

Appendix A Stage 1 to Stage 5 Site Selection Assessment

Contents

| | |
|-------------------------|----|
| Key Settlements | 4 |
| Great Dunmow | 4 |
| Saffron Walden | 13 |
| Stansted Mountfitchet | 22 |
| Local Rural Centres | 29 |
| Elsenham | 29 |
| Great Chesterford | 31 |
| Hatfield Heath | 37 |
| Newport | 39 |
| Takeley / Prior's Green | 44 |
| Thaxted | 50 |
| Larger Villages | 56 |
| Ashdon | 56 |
| Birchanger | 57 |
| Clavering | 58 |
| Debden | 60 |
| Elder Street (Wimbish) | 61 |

| | |
|--------------------|----|
| Felsted | 62 |
| Great Easton | 65 |
| Hatfield Broad Oak | 66 |
| Henham | 67 |
| High Easter | 68 |
| Little Hallingbury | 69 |
| Manuden | 71 |
| Stebbing | 72 |
| Small Villages | 74 |
| Aythorpe Roding | 74 |
| Barnston | 74 |
| Berden | 74 |
| Broxted | 75 |
| Chrishall | 76 |
| Elmdon | 77 |
| Farnham | 77 |
| Flitch Green | 78 |
| Great Hallingbury | 79 |
| Great Sampford | 80 |
| Hempstead | 81 |
| High Roding | 82 |
| Langley | 83 |

| | |
|---------------------------|----|
| Leaden Roding | 84 |
| Lindsell | 85 |
| Little Canfield | 86 |
| Little Dunmow | 87 |
| Little Easton | 88 |
| Littlebury | 89 |
| Quendon and Rickling | 90 |
| Radwinter | 91 |
| Sewards End | 91 |
| Parish: Wendens Ambo | 92 |
| White Roding | 93 |
| Widdington | 94 |
| Open Countryside / Others | 95 |

Key Settlements

Great Dunmow

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

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

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

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

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

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

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

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

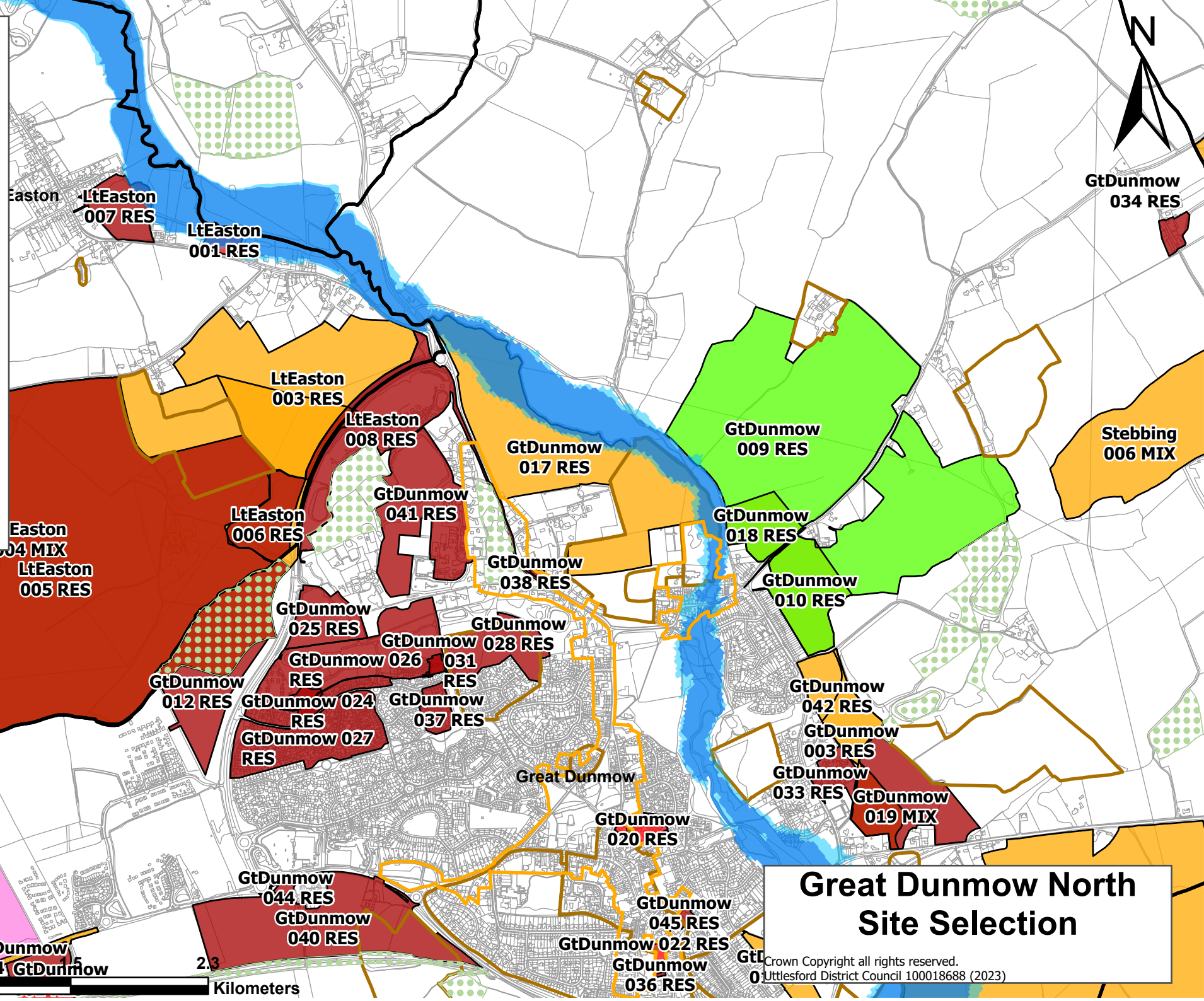
| Site Reference | Site Address | Site Area (Ha) | Rating | Comment |
|----------------|--------------|----------------|--------|--|
| | | | | has not found any other showstopper constraints. Residential development on site is unlikely to harm the character and appearance of the area. The site is adjacent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

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

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

Legend

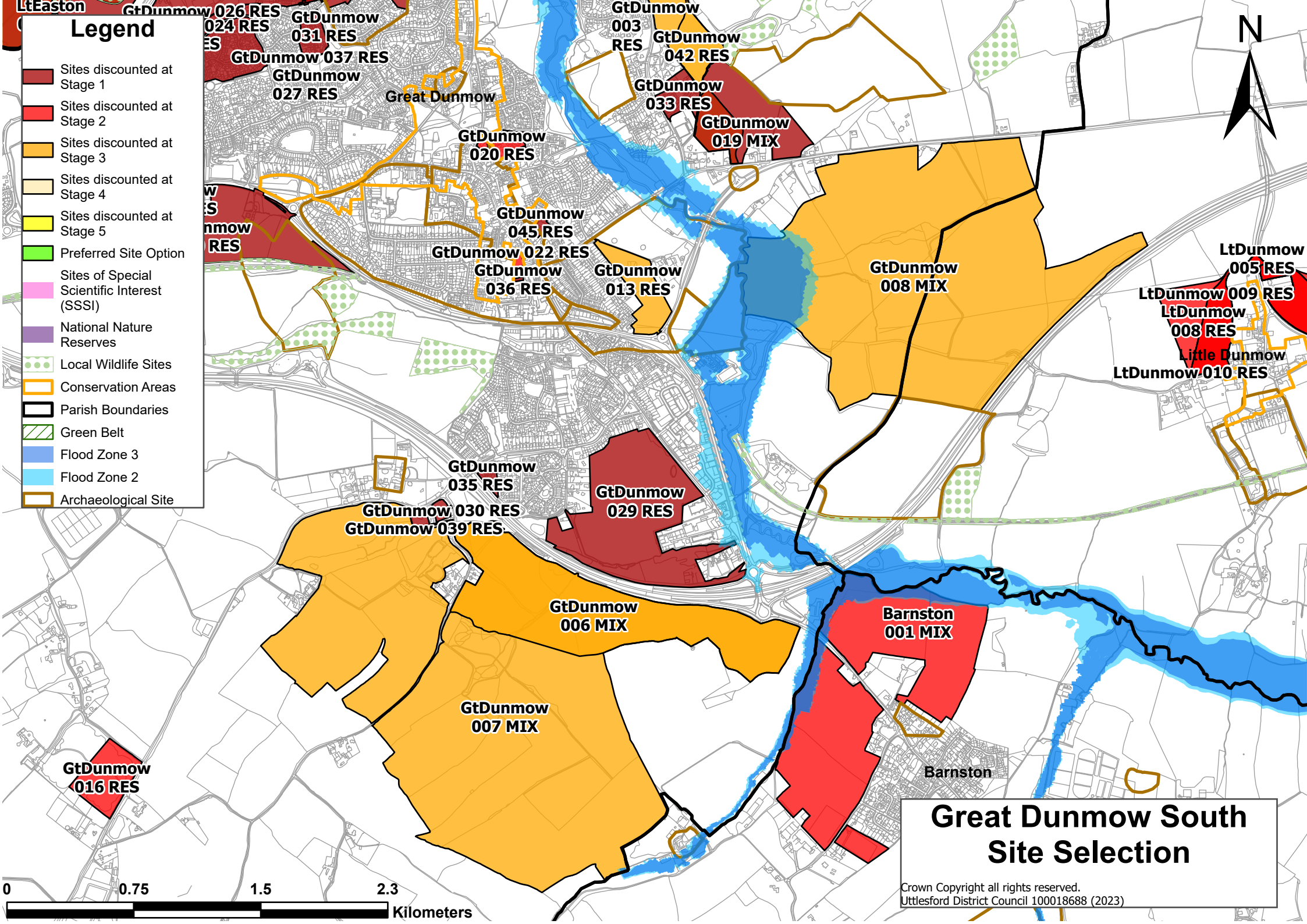
- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries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



**Great Dunmow North
Site Selection**

Crown Copyright all rights reserved.
 Uttlesford District Council 100018688 (2023)





Legend

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



Great Dunmow South Site Selection

Crown Copyright all rights reserved.
 Uttlesford District Council 100018688 (2023)

