the north and Flitch Green in the south, although it should be noted that the presence of the A120 running through the area would act as a means of separation. A Landscape Assessment undertaken for the site acknowledges that the development proposal will alter the characteristics of Landscape Character Areas B13 (Rayne Farmland Plateau) and A12 (Pods Brook River Valley (Para 8.3) however the scale of the proposal is such that mitigation can be incorporated through effective masterplanning.
	Metropolitan Green Belt / CPZ	++	
	Other landscape impacts	?	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	?	The site is predominantly a mixture of Grade 3 and Grade 2 Agricultural Land.
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	-	There are a number of Listed Buildings on site at Parkes Farm and a Protected Lane bisecting the entire site from north to south along two stretches in the eastern part of the site. There are also two registered Parks and Gardens, one Scheduled Monument and a number of designated woodlands within proximity to the site. The Landscape Assessment undertaken for the site raises the possibility that the setting of these two Registered Parks and Gardens (most notably Saling Grove) may be altered as a result of the proposals, as well as the wider setting of the Listed Buildings both on and in close proximity to the site. The Scheduled
	Impact on heritage assets	-	
	Potential for protection/enhancement of heritage assets	?	

Comparative Assessment

West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3	
			<p>Monument is however unlikely to be affected as a consequence of the development. The site abuts the Conservation Area of Great Saling on its northern boundary. Further assessment also highlights elements of the WWII airfield that also survive. Below ground, there is also a known Roman villa site within the site in the area of Boxted Wood and the potential for earthworks within the Ancient woodland. Despite this, these considerations can be factored into the proposal in adherence to Garden City principles. This is also the case for the Conservation Area and the Registered Parks and Garden at Great Saling bordering the site boundary in the north, subject to further assessment. In line with the findings of the Landscape Assessment undertaken, it will be crucial that enhancement is sought to any heritage assets and their settings that may be affected, and the historic environment, as part of any masterplanning</p>
<p>6) To reduce contributions to climatic change</p>	<p>Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?</p>	<p>?</p>	<p>It is possible that such opportunities could be factored into any proposal through effective masterplanning</p>
<p>7) Reduce and control pollution</p>	<p>Air quality</p>	<p>+</p>	<p>A Contamination Report recognises that a quarter of the site can be classed as Brownfield due to its historic WWII uses. A tenth of the site has been classed as a Medium Risk due to facilities associated with its WWII use, including bomb storage area and Petrol Storage area. The remaining nine tenths of the site have been categorised as a ‘Low Risk’ area. Regarding remediation, it is possible that a degree of remediation work may be required in proportion of the medium risk areas, to improve land quality prior to constructing housing/school/attendant infrastructure. The nature of any remediation work is likely to be of small scale and relatively quick to implement. The southern parts of the site are within an area susceptible to poor air quality due to its</p>
	<p>Potential contamination</p>	<p>+</p>	
	<p>Neighbouring uses and compatibility</p>	<p>?</p>	

Comparative Assessment

West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3	
			proximity with a junction of the A120; however the majority of the site is not within an area of poor air quality and the size and scale of the proposals would allow effective and appropriate mitigation. The site is within 250m of Clarkes waste facility; however again, the size of the site is such to allow any medical or educational uses to be located more than 250m from this facility to avoid any possible significant negative impacts.
8) To reduce the risk of flooding	Fluvial flood risk	+	There is an area of high fluvial flood risk through the centre of the area and to the east but this is confined to a narrow floodplain by topography. The eastern boundary of the site falls within Flood Risk Zones 2 and 3 following the Pods Brook Channel however the proposals indicate that this area of Flood Risk would be retained as a vegetated/ woodland area; a Flood Risk Assessment undertaken states that this could be used to mitigate fluvial flood risk, which the assessment deems to be low risk. In regards to Surface Water Flood Risk, the report states that parts of the North West corner of the site and along the Pods Channel Brook are at a medium to high risk of surface water flooding. For the north-west corner of the site, SuDS could be used to reduce surface run off and reduce the risk. The Call for Sites assessment states that the southern-most portion of the site includes a strip of the River Ter and so is partly within Flood Zone 2 and 3, but that this would be remediated within the design proposals
	Surface water flood risk	+	
	Ensuring the creation of SuDS which help define landscape character and green spaces.	++	
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	The area is well related to public transport from Braintree and Great Dunmow and there is the potential for modal shift with public transport links into town (and along B1256/A120) and to for high quality bus services to rail links in Braintree or Braintree Freeport or possible Notley. There are currently relatively good existing bus links. The existing Flitch Way also offers a direct route to Stansted and Braintree for cycling and walking; in addition the proposal includes the provision of a network of new
	Bus links	?	
	Rail links	+	