0 0.75 1.5 2.3 Kilometers

Saffron Walden

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

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

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

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

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

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

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

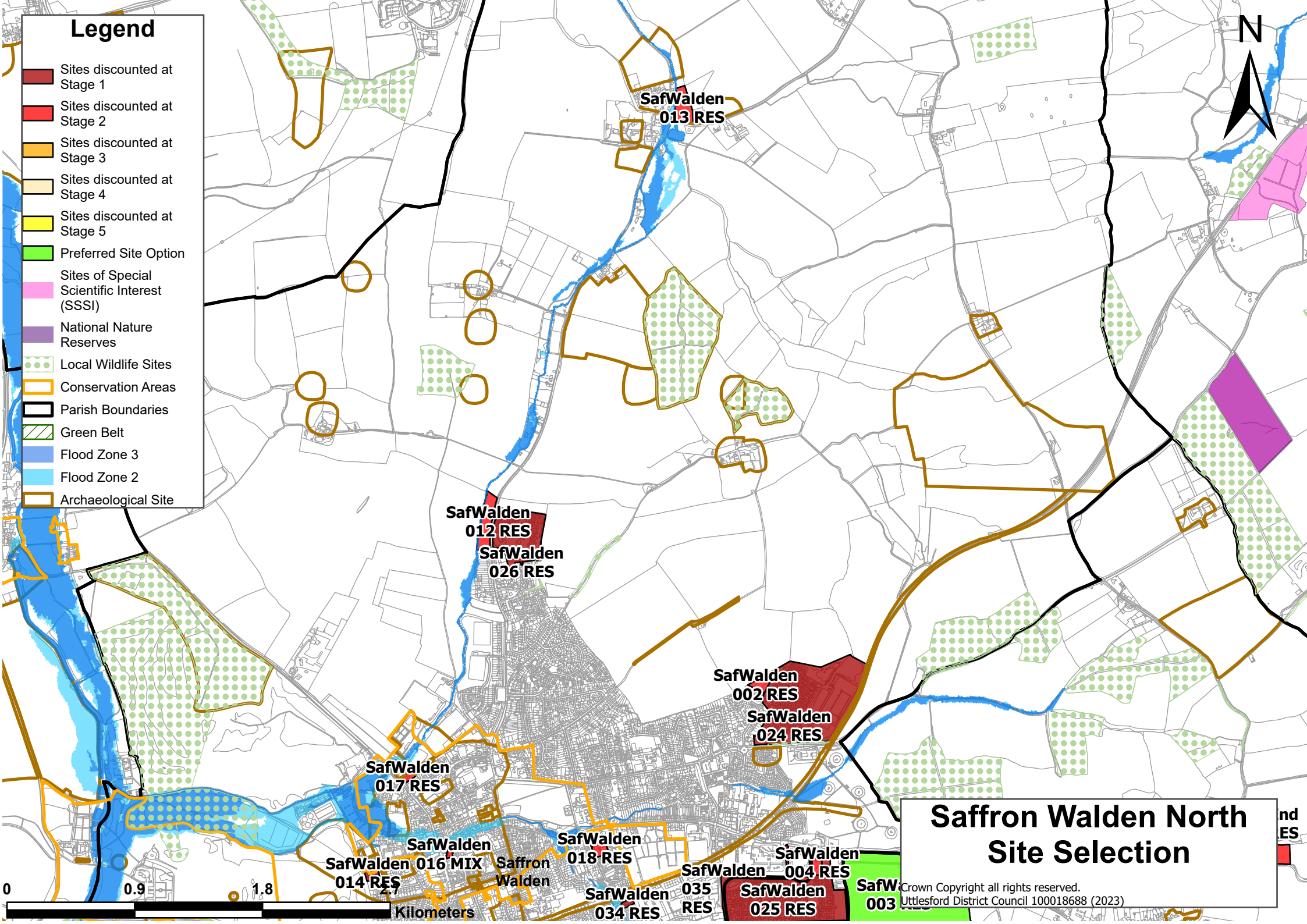
HELAA Sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Preferred Sites

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

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

Legend

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

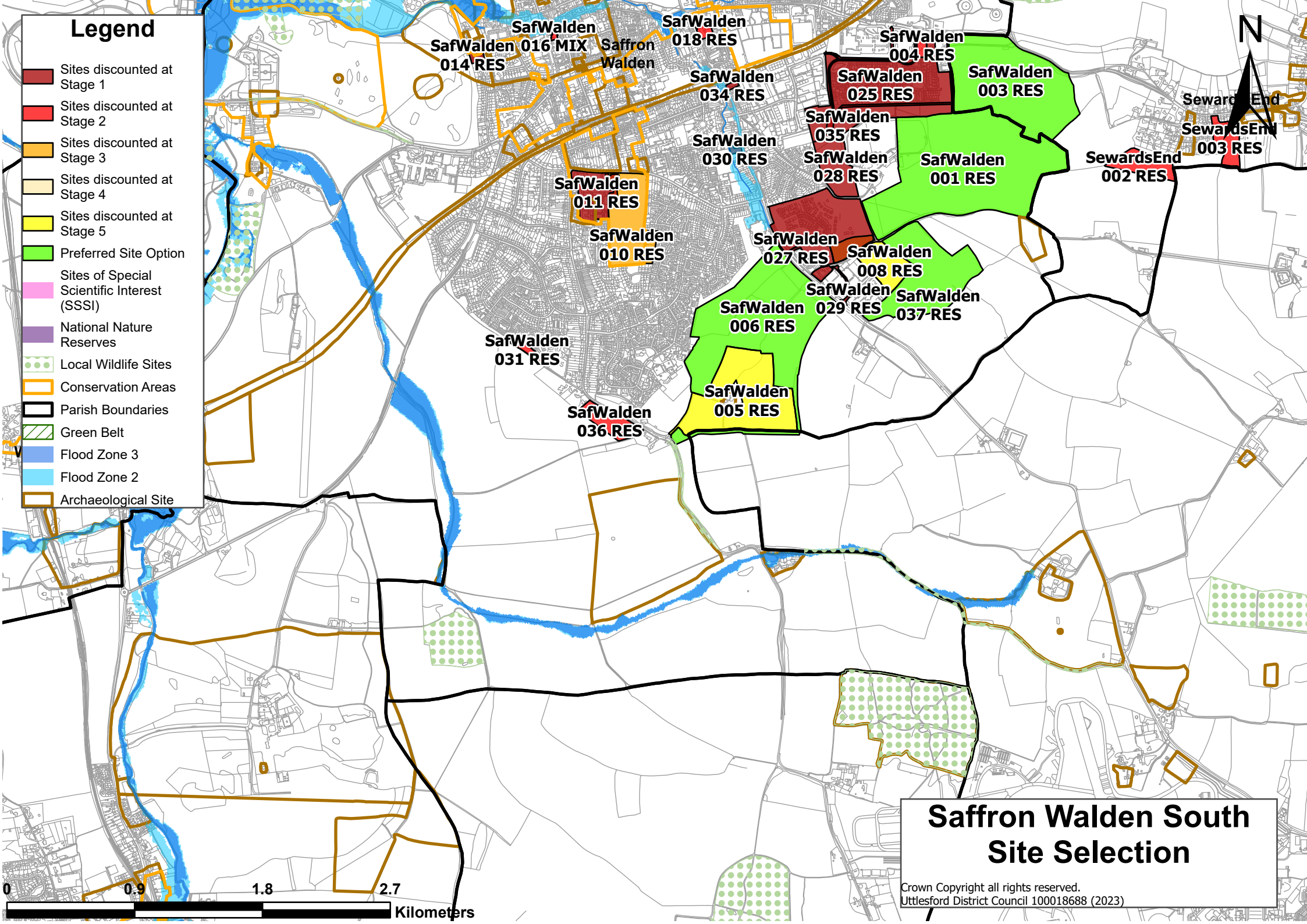


Saffron Walden North Site Selection

Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)

Legend

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



Saffron Walden South Site Selection

Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)



Stansted Mountfitchet

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

| | | | |
|------------------|---|------|--|
| Stansted 032 RES | Police Station Hargrave Close Stansted, CM24 8DL | 0.08 | |
|------------------|---|------|--|

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

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

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

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

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

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

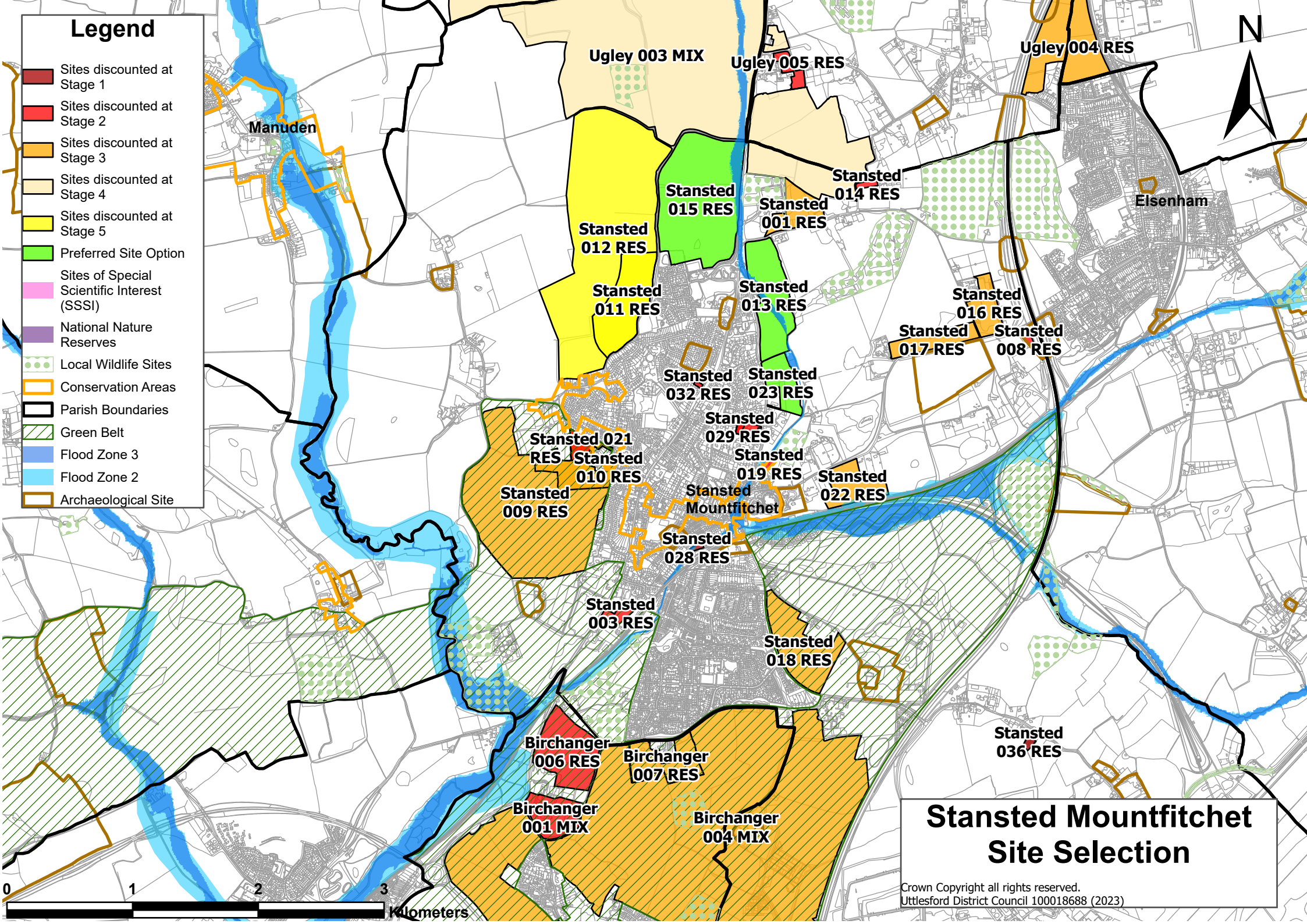
HELAA Sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Preferred Sites