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West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3	
			and improved pedestrian and cycle connections, integrated within the existing routes, and also an express bus service between Braintree and Stansted as part of the West of Braintree new settlement.
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport	++	The site benefits from good accessibility to the strategic road network in its southern and central parts and is reasonably well related to Great Dunmow and Braintree. The site is located on the A120 corridor and as such is well suited to employment development/Stansted related growth; although it could be argued that such links would see a rise in car use. The Transport Assessment sets out a number of transport improvements that would be made as a result of the development, including Improvements to the existing B1256 Dunmow Road/ A120 eastbound on-slip roundabout, upgrade to the B1417/B1256 junction from priority to roundabout, improvements to the Blake End Road/ A120 Junction/ link and the implementation of a new roundabout before the B1256/ Stebbing Green Junction. The Call for Sites form states that access to the site will be via two points on the existing B1256, and also via the road to Great Saling on the east of the site. Access to the A120 will be via the east facing slip roads. These infrastructure requirements are likely to increase the viability of car use; however the development of high frequency bus links to Braintree rail services and the utilisation of the Fritch Way for walking and cycling is similarly likely to increase inclusive access by sustainable means.
	Strong local cultural, recreational and shopping facilities in walkable neighbourhoods	++	
	Accessibility	+	
11) To improve the population's health and promote social inclusion	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some control/ownership over the development, including long-term stewardship of assets?	?	Although the main employment, housing and related infrastructure (including employment, retail, community or educational land) will be in Braintree this should not be a criticism or barrier to its allocation in the Uttlesford Local Plan. The site is more than 800m from a GP surgery and any significant shopping facilities however the proposal includes new healthcare facilities
	Health care facilities	++	

Comparative Assessment

West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3	
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	++	and two new district centres containing shopping facilities. The proposal includes a country park, formal and informal green spaces, neighbourhood play areas and allotments, and it should additionally be noted that more than 50% of the site meets Natural England’s ANGSt criteria
12) To provide appropriate housing and accommodation to meet existing and future needs	Will the development provide a range of sizes and types of homes, including homes that are affordable for all?	?	The proposal indicates that there will be 3,500 homes in total in the district as part of a larger cross-boundary scheme of approximately 10,000 new homes in Uttlesford and Braintree administrative areas. The proposal supports the North Essex Authorities (BDC, CBC, TDC) Section One Strategy of meeting needs through West of Braintree Garden Community and as such is in line with NPPF regards positively contributing to cross-boundary issues by meeting growth needs. Despite this, the majority of the scheme will be in a different Housing Market Area. The main employment, housing and related infrastructure will be in Braintree with additionally no employment, retail, community or educational land shown in Uttlesford. There will be some cross-boundary housing implications of the AoS which may affect the proportion of the dwelling yield that can contribute to the District’s housing target. The yield will contribute affordable housing units, however it is unclear how many of these units will be located within the district. The location of the development will support some of the wider existing housing needs of the district, however these are limited in terms of location and the cross-boundary nature of the proposal.
	Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?	++	
	Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing	?	
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	
13) To promote the efficient use of resources and ensure the necessary infrastructure	Will it provide quality opportunities for recreation?	+	The main employment, housing and related infrastructure will be in Braintree with no employment, retail, community or educational land shown in Uttlesford. Although part of the same scheme, the provision of infrastructure in Uttlesford is unknown at this stage however this will not affect the sustainability of the proposal. Despite this, the location of the site is such that there
	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	

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West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3	
to support sustainable development	Utilities provision	?	would not be the same level of wider benefits for existing communities in Uttlesford as other options. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options.
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	Five new primary schools are proposed as part of this development. A new secondary school is also included in this proposal.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	++	
15) To ensure sustainable employment provision and economic growth	Will the development enhance or support the local economy(ies)?	?	The site is in close proximity to employment in the town of Braintree and accessible to the city of Chelmsford. The proposal will also deliver up to 75,000 sq m employment however this will also be located within Braintree. The proposal would therefore meet the employment strategy of Braintree District Council to avoid leakage of jobs to other jobs centres, such as those in Uttlesford such as Stansted Airport. A Viability Report has allowed the following; 32,000sq.m employment space, 6,500sq.m Retail Foodstore space and 6,500sq.m for other Retail/ Leisure Space.
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	?	
	Will the development provide support for the town centre?	+	

Comparative Assessment

West of Braintree Garden Community – Site Assessment

The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

Comparative Assessment

West of Braintree Garden Community – Site Assessment

Summary of Conclusions at Preferred Options (Regulation 18) Stage

- Significant areas of Flood Zones 2 and 3 in the south and east of the site which may impact upon the amount of available land for development. Also some areas of surface water flood risk in the north west of the site.
- The site contains Boxted Wood – Ancient Woodland and National Nature Reserve. The site is also close to several Local Wildlife Sites. Although the site overall currently has low ecological value.
- The part of the site within Uttlesford District has low to moderate landscape sensitivity and has capacity to change.
- Potential impact on heritage assets.
- Access to the A120 is considered feasible. Impacts on the A120 at Great Dunmow need to be further assessed.
- The site benefits from good accessibility to the strategic road network and is already reasonably well related to Great Dunmow and Braintree as well as Stansted Airport. There is potential for high frequency bus links to Braintree and Stansted Airport. Also greater use of the Flich Way for walking and cycling could increase access by sustainable means.
- Can deliver onsite infrastructure requirements.
- The site is not within the Green Belt or the Countryside Protection Zone.
- Further consideration required of wastewater capacity and the need for a new water recycling centre.
- A quarter of the site is brownfield. A small part the brownfield land is Medium Risk in terms of contamination and requires remediation. The rest of the brownfield land is Low Risk.
- Of sufficient scale to deliver a secondary school.