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

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

Legend

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



Ugley 003 MIX

Ugley 005 RES

Ugley 004 RES

Manuden

Elsenham

Stansted 012 RES

Stansted 015 RES

Stansted 001 RES

Stansted 014 RES

Stansted 011 RES

Stansted 013 RES

Stansted 016 RES

Stansted 008 RES

Stansted 032 RES

Stansted 023 RES

Stansted 021 RES

Stansted 010 RES

Stansted 029 RES

Stansted 019 RES

Stansted 022 RES

Stansted 009 RES

Stansted Mountfitchet

Stansted 028 RES

Stansted 003 RES

Stansted 018 RES

Birchanger 006 RES

Birchanger 007 RES

Birchanger 001 MIX

Birchanger 004 MIX

Stansted 036 RES

Stansted Mountfitchet Site Selection

Crown Copyright all rights reserved.
Uttlesford District Council 100018688 (2023)

Local Rural Centres

Elsenham

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

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

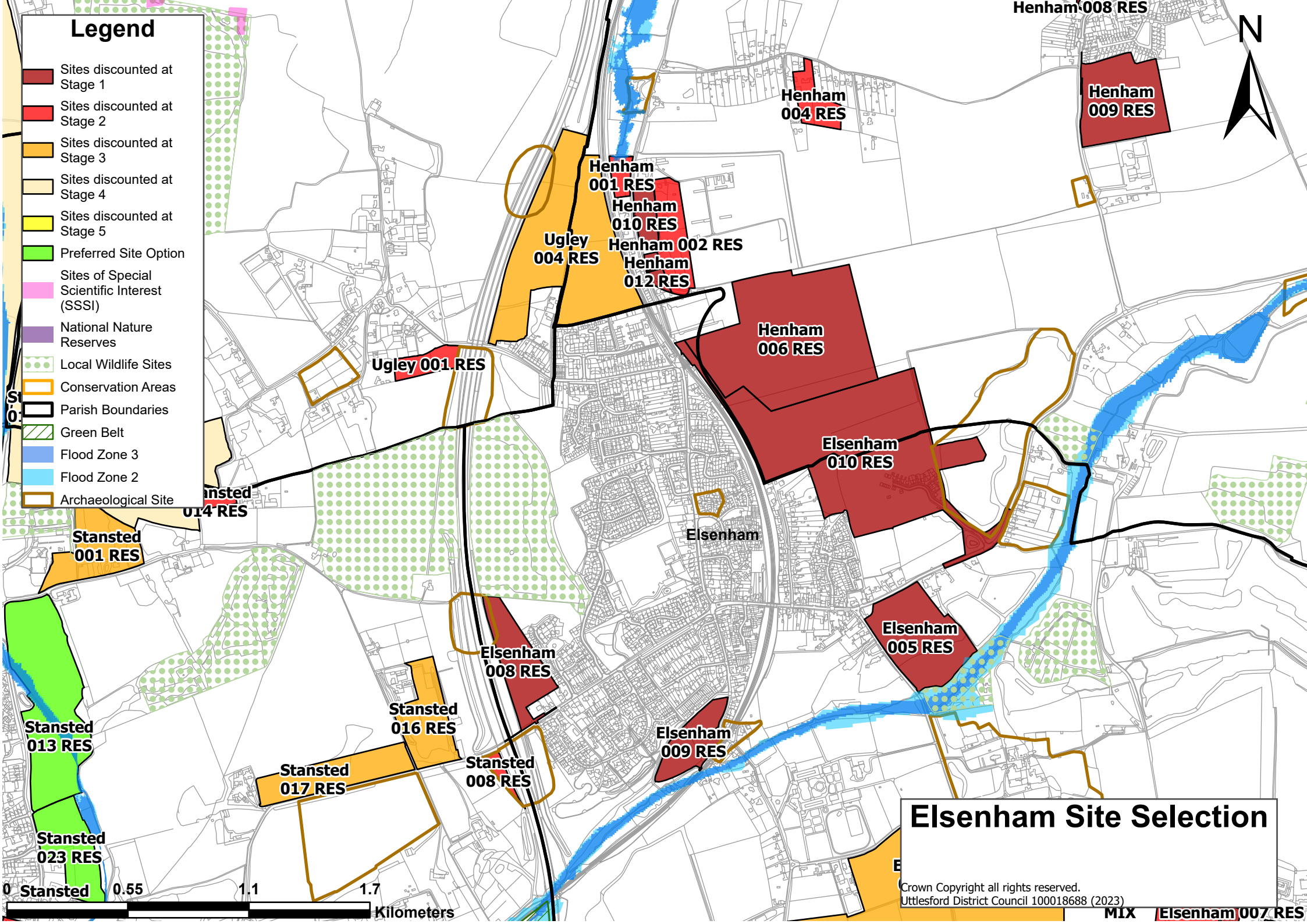
| Site Reference | Site Address | Site Area (Ha) | Comment |
|----------------|--------------------------------------|----------------|---|
| Henham 001 RES | Land west of Old Mead Road, Elsenham | 0.61 | The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.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

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

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

Legend

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



Elsenham Site Selection

Crown Copyright all rights reserved.
 Uttlesford District Council 100018688 (2023)



MIX Elsenham 007 RES

Great Chesterford

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

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

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

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

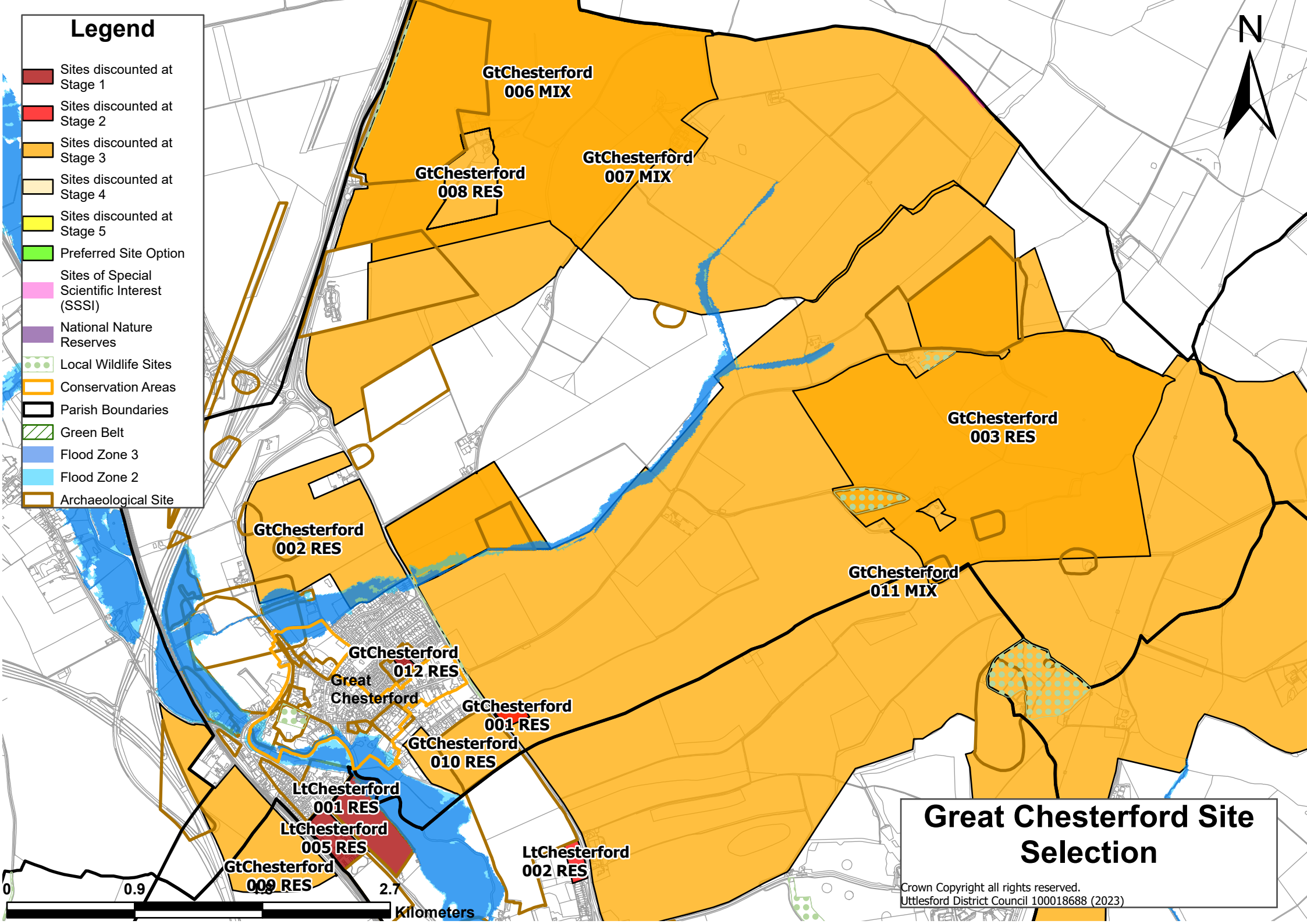
| Site Reference | Site Address | Site Area (Ha) | Rating | Comment |
|-----------------------|--|----------------|----------------------------|---|
| | | | | site is in an accessible location adjacent to Great Chesterford Railway Station. Further investigation shows that access would be required through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

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

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

Legend

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



GtChesterford
006 MIX

GtChesterford
008 RES

GtChesterford
007 MIX

GtChesterford
003 RES

GtChesterford
002 RES

GtChesterford
011 MIX

GtChesterford
012 RES

Great
Chesterford

GtChesterford
001 RES

GtChesterford
010 RES

LtChesterford
001 RES

LtChesterford
005 RES

GtChesterford
009 RES

LtChesterford
002 RES

Great Chesterford Site Selection

Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)