Evidence Base Studies - July 2017 to June 2018

Study	Study Conclusions for West of Braintree
<p>Uttlesford Local Plan Transport Study and Addendum</p>	<p>Having regard to link capacity impacts, accessibility and sustainable transport the appraisals have found that the following locations would therefore be preferable for new garden communities:</p> <ul style="list-style-type: none"> • Great Chesterford • Easton Park • West of Braintree <p>These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements.</p> <p>New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel infrastructure and services to minimise new trips by car.</p> <p>The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow and Elsenham, each AoS assessed scored well against the accessibility scoring criteria.</p> <p>Scenario 33 (3 preferred GCs) is the Council’s preferred option and has been derived having regard to link capacity impacts, accessibility and sustainable transport considerations.</p>
<p>Draft Heritage Impact Assessment 2018</p>	<p>In line with Historic England’s Advice Note 3 ‘The Historic Environment and Site Allocations in Local Plans’ identifies that, following Stage 1: Evidence Gathering (which assesses the significance of heritage assets and their setting), Stage 3 highlights specific criteria against which a development may be judged.</p>

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West of Braintree Garden Community – Site Assessment

Study	Study Conclusions for West of Braintree
	<p>The following paragraphs suggest criteria for the Andrewsfield/ Land West of Braintree site based on the assessment of the heritage assets likely to be affected and the size and nature of the site.</p> <p>Proposal: The site at Andrewsfield/Land West of Braintree is proposed by developers and landowners as a possible new settlement in the form of a garden village. The size is expected to be in the region of 10,000 units, divided between 1400 units on the land within Uttlesford District Council and in the region of 9,000 units on the land in Braintree District Council, arranged as housing areas and commercial development interspersed with open spaces.</p> <p>Development of the Andrewsfield / Land West of Braintree site has the potential to harm the significance of heritage assets on the site and surrounding the site. These heritage assets include listed buildings and registered park and gardens (at Great Saling). There are also non-designated assets on the site which, despite the designation, may relate to earlier development and further research would add to the heritage information on the significance of these sites. There is also evidence of buried archaeology on the site and in the wider area. These include the remains of a Roman estate. This will further add to the understanding and significance of the area and inter-relationships between heritage assets.</p> <p>The landscape is discussed in detail in the Landscape Visual Assessment (Chris Blandfords Associates: Uttlesford District Council Land at West of Braintree Landscape and Visual Appraisal: 2017c). This report offers opportunities for the site. The site is within and surrounded by gently undulating landform with gentle slopes, wide flat tops and wide valley sides. The gentle gradient has accommodated the development of Andrewsfield Aerodrome in the 20th century. Land to the east falls towards Pod's Brook; views into and across the site are typically restricted due to the gentle topography and tree and hedgelines. There are, however, views into the site from east and south west. There are three areas of ancient woodland on the site, a small arboretum and two GII listed Registered Parks and Gardens at Saling Hall and Saling Grove on the northern site boundary.</p> <p>Following this study, if development is to be progressed on this site, proposals should demonstrate how harm to the significance of the heritage assets caused by development might be avoided or mitigated.</p>

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West of Braintree Garden Community – Site Assessment

Study	Study Conclusions for West of Braintree
	<p>The National Planning Policy Framework (NPPF) states that:</p> <p>‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm or loss of a grade II listed building, park or garden should be exceptional’ (paragraph 132).</p> <p>‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss’ (paragraph 133).</p> <p>Map AFGCWB04: Development criteria and mitigation identifies measures that may mitigate the visual impact of a new development on heritage assets within the site and those in close proximity to the site; the transition between rural and urban settings. There are many factors that are outside the scope of this study that may cause harm to the wider setting of heritage assets, not necessarily close to the site. These include noise and light pollution.</p> <p>Development criteria:</p> <ul style="list-style-type: none">• Respecting the open rural character of the site in design principles to avoid harm to heritage assets on the site or adjacent to the site. This includes:• Density, scale, form, materials of new development against existing in area• Existing boundaries, routes reflected in new development – this includes respecting the existing• vegetation structure• Acknowledge and work with the topography and geology when planning buffer zones / areas of open land with limited or no development <p>Andrewsfield Airfield was nominated as an ‘Asset of Community Value’ (Localism Act 2011).</p>

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West of Braintree Garden Community – Site Assessment

Study	Study Conclusions for West of Braintree
	<p>Identifying three separate uses: Airfield, Open Space, Club-house. The nomination of Andrewsfield Airfield as an asset of community value was rejected (date of decision 24/1/2018). Further study will inform the significance of the airfield and its associated buildings, in particular the butts in the north west area of the site, currently in use as a civilian rifle range.</p> <p>Mitigation measures identified on Diagram map AFGCWB04:</p> <p>It is considered that there is scope for development on the site. Mitigation measures required will depend upon the nature of the development plans, particularly regarding density and scale. Any impacts on the heritage assets along with mitigation measures will need to be justified in accordance with local and national planning policy. Suggested mitigation measures identified in this study include:</p> <ul style="list-style-type: none"> • Tree screening where appropriate, to the east where views into the site are most acute and • where here it is appropriate reinforcing existing dense tree screens, areas of ancient woodland • Buffer zone/sensitive area with no development where the topography accentuates views into the site and thus impacts on the setting of heritage assets (ie. Panfield area) • Appropriate buffer zones on south west side with flat plateau zone of river valley where tree planting is not extensive (ie. Stebbing Green area) • Greening and reinforce tree screening at north of site, where views into site are most acute and land rises beyond site giving views into the site. • Great Saling Conservation Area and registered park and garden – soften transition zone at south conservation area boundary where it abuts the northern site boundary • Respect change on the site, reflect historic routes and views from historic routes across the site and from its previous use as an airfield • Further research into non-designated assets on the site (eg. Old Hall) • Archaeology on site – potential for further research • Further research into the significance of Andrewsfield Airfield
Brief Archaeological Impact Assessment	The elements of the West of Braintree Garden Community within Uttlesford District contain a range of heritage assets dating from the late Iron Age through to the modern period. The southern area has had little disturbance and contains the known remains of a Roman estate, with indications of a

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West of Braintree Garden Community – Site Assessment

Study	Study Conclusions for West of Braintree
	<p>high status. The northern part of the development area contains the remains of Andrewsfield, a World War II airfield, which is of importance in itself, but also may contain below ground features of multi-period date. There is the potential for a large part of the Roman estate to lie within the development area and as such a full historic impact assessment and archaeological evaluation will be essential. This will need to be undertaken as part of the overall Land West of Braintree settlement, which impacts on a wide range of heritage assets including Conservation Area, Listed Buildings, and a protected lane.</p>
District Retail Study Update	Not applicable.
Uttlesford Water Cycle Study Updated	<p>Overall, no show stoppers have been found by this detailed First Stage WCS assessment that will prevent a timely delivery of at least one suitable technically feasible option for the above Garden Communities, by upgrading the impacted existing WRCs owned by AWS or TW.</p> <p>Due to the large-scale developments at each of the Garden Communities there is also an option to provide a new separate onsite WRCs to serve each community. However, the EA have advised that in line with the current legislation and policies, new discharges should first consider connecting to existing infrastructure where it is reasonable to do so. Initial discussions with the EA have discounted onsite WRCs at Easton Park and North Uttlesford (see Section 6 for further details).</p> <p>The results of the qualitative water quality analysis indicate that the proposed development will not lead to a Deterioration of WFD status or will compromise the achievement of WFD Good status in the receiving watercourses although tightened water quality parameters will be required where WRC flow consents have been exceeded.</p> <p>The distribution of Garden Communities around the district helps address water quality issues by utilising locations with the largest rivers (i.e. Cam in case of North Uttlesford Garden Community) as well as locations with smaller rivers/watercourses. Nevertheless, developers should engage with the EA and water and sewerage companies as soon as possible in the planning process to facilitate timely site specific assessments are negotiations are undertaken to address the identified constraints.</p>

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West of Braintree Garden Community – Site Assessment

Study	Study Conclusions for West of Braintree
	Timely delivery of at least one suitable technically feasible option by upgrading the impacted existing Water Recycling Centres owned by AWS or TW.
<p>Infrastructure Delivery Plan [Please note that the requirements set out in the IDP are based on the delivery of the whole garden community, including development beyond the plan period.]</p>	<p>The IDP has been updated since the draft in 2017.</p> <p>The IDP schedules suggest the following infrastructure is required to make the proposed West of Braintree Garden Community deliverable:</p> <p>Transport</p> <p><i>Highways:</i></p> <ul style="list-style-type: none"> • Road Improvements, as set out in North Essex Garden Communities Movement and Access Study – May 2017 • Chelmsford NE Bypass • Improvements at B1256/ A120 Dunmow <p><i>Sustainable Travel:</i></p> <ul style="list-style-type: none"> • Active Modes & Public Realm <ul style="list-style-type: none"> - Rayne Road Shared Use Cycleway - Queenborough Lane Quietway (Cycling) - Shalford Road/ Pods Lane Quietway (Cycling) - Conversion of footpaths to bridleways/ cycleways - Garden Community to Felsted Link - Flitch Way improvements • New Bus services, linking the site east-west as well as south to Chelmsford • Mass Rapid Transit: Crossing Loop and Freeport Transit Hub • Travel Plan Measures <p>Utilities</p> <p><i>Electricity:</i></p> <ul style="list-style-type: none"> • New primary substation • Two 33kV cables for the circuits to the substation