Hatfield Heath

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

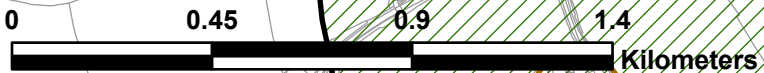
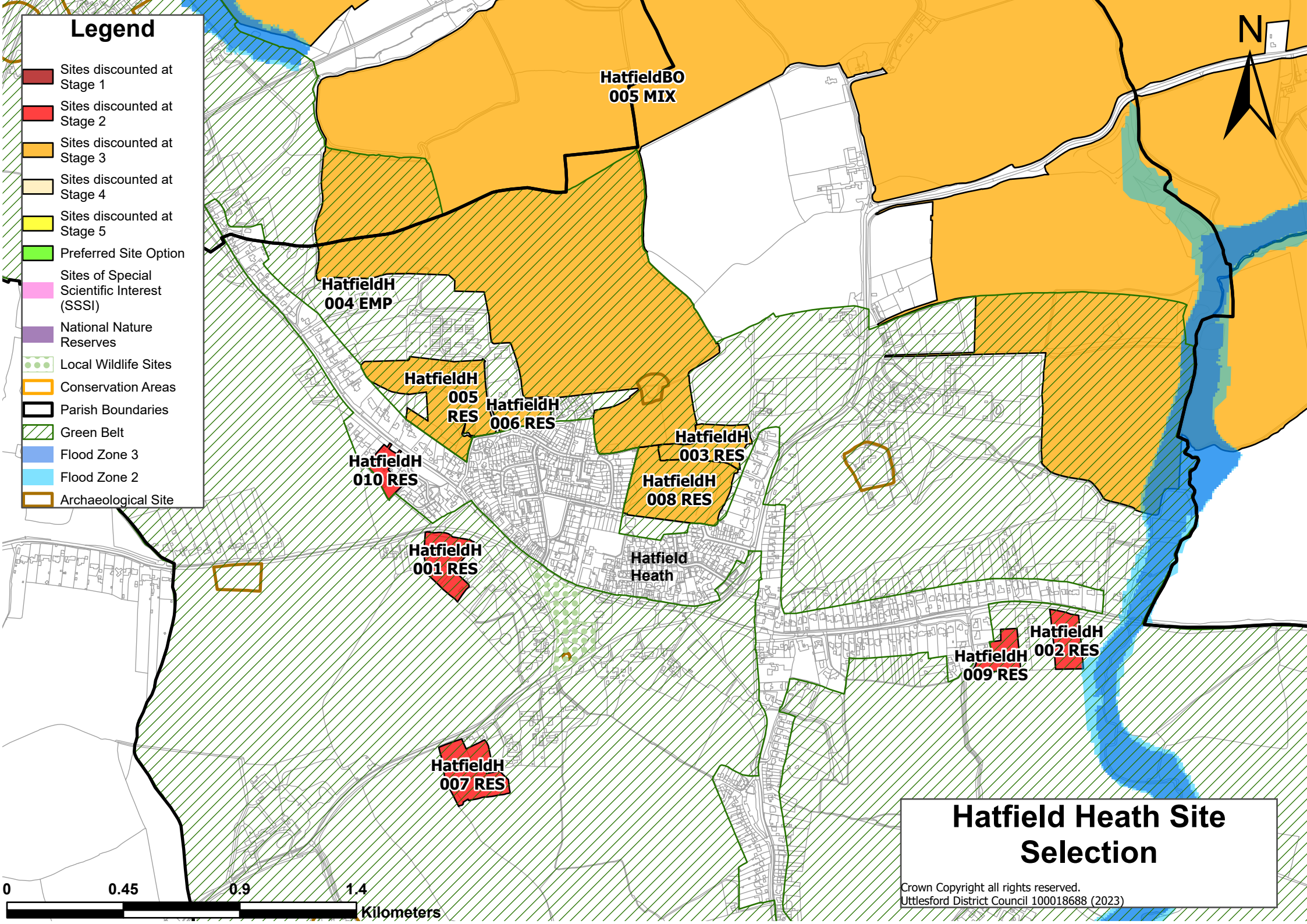
| Site Reference | Site Address | Site Area (Ha) | Comment |
|-------------------|---|----------------|---|
| HatfieldH 001 RES | Land south of Sawbridgeworth Road, Hatfield Heath | 1.24 | The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. |
| HatfieldH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

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

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

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

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



Hatfield Heath Site Selection

Crown Copyright all rights reserved.
Uttlesford District Council 100018688 (2023)

Newport

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

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

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

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

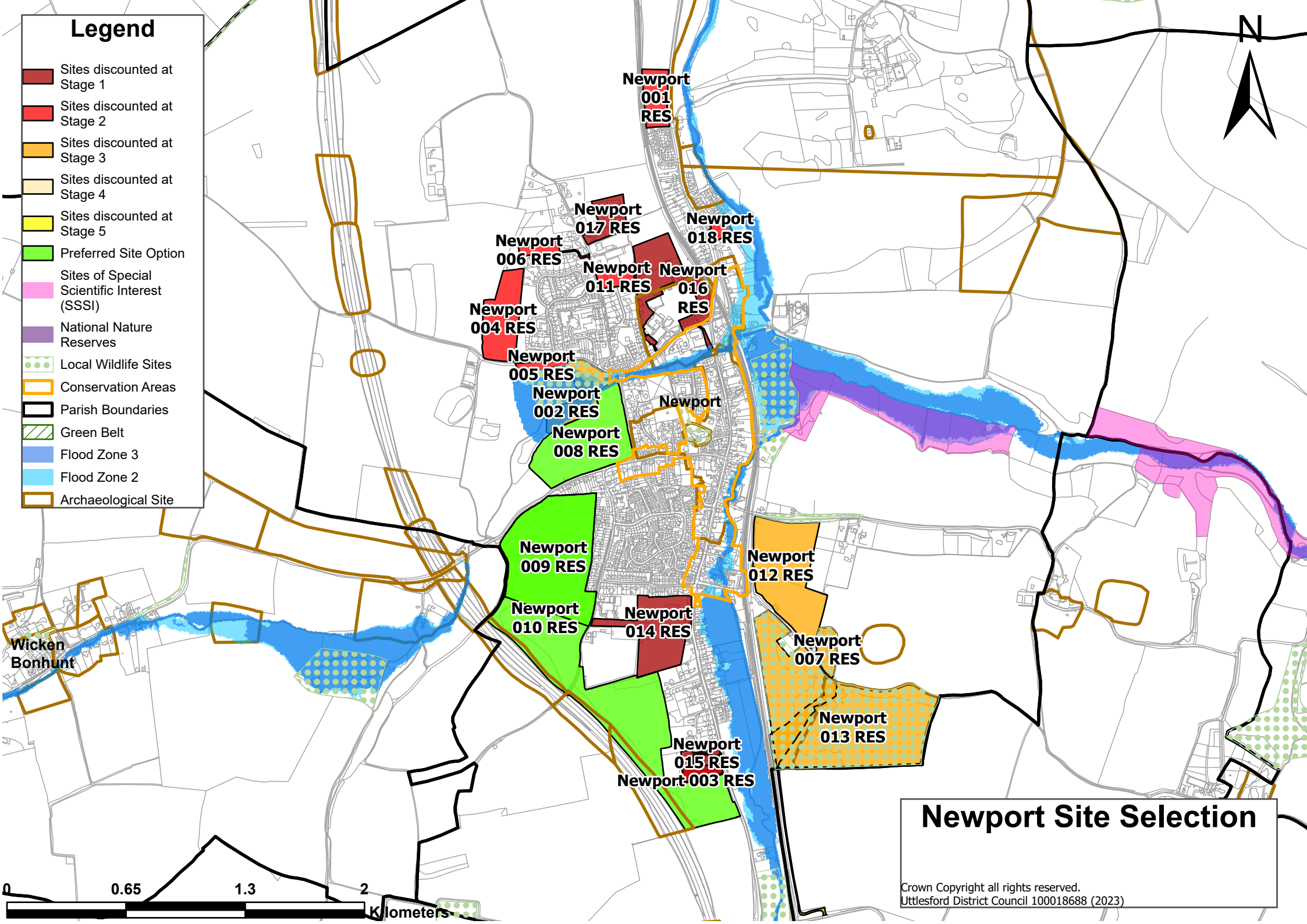
| Site Reference | Site Address | Site Area (Ha) | Rating | Comment |
|-----------------|--|----------------|-----------------------------|---|
| | | | | M11 where an appropriate buffer would be required to mitigate the any noise and air quality impacts. The site contains an established vegetated edge,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

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

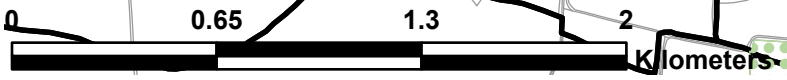
| Site Reference | Site Address | Site Area (Ha) | Stage 4 Sustainability Appraisal | Stage 5 Selection of Preferred Sites |
|-----------------------|---|-----------------------|---|--|
| Newport 008 RES | Land north of Wicken Road, Newport | 6.43 | The site is considered as part of the Reasonable Alternatives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

Legend

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



Wicken Bonhunt



Newport Site Selection

Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)

Takeley / Prior's Green

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

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

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

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

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

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

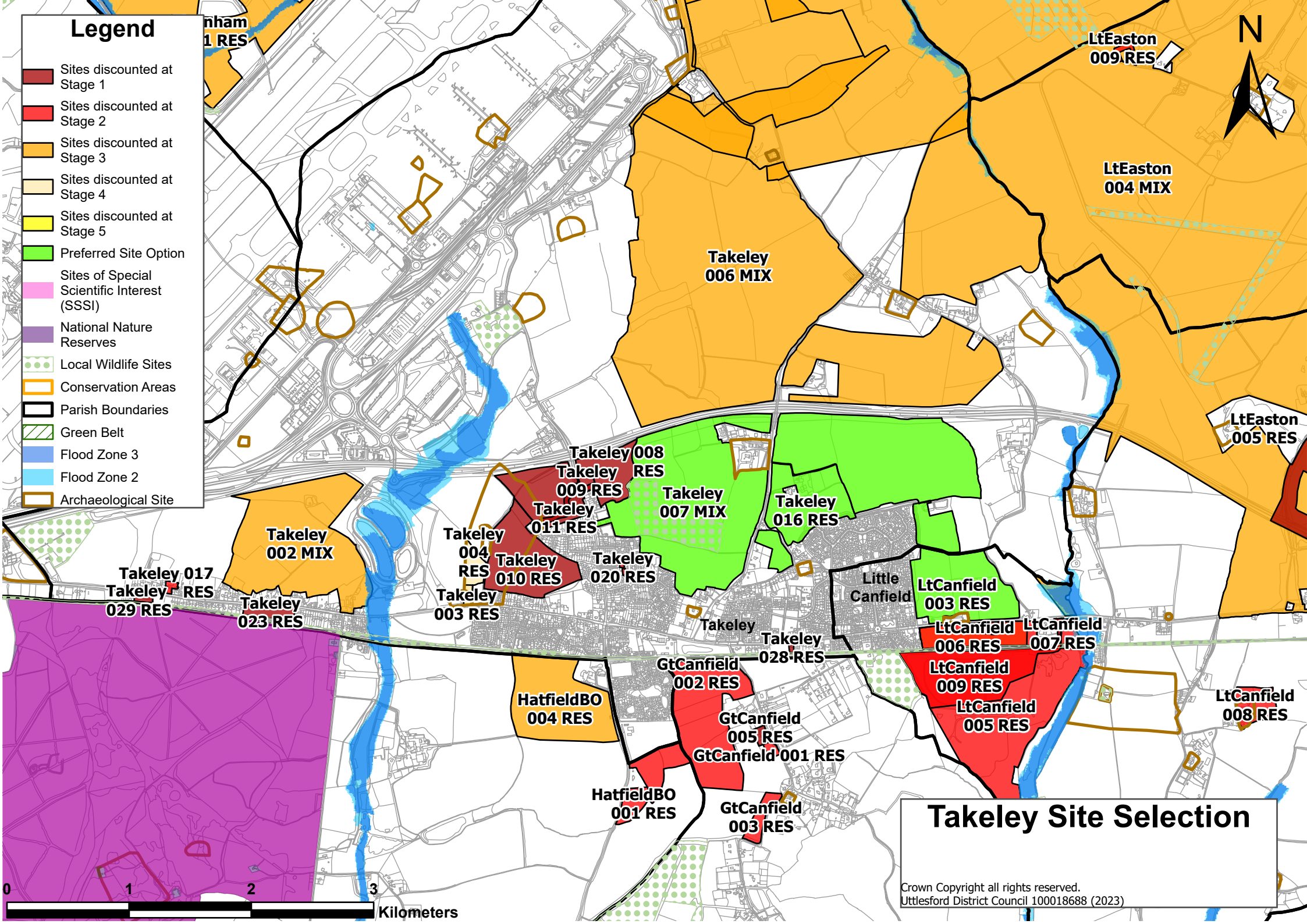
HELAA Sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Preferred Sites