Study	Study Conclusions for West of Braintree
	<p><i>Wi-fi and Broadband:</i></p> <ul style="list-style-type: none"> • Fibre based internet access. Housing developments over 30 homes will be provided with Fibre to the Premises free of charge by the large network operators <p><i>Water:</i></p> <ul style="list-style-type: none"> • It is suggested through the Water Cycle Study that the existing WRCs can only accommodate the initial residential growth proposed in West of Braintree, and other growth would exceed the headroom. Preference is to upgrade existing works rather than provide a new WRC on site. <p><i>Waste:</i></p> <ul style="list-style-type: none"> • The Essex Waste Plan notes that there is a need to provide additional waste facilities to reflect changes in local population and demand. This includes enhanced provision of recycling facilities for household waste, as well as new facilities for recycling, treatment and disposal of other waste streams. This will need to be reviewed. <p><i>Gas:</i></p> <ul style="list-style-type: none"> • Capacity is likely to be sufficient but developers may be required to pay for a connection charge. <p>Education</p> <p><i>Early Years & Child Care (during the plan period):</i></p> <ul style="list-style-type: none"> • New nursery provision will be required plus 106 developer funds. If new school need is identified new nursery provision could be built at the same time. There is a need for 87.3 childcare places. <p><i>Primary Schools Provision (during and beyond plan period):</i></p> <ul style="list-style-type: none"> • Six primary school on 2.1ha D1 use allocation within Garden Settlement. <p><i>Secondary School Provision (during and beyond plan period):</i></p>

Study	Study Conclusions for West of Braintree
	<ul style="list-style-type: none"> • Two secondary schools, each on 9ha sites. <p>Health and Social Care</p> <ul style="list-style-type: none"> • GP Surgery: 10 Full Time Equivalent additional GPs. <p>Social Infrastructure (during plan period only)</p> <ul style="list-style-type: none"> • Need for 2.55ha of allotments • Need for 5.67 community centres • Need for 0.48ha of open space • Need for 10.2ha outdoor pitches • Need for 0.71 of MUGA • Need for 0.75 indoor sports halls • Need for 0.14 indoor swimming pools • Need for 59.6ha of natural and semi-natural green space • Need for 8.5ha of amenity green space <p>Social Infrastructure (post plan period)</p> <ul style="list-style-type: none"> • Need for 4.8ha of allotments • Need for 10.67 community centres • Need for 4.42ha of open space • Need for 19.2ha outdoor pitches • Need for 6.64 of MUGA • Need for 1.41 indoor sports halls • Need for 1.25 indoor swimming pools • Need for 111.9ha of natural and semi-natural green space • Need for 15.99ha of amenity green space

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West of Braintree Garden Community – Site Assessment

Strategic Land Availability Assessment (2018)	06Ste15 – Boxted Wood
Is the site suitable?	<p>This site lies on the eastern edge of the district and includes land within Uttlesford and Braintree Districts. It lies between Stebbing and Rayne. The site adjoins another site being promoted for settlement scale development (05Ste15). Boxted Wood, an ancient woodland and local wildlife site lies within the site to the north. County Wildlife Sites and listed buildings at Stebbing Green are in the vicinity of the site. The site is being promoted as a new settlement which would include the necessary facilities and services. The site has a good access to the B1256 and the A120. The suitability of the site will depend of the Council’s approach to strategic sites. An area of the southern part of the site lies within flood zones 2 and 3 and across parcel of land to the east (allocation in Braintree District). The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.</p>
Is development achievable?	<p>The promoters have submitted evidence to demonstrate that the site is achievable. This will need to be assessed by the appropriate technical experts.</p>
Is the site available?	<p>The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.</p>
SLAA Conclusions	<p>Classification: New Settlement</p> <p>This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base</p>

Comparative Assessment

West of Braintree Garden Community – Site Assessment

Strategic Land Availability Assessment (2018)	05Ste15 – Andrewsfield
Is the site suitable?	<p>This site lies on the eastern edge of the district and includes land within Uttlesford and Braintree Districts. It lies between Stebbing and Rayne. The site adjoins another site being promoted for settlement scale development (06Ste15). Adjoining the site are ancient woodlands which are also County Wildlife Sites; and Important woodlands. The site is being promoted as a new settlement which would include the necessary facilities and services. The site has a good access to the B1256 and the A120. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.</p>
Is development achievable?	<p>The promoters have submitted evidence to demonstrate that the site is achievable. This will need to be assessed by the appropriate technical experts.</p>
Is the site available?	<p>The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.</p>
SLAA Conclusions	<p>Classification: New Settlement</p> <p>This site is being promoted as a village extension incorporating services and facilities. The site is available and development is achievable subject to assessment of the technical evidence. The promoters have submitted a range of technical reports which indicate that this site is achievable and deliverable. The Council's strategy is towards self-sustaining Garden Communities. The suitability of the site will be considered as part of the consideration of alternative new settlement sites taking into account the findings of the Sustainability Appraisal and the Council's evidence base.</p>

Sustainability Appraisal of the Regulation 19 Local Plan

Table 87: Appraisal of new settlement options – West of Braintree Garden Community Option

Note – see below for the Key which explains the scoring

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	++	The site is within a SSSI Impact Risk Zone however would there is not a need to consult Natural England for such a proposal in the broad area. The current proposals indicate that 69ha open space will be incorporated into the scheme at Boxted Wood and 51ha open space at Andrewsfield. The area contains a number of LoWSs; however continuous green connections through the site are an integral part of the concept and linear parks will largely run north/south in addition, adhering to Garden City principles of the incorporation of new and established green infrastructure. An Ecology Assessment undertaken considers that the majority of the site is of low Ecological value due to the dominance of intensively farmed arable crops; however acknowledges that there are habitats of higher ecological value on site and that these could be retained. A portion of Ancient woodland is found in-situ within the site’s boundaries which can be retained and enhanced in the design of a future proposal. A number of Public Rights of Way run across the site and these should also be retained or otherwise enhanced
	Presence of biodiversity/ ecological/ wildlife designations	?/-	
	Other biodiversity/ ecological/ wildlife impacts	+	
2) To conserve and enhance water quality and resources and help achieve the objectives of the	Presence of water bodies	+	Development at this location has the potential to impact on flows entering Stebbing Brook and River Ter. There are multiple water bodies on the site but the size of the site means there is the potential to mitigate against any negative impacts. The site is not within any groundwater protection zones.
	Water quality impacts	?/-	

Comparative Assessment

West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3	
Water Framework Directive			
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	?/-	The landscape of the majority of the area has a moderate to relatively high sensitivity to change; the western part of the area having a higher sensitivity to change in association with the River Chelmer. Development in the area could see the coalescence of Stebbing in the north and Flitch Green in the south, although it should be noted that the presence of the A120 running through the area would act as a means of separation. A Landscape Assessment undertaken for the site acknowledges that the development proposal will alter the characteristics of Landscape Character Areas B13 (Rayne Farmland Plateau) and A12 (Pods Brook River Valley (Para 8.3) however the scale of the proposal is such that mitigation can be incorporated through effective masterplanning.
	Metropolitan Green Belt / CPZ	++	
	Other landscape impacts	-	
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	-	The site is predominantly a mixture of Grade 3 and Grade 2 Agricultural Land.
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	--	There are a number of Listed Buildings on site at Parkes Farm and a Protected Lane bisecting the entire site from north to south along two stretches in the eastern part of the site. There are also two registered Parks and Gardens, one Scheduled Monument and a number of designated woodlands within proximity to the site. The Landscape Assessment undertaken for the site raises the possibility that the setting of these two Registered Parks and Gardens (most notably Saling Grove) may be altered as a result of the proposals, as well as the wider setting of the Listed Buildings both on and in close proximity to the site. The Scheduled
	Impact on heritage assets	-	
	Potential for protection/enhancement of heritage assets	?/-	

Comparative Assessment

West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3	
			<p>Monument is however unlikely to be affected as a consequence of the development. The site abuts the Conservation Area of Great Saling on its northern boundary. Further assessment also highlights elements of the WWII airfield that also survive. Below ground, there is also a known Roman villa site within the site in the area of Boxted Wood and the potential for earthworks within the Ancient woodland. Despite this, these considerations can be factored into the proposal in adherence to Garden City principles. This is also the case for the Conservation Area and the Registered Parks and Garden at Great Saling bordering the site boundary in the north, subject to further assessment. In line with the findings of the Landscape Assessment undertaken, it will be crucial that enhancement is sought to any heritage assets and their settings that may be affected, and the historic environment, as part of any masterplanning. It is considered that the development of the site would create a number of moderate to major changes to heritage assets, and that mitigation would be unlikely to eradicate harm outright.</p>
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	?	It is possible that such opportunities could be factored into any proposal through effective masterplanning.
7) Reduce and control pollution	Air quality	?	A Contamination Report recognises that a quarter of the site can be classed as Brownfield due to its historic WWII uses which could theoretically have some contamination issues. A tenth of the site has been classed as a Medium Risk due to facilities associated with its WWII use, including bomb storage area and Petrol Storage area. The remaining nine tenths of the site have been categorised as a 'Low Risk' area.
	Potential contamination	?	
	Neighbouring uses and compatibility	?/-	