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

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

Legend

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



Takeley Site Selection

Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)

Thaxted

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

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

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

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

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

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

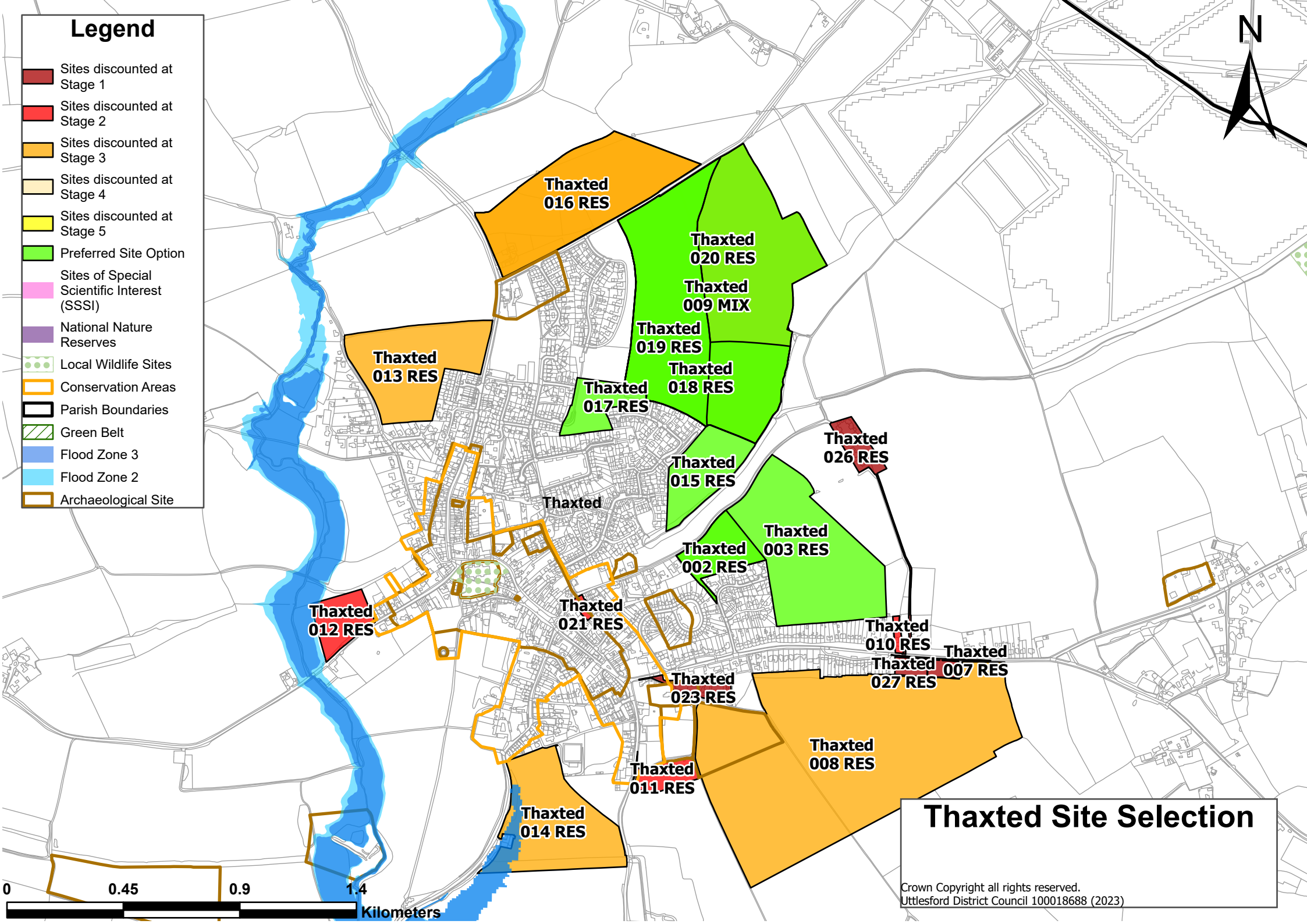
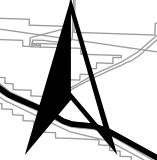
| Site Reference | Site Address | Site Area (Ha) | Stage 4 Sustainability Appraisal | Stage 5 Selection of Preferred Sites |
|-----------------|---|----------------|---|---|
| Thaxted 002 RES | Land at Barnards Fields, Thaxted (2ha) | 1.79 | The site is considered as part of the Reasonable Alternatives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

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

Legend

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

N



Thaxted Site Selection

Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)

Larger Villages

Ashdon

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

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

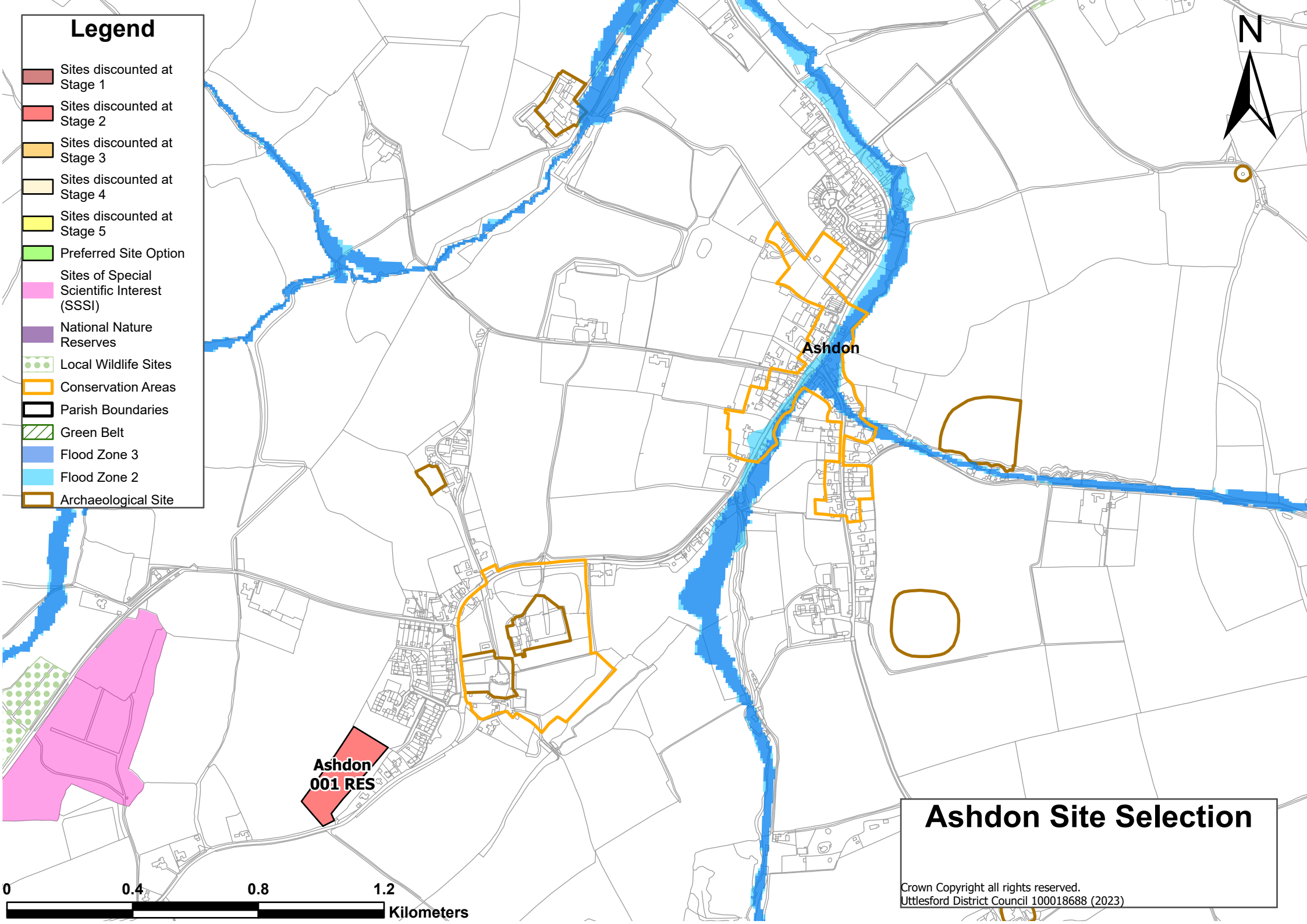
HELAA Sites Discounted at Stage 2 Site Sifting

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

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

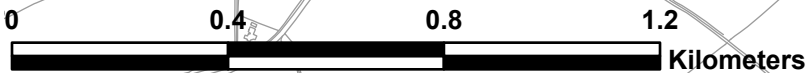
Legend

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



Ashdon Site Selection

Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)



Birchanger

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

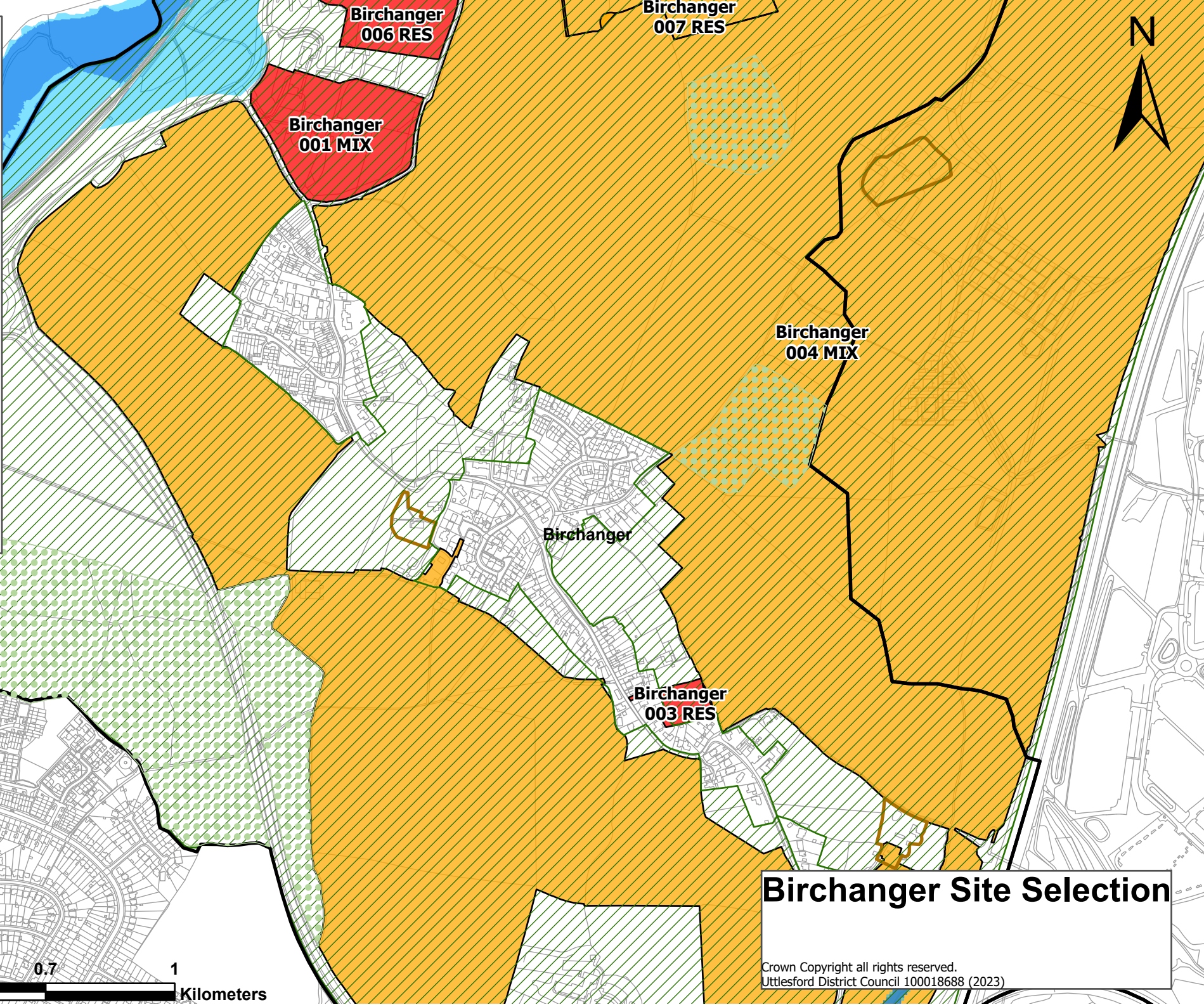
HELAA Sites carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities

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

No sites in Birchanger are carried forward to Stage 4.