Comparative Assessment
 West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3
		<p>Regarding remediation, it is possible that a degree of remediation work may be required in proportion of the medium risk areas, to improve land quality prior to constructing housing/school/attendant infrastructure. The nature of any remediation work is likely to be of small scale and relatively quick to implement. The southern parts of the site are within an area susceptible to poor air quality due to its proximity with a junction of the A120; however the majority of the site is not within an area of poor air quality and the size and scale of the proposals would allow effective and appropriate mitigation. The site is within 250m of Clarkes waste facility; however again, the size of the site is such to allow any medical or educational uses to be located more than 250m from this facility to avoid any possible significant negative impacts.</p>
8) To reduce the risk of flooding	Fluvial flood risk	+
	Surface water flood risk	+
	Ensuring the creation of SuDS which help define landscape character and green spaces.	++

Comparative Assessment

West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3
		Zone 2 and 3, but that this would be remediated within the design proposals.
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++
	Bus links	?/-
	Rail links	+
10) To ensure accessibility to services	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport	++
	Strong local cultural, recreational and shopping facilities in walkable neighbourhoods	++
	Accessibility	+

Comparative Assessment

West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3
		<p>facing slip roads. These infrastructure requirements are likely to increase the viability of car use; however the development of high frequency bus links to Braintree rail services and the utilisation of the Flitch Way for walking and cycling is similarly likely to increase inclusive access by sustainable means</p>
<p>11) To improve the population’s health and promote social inclusion</p>	<p>Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some control/ownership over the development, including long-term stewardship of assets?</p>	<p>?</p>
	<p>Health care facilities</p>	<p>++</p>
	<p>Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?</p>	<p>++</p>
<p>12) To provide appropriate housing and accommodation to meet existing and future needs</p>	<p>Will the development provide a range of sizes and types of homes, including homes that are affordable for all?</p>	<p>?</p>
	<p>Is the promoter committed to the delivery of beautifully and imaginatively designed homes with gardens, over and above the quality of new housing typically delivered, combining the very best of town and country living to create healthy homes in vibrant communities?</p>	<p>++</p>
	<p>Is the promoter willing to provide land for the self-build homes, including as a form of affordable housing</p>	<p>?</p>

Comparative Assessment

West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3	
	Will the promoter positively plan a site for the Gypsy and Traveller community which will be integrated within the new development?	N/A	implications of the AoS which may affect the proportion of the dwelling yield that can contribute to the District's housing target. The yield will contribute affordable housing units, however it is unclear how many of these units will be located within the district. The location of the development will support some of the wider existing housing needs of the district, however these are limited in terms of location and the cross-boundary nature of the proposal.
13) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	Will it provide quality opportunities for recreation?	+	The main employment, housing and related infrastructure will be in Braintree with no employment, retail, community or educational land shown in Uttlesford. Although part of the same scheme, the provision of infrastructure in Uttlesford is unknown at this stage however this will not affect the sustainability of the proposal. Despite this, the location of the site is such that there would not be the same level of wider benefits for existing communities in Uttlesford as other options. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options.
	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	
	Utilities provision	?/-	
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	Appropriate education provision will be included within this proposal. The necessary thresholds for mandatory provision are met as per the ECC Developer's Guide to Contributions 2016 document.
	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	++	
15) To ensure sustainable	Will the development enhance or support the local economy(ies)?	?/+	The site is in close proximity to employment in the town of Braintree and accessible to the city of Chelmsford. The

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West of Braintree Garden Community – Site Assessment

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	West of Braintree Option 3	
employment provision and economic growth	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	?/+	proposal will also deliver up to 75,000 sq m employment however this will also be located within Braintree. The proposal would therefore meet the employment strategy of Braintree District Council to avoid leakage of jobs to other jobs centres, such as those in Uttlesford such as Stansted Airport. A Viability Report has allowed the following; 32,000sq.m employment space, 6,500sq.m Retail Foodstore space and 6,500sq.m for other Retail/ Leisure Space
	Will the development provide support for the town centre?	+	

The Key

Possible Impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

Summary of Conclusions at Pre-Submission (Regulation 19) Stage

Although the Regulation 19 SA has changed some of the scoring for the West of Braintree Garden Community option the conclusions remain the same as at the Regulation 18 stage. Further detail is provided below in relation to impact on heritage assets and water infrastructure compared with the conclusions at the Regulation 18 stage:

- Significant areas of Flood Zones 2 and 3 in the south and east of the site which may impact upon the amount of available land for development. Also some areas of surface water flood risk in the north west of the site.
- The site contains Boxted Wood – Ancient Woodland and National Nature Reserve. The site is also close to several Local Wildlife Sites. Although the site overall currently has low ecological value.
- The part of the site within Uttlesford District has low to moderate landscape sensitivity and has capacity to change.
- Development of the Andrewsfield / Land West of Braintree site has the potential to harm the significance of heritage assets on the site and surrounding the site. These heritage assets include listed buildings and registered park and gardens (at Great Saling). There are also non-designated assets on the site which, despite the designation, may relate to earlier development and further research would add to the heritage information on the significance of these sites. There is also evidence of buried archaeology on the site and in the wider area. These include the remains of a Roman estate. If development is to be progressed on this site, proposals should demonstrate how harm to the significance of the heritage assets caused by development might be avoided or mitigated. It is considered that there is scope for development on the site. Mitigation measures required will depend upon the nature of the development plans, particularly regarding density and scale. Any impacts on the heritage assets along with mitigation measures will need to be justified in accordance with local and national planning policy.
- On link capacity impacts, accessibility and sustainable transport the following locations are preferable for new garden communities:
 - Great Chesterford
 - Easton Park
 - West of Braintree

These locations have good access to the strategic road network and are accessible to jobs and existing settlements with services. Great Chesterford has good access to walking and cycling facilities and is close to a rail station. Great Dunmow is more distant from a rail station but is better served by buses, as is West of Braintree. West of Braintree is more distant from existing settlements but this is balanced by the promotion of West of Braintree for a co-terminus new settlement with associated accessibility improvements. New garden communities at these locations would comprise an appropriate mix and scale of development to minimise the need to travel whilst also enabling delivery of sustainable travel

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West of Braintree Garden Community – Site Assessment

- The relative accessibility of the locations being considered for new garden communities was considered in Technical Note 5. This identified that in general terms, apart from Little Dunmow and Elsenham, each AoS assessed scored well against the accessibility scoring criteria.
- Scenario 33 (3 preferred GCs) is the Council's preferred option and has been derived having regard to link capacity impacts, accessibility and sustainable transport considerations.
- Access to the A120 is considered feasible. Impacts on the A120 at Great Dunmow need to be further assessed.
- The site benefits from good accessibility to the strategic road network and is already reasonably well related to Great Dunmow and Braintree as well as Stansted Airport. There is potential for high frequency bus links to Braintree and Stansted Airport. Also greater use of the Flitch Way for walking and cycling could increase access by sustainable means.
- Can deliver onsite infrastructure requirements.
- The site is not within the Green Belt or the Countryside Protection Zone.
- Overall, no show stoppers have been found by this detailed First Stage WCS assessment that will prevent a timely delivery of at least one suitable technically feasible option for the above Garden Communities, by upgrading the impacted existing WRCs owned by AWS or TW.
- Timely delivery of at least one suitable technically feasible option by upgrading the impacted existing Water Recycling Centres owned by AWS or TW.
- The distribution of Garden Communities around the district helps address water quality issues by utilising locations with the largest rivers.
- Further consideration required of wastewater capacity and the need for a new water recycling centre.
- A quarter of the site is brownfield. A small part the brownfield land is Medium Risk in terms of contamination and requires remediation. The rest of the brownfield land is Low Risk.
- Of sufficient scale to deliver a secondary school.

Appendix 5

Garden Community Options – Reasons for Selection/ Rejection

(Source: Regulation 19 Sustainability Appraisal, Appendix 6: Reasons for election/ Rejection of Options, Pages 468 – 469)

The following table presents the reason for selection and non-rejection of all the Garden Community options submitted for consideration throughout the plan-making process.

Site	Preferred / Rejected?	Reasons for Selection / Rejection
West of Braintree	Preferred	Land west of Braintree is considered a sustainable location due to good access onto the A120 and its proximity to facilities in Braintree.
Easton Park	Preferred	Easton Park is considered a sustainable location due to its proximity to Stansted Airport and the potential for sustainable transport links to the airport and to Great Dunmow and good access onto the A120.
North Uttlesford	Preferred	The site at Great Chesterford benefits from its proximity to M11 Junction 9 and Great Chesterford Railway Station; as well as access to biomedical and research and development employment opportunities north of Saffron Walden and south of Cambridge.
Summary		While all of these sites have issues that need to be overcome, they all have good access to the strategic road network, existing jobs and services, are of a scale to support significant infrastructure provision and are outside the Green Belt policy designation and together are distributed across the District so as to widen the choice of homes and spreading the impact on the highway network.
Takeley	Rejected	An extension to Priors Green, Takeley would lead to development in the Countryside Protection Zone (CPZ) leading to a high level of harm to the purposes of the CPZ. Development would have a detrimental impact on the highway network and M11 Junction 8 in particular. Furthermore the scale of development being promoted was not large enough to provide a self-sustaining community.
Chelmer Mead	Rejected	Land at Little Dunmow was rejected because of issues in relation to highways and the need for a new junction on to the A120. The site is considered a least sustainable location because 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; and it would lead to the coalescence the settlements of Little Dunmow and Flich Green with detrimental impacts on historic assets of Little Dunmow.

Site	Preferred / Rejected?	Reasons for Selection / Rejection
Birchanger	Rejected	Land at Birchanger lies within the Metropolitan Green Belt. The Uttlesford Green Belt Review 2016 found that the Green Belt in this location performed strongly against the functions of the Green Belt. Furthermore the scale of development being promoted was not large enough to provide a self-sustaining community.
Elsenham	Rejected	The decision to reject the location at Elsenham for a new settlement was based on the inadequate access on the strategic road network and the views of the Local Plan Inspector's letters 2014 and the refusal of planning permission for 800 dwellings by the Secretary of State in August 2016.