Legend

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



Birchanger Site Selection

Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)

Clavering

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

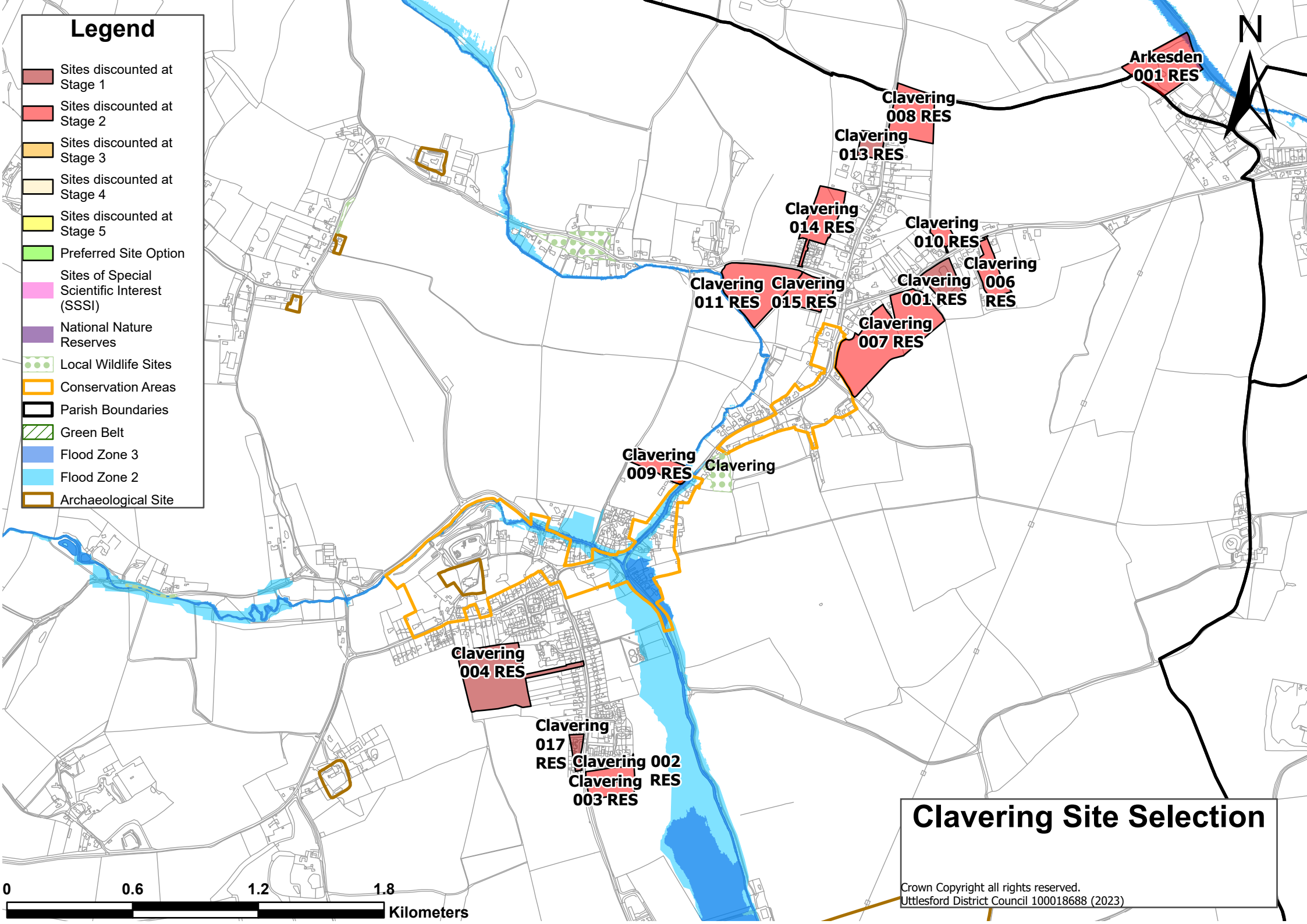
| Site Reference | Site Address | Site Area (Ha) | Comment |
|-------------------|---|----------------|--|
| Clavering 002 RES | Land to the South of Oxley's Close, Stortford Road, Clavering | 0.61 | The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites. It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

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

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

Legend

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



Clavering Site Selection

Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)

Debden

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

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

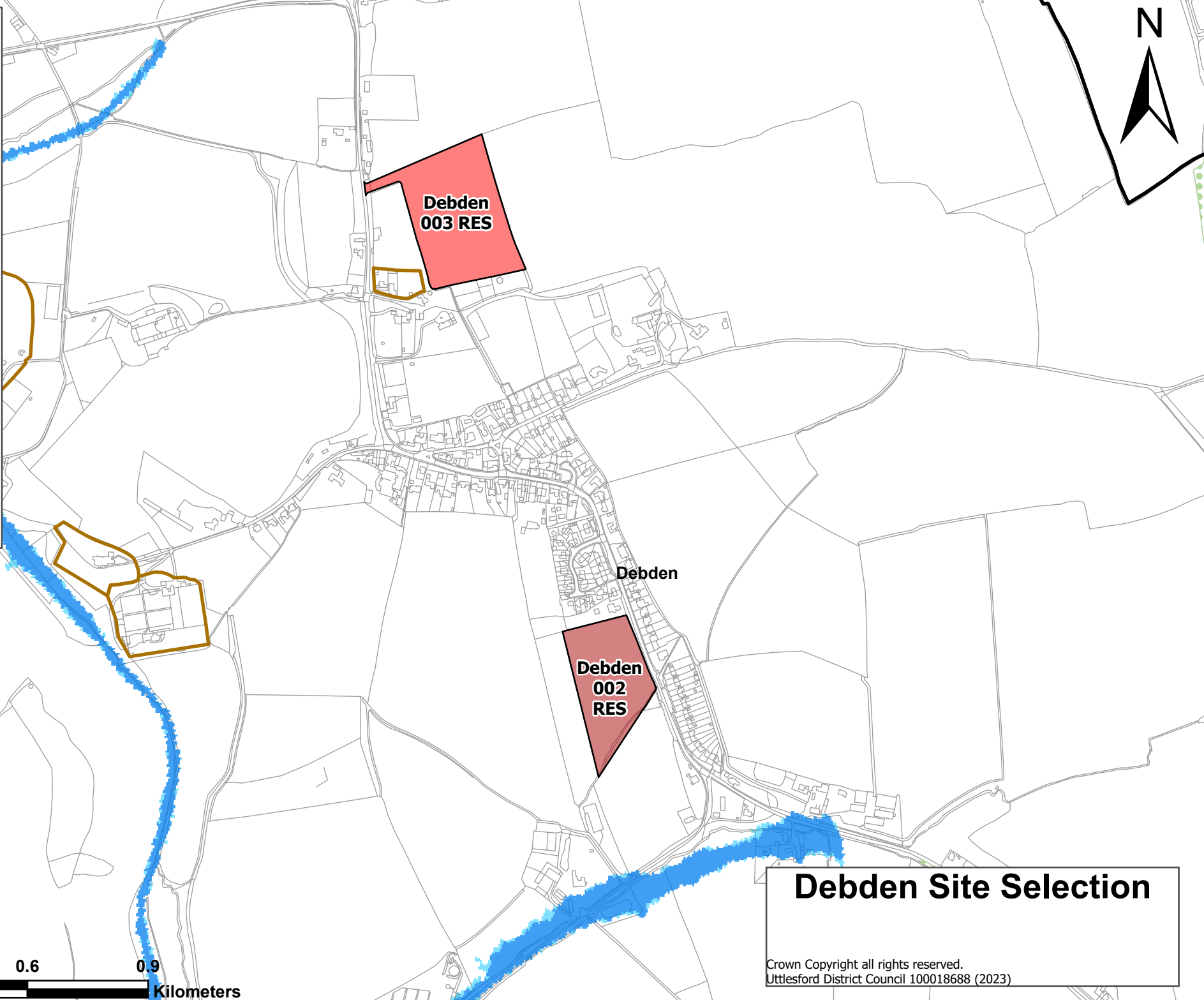
HELAA Sites Discounted at Stage 2 Site Sifting

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

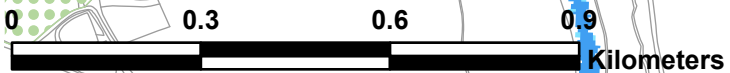
No sites in Debden are carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities.

Legend

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



Debden Site Selection



Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)

Elder Street (Wimbish)

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

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

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

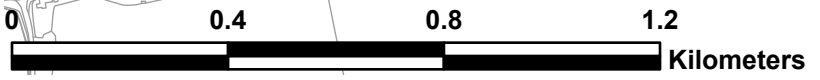
Legend

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



**Wimbish
003 MIX**

Elder Street (Wimbish Parish) Site Selection
Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)



Felsted

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

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

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

Great Easton

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

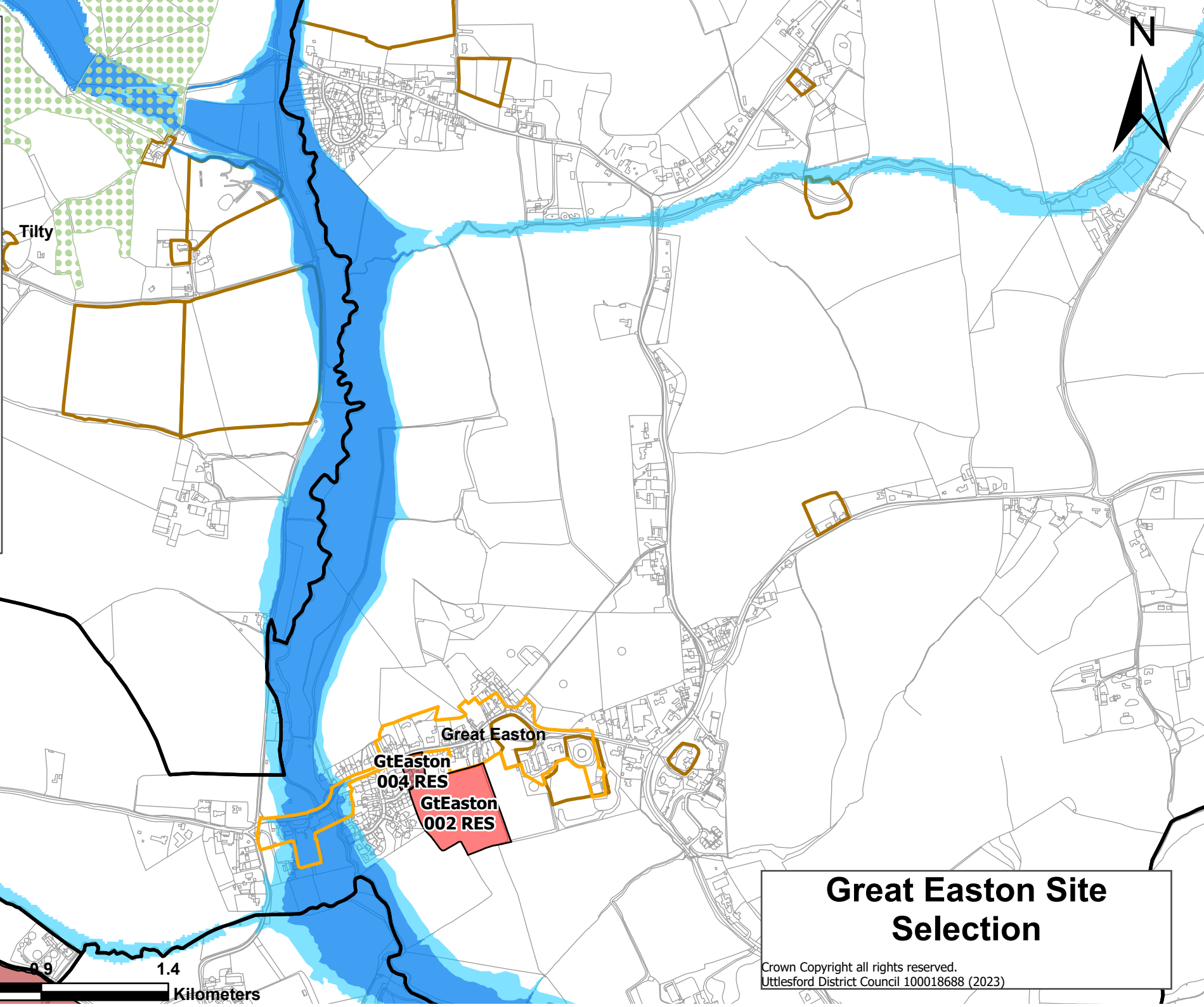
| Site Reference | Site Address | Site Area (Ha) | Comment |
|------------------|--|----------------|---|
| GtEaston 004 RES | Land to the South of The Endway Great Easton | 0.35 | Not considered developable 15+ years. The site has no potential for housing development within the plan period. It is not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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

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



Great Easton Site Selection

Crown Copyright all rights reserved.
Uttesford District Council 100018688 (2023)

Hatfield Broad Oak

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

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

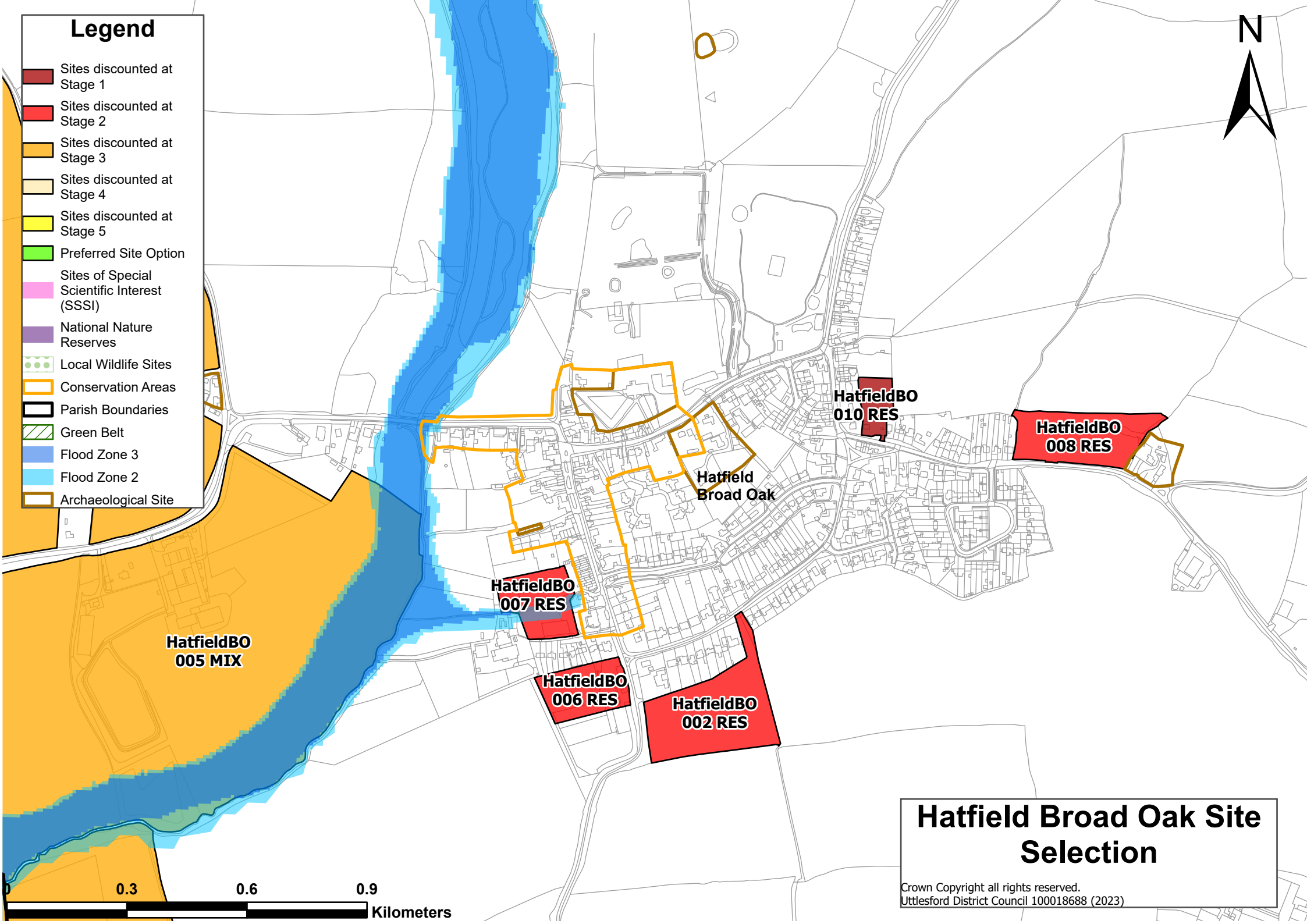
HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Legend

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



**HatfieldBO
005 MIX**

**HatfieldBO
007 RES**

**HatfieldBO
006 RES**

**HatfieldBO
002 RES**

**HatfieldBO
010 RES**

**HatfieldBO
008 RES**

**Hatfield
Broad Oak**

Hatfield Broad Oak Site Selection

Crown Copyright all rights reserved.
Uttlesford District Council 100018688 (2023)



Henham

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

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

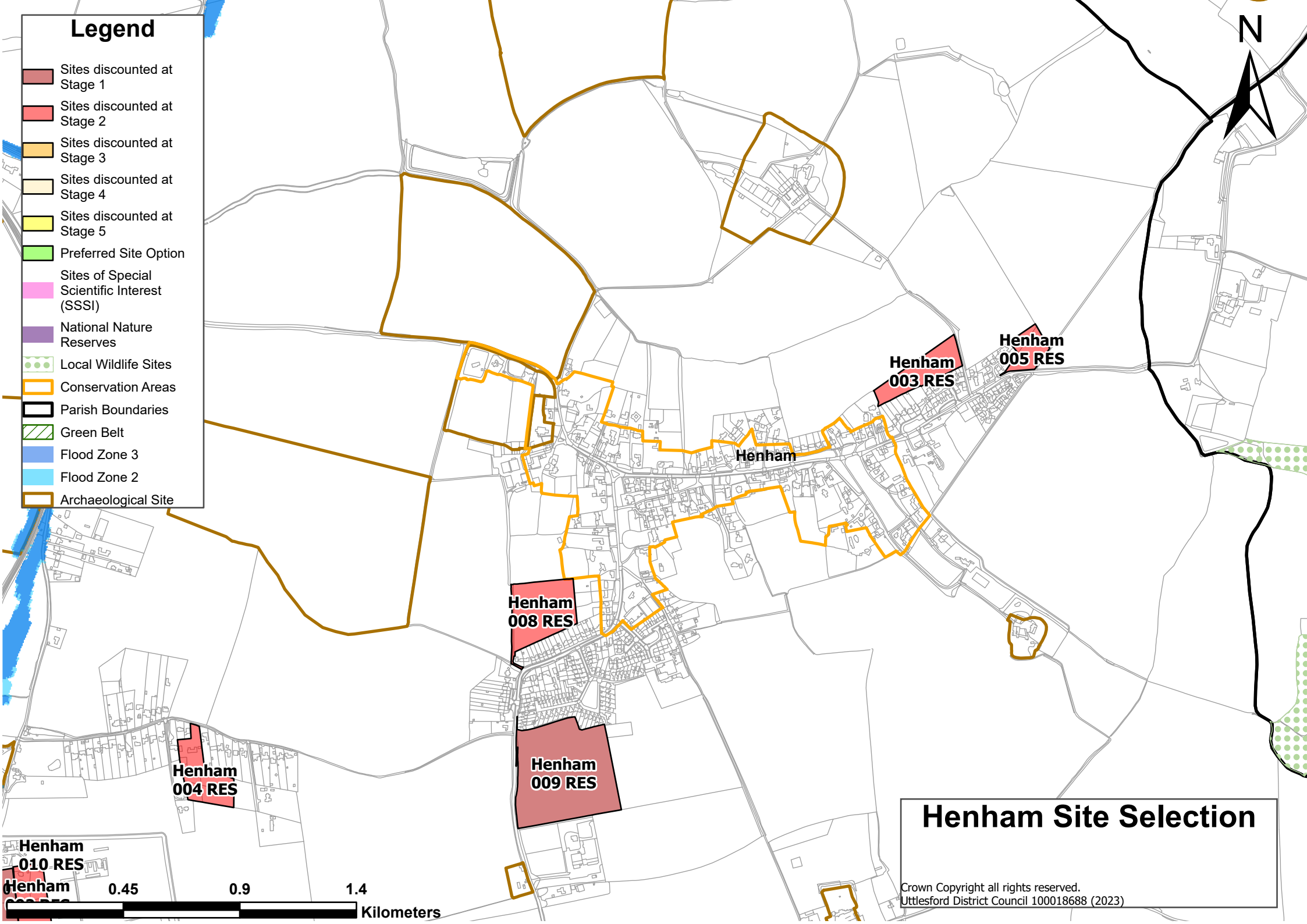
HELAA Sites Discounted at Stage 2 Site Sifting

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

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

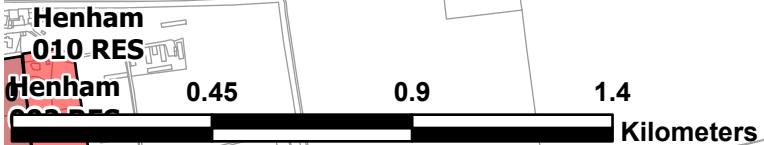
Legend

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



Henham Site Selection

Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)



High Easter

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

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

Little Hallingbury

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

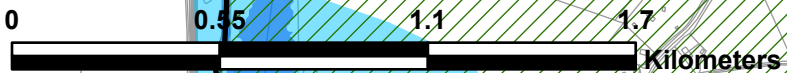
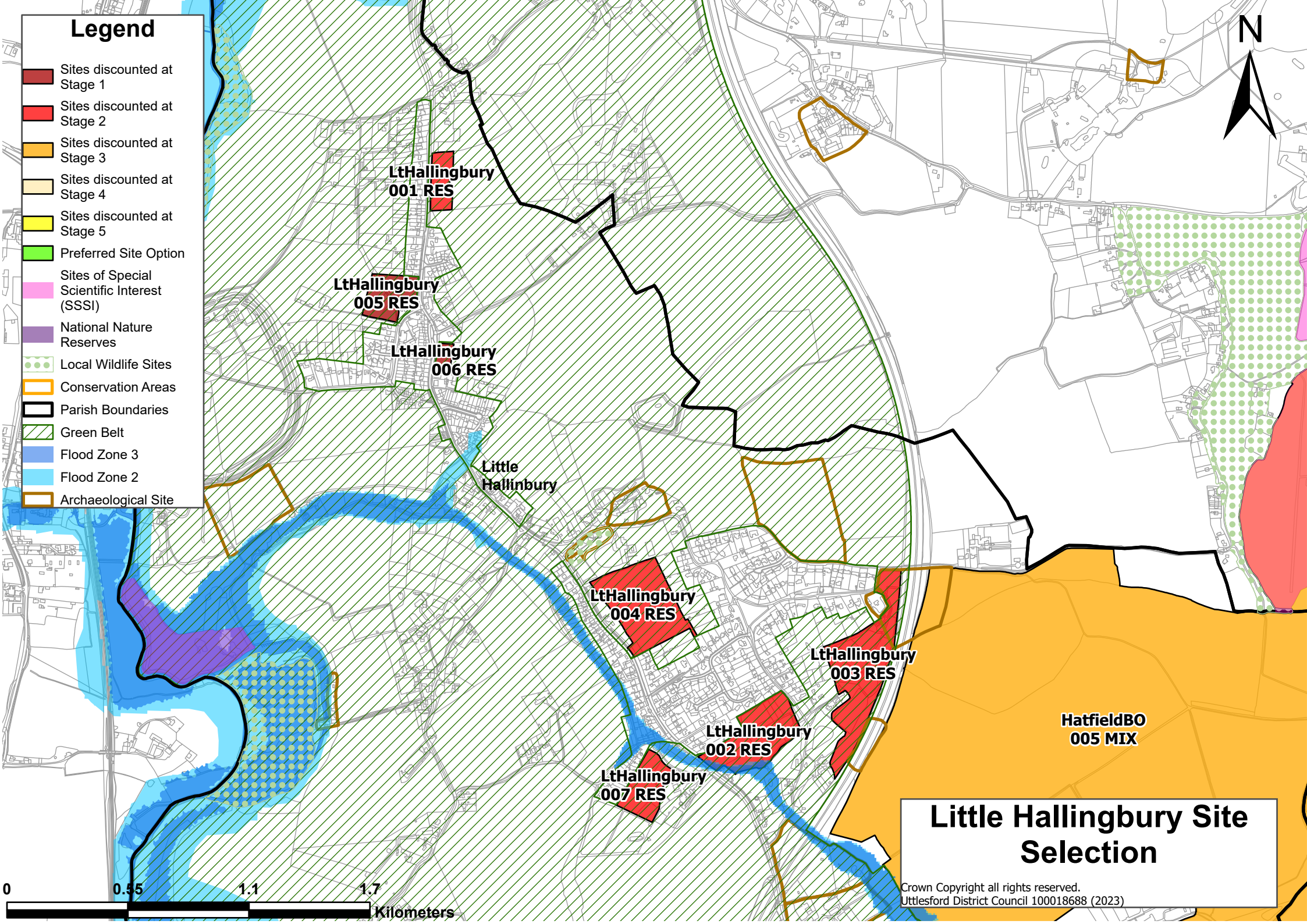
| Site Reference | Site Address | Site Area (Ha) | Comment |
|-----------------------|---|----------------|---|
| LtHallingbury 001 RES | Land at Latchmore Bank, Little Hallingbury | 0.96 | The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located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

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

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

Legend

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



Little Hallingbury Site Selection

Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)

Manuden

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

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

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

Legend

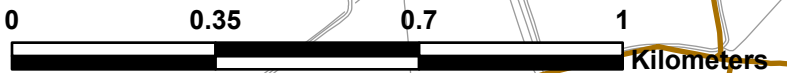
- Sites discounted at Stage 1
- Sites discounted at Stage 2
- Sites discounted at Stage 3
- Sites discounted at Stage 4
- Sites discounted at Stage 5
- Preferred Site Option
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Wildlife Sites
- Conservation Areas
- Parish Boundaries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



**Manuden
001 RES**

Manuden

Manuden Site Selection



Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)

Stebbing

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

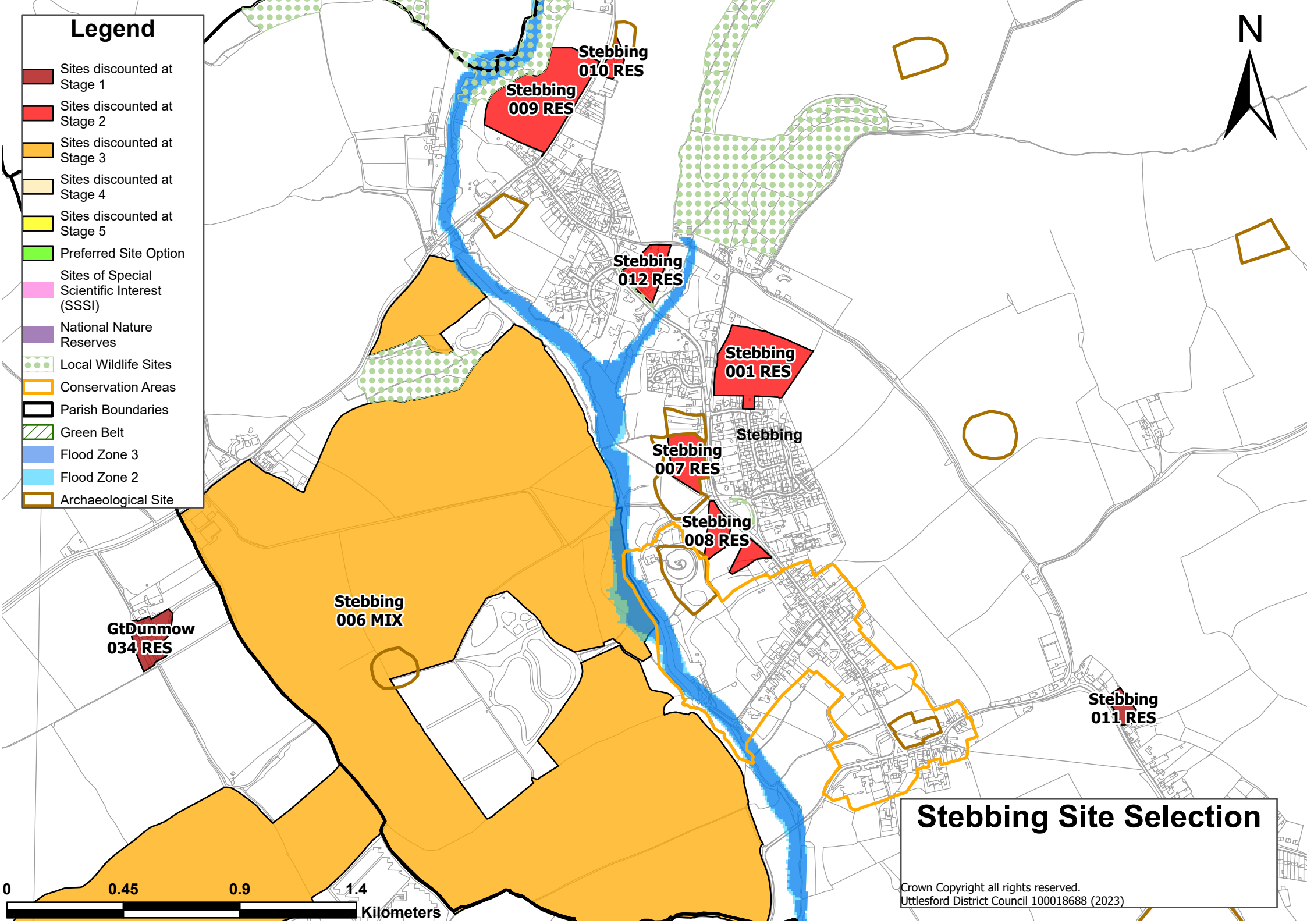
HELAA Sites carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities

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

No sites in Stebbing are carried forward to Stage 4.

Legend

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



Stebbing Site Selection

Crown Copyright all rights reserved.
Utlesford District Council 100018688 (2023)



Small Villages

Aythorpe Roding

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

Barnston

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Berden

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

Broxted

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Chrishall

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Elmdon

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Farnham

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

Flitch Green

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Great Hallingbury

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Great Sampford

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Hempstead

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

High Roding

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Langley

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Leaden Roding

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

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

Lindsell

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Little Canfield

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Little Dunmow

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Little Easton

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Littlebury

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Quendon and Rickling

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Radwinter

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

Sewards End

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Wendens Ambo

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

White Roding

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Widdington

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

Open Countryside / Others

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

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

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

HELAA Sites Discounted at Stage 2 Site Sifting

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

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

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

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

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

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

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

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

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

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

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

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

| Location | Site Reference | Site Address | Site Area (Ha) | Stage 4 Sustainability Appraisal | Stage 5 Selection of Preferred Sites |
|--------------|----------------|---|----------------|---|--|
| Brixton Lane | Ugley 003 MIX | Bollington Hall Farm, Cambridge Road, Ugley | 322.88 | Ugley Garden Community has been considered as part of a Reasonable Alternative. However, this growth scenario performs poorly against the broad spatial strategy and objective of this Local Plan, particularly in delivering improved services, facilities and infrastructure that benefit existing settlements in Uttlesford. The site is therefore not selected as a Preferred Site for further consideration. | N/A. Site discounted at earlier stage. |