

Draft Housing and Employment Availability Assessment (HELAA)

October 2023

Uttlesford District Council

Contents

1. Introduction

[What is a Housing and Employment Land Availability Assessment \(HELAA\)?](#)

2. Policy Context

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

3. Methodology

4. Stage 1: Identification of sites and broad locations

[Determine assessment area and site size](#)

[Call for Sites/Broad Locations](#)

[Technical Consultation](#)

[Sites with Planning Permission and completed](#)

[Site/Broad Location Survey](#)

5. Stage 2: Site/broad location assessment

[Estimating the development potential of each site](#)

[Assessing suitability for housing](#)

[Highways and Access](#)

[Suitability Conclusion](#)

[Assessing achievability - including economic viability](#)

6. Stage 3: Windfall Assessment

7. Stage 4: Assessment review

8. Stage 5: Final Evidence Base

9. Conclusion

[APPENDIX 1: SITE PROFORMAS](#)

[APPENDIX 2: SETTLEMENT MAPS](#)

[APPENDIX 3: SCHEDULE OF SMALL SITES <1HA](#)

[APPENDIX 4: SUITABILITY ASSESSMENT - SITES LOCATED WITHIN ECOLOGICAL BUFFER ZONES AND PARTLY WITHIN ECOLOGICAL SITES](#)

[APPENDIX 5: SUITABILITY ASSESSMENT - SITES CONTAINING HISTORICAL ASSETS](#)

1. Introduction

What is a Housing and Employment Land Availability Assessment (HELAA)?

1.1. The National Planning Policy Framework¹ (NPPF) requires every local planning authority to assess the amount of land that is available for housing and economic development in its area. This is known as the Housing and Economic Land Availability Assessment (HELAA). In the past these assessments tended to focus solely on housing and were known as Strategic Housing Land Availability Assessments (SHLAAs), or in Uttlesford's case a Strategic Land Availability Assessment (SLAA), whereas they now are required to incorporate economic development.

1.2. The HELAA is a register of the sites that the council has been advised by developers and landowners **could be** potentially available for development. The HELAA replaces previous work undertaken by the Council on the Strategic Land Availability Assessment (SLAA). Sites included in the HELAA result from a "call for sites" which was open to all and widely publicised. The latest call for sites was held in April 2021.

1.3. The HELAA is a register of sites which have been submitted to the council. It does **NOT** allocate sites for development. The inclusion of the site in the HELAA does not imply that the council would grant planning permission for those sites.

1.4. This HELAA (2023) forms an important part of the evidence base that will help to inform the preparation of the new Local Plan. Its purpose is to enable realistic assumptions to be made about how much housing and employment space could potentially come forward on sites that are suitable, available and achievable to meet the council's housing and employment needs.

1.5. Paragraph 68 of the National Planning Policy Framework describes how Local Planning Authorities (LPAs) should build a clear understanding of the land available in their area through the preparation of a Strategic Housing Land Availability Assessment.

1.6. Guidance on undertaking a HELAA is set out in the Planning Practice Guidance² (PPG), which clarifies that the process applies to economic land in addition to housing land. For the HELAA sites, these have been considered for the full range of possible forms of development – including 'green sites' which may have benefits in terms of accessible open space, biodiversity gains and / or carbon absorption.

1.7. This HELAA has been prepared in accordance with the National Planning Practice Guidance. This HELAA is presented as a Draft HELAA for Regulation 18 consultation and will be updated for Regulation 19.

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

2. Policy Context

National Planning Policy Framework

2.1. The National Planning Policy Framework (NPPF) states that Local Planning Authorities should have a clear understanding of available land in their area through the preparation of a HELAA to establish realistic assumptions about the suitability, availability and the economic viability of land to meet the identified need for housing and employment land over the plan period.

2.2. In accordance with the NPPF, the council has undertaken and updated a HELAA to inform the council's Local Plan Review process. The NPPF also requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of their housing requirements (with an additional buffer of 5% or 20%, moved forward from later in the plan period, if required) - as well as identify a supply of specific developable sites or broad locations for growth for years 6-10 and where possible, for years 11-15. This is set out in the Council's five-year housing land supply statement and the Authority Monitoring Report which are both updated annually.

2.3. The NPPF (para 70) acknowledges that Local Planning Authorities may make an allowance for windfall sites in the five year housing land supply if there is compelling evidence that such sites will continue to provide a reliable source of supply. Any windfall allowance should have regard to the HELAA, historic windfall delivery rates and expected future trends, and consideration should be given to policies to resist development of residential gardens.

Planning Practice Guidance

2.4. The Government's Planning Practice Guidance (PPG) provides guidance on housing and economic land availability assessment and, in relation to potential housing land, sets out a methodology to identify a future supply of land which is suitable, available and achievable for housing over the plan period. This HELAA has been undertaken in the context of the latest guidance contained in PPG updated in July 2019.

3. Methodology

3.1. This HELAA 2023 is the latest iteration of a number of land availability studies undertaken by the Council. The HELAA has been drafted in accordance with the methodology flow chart set out in PPG³ in Figure 1 below. The council also consulted with stakeholders on the methodology for the HELAA and has taken the results into account in refining the methodology and undertaking the assessment.

3.2. Chapters 4-7 set out the work undertaken at each stage of the HELAA (as set out in the PPG) with the Final Evidence Base set out in Chapter 8.

³ <https://assets.publishing.service.gov.uk/media/5a807559ed915d74e33fa8ba/land-availability.pdf>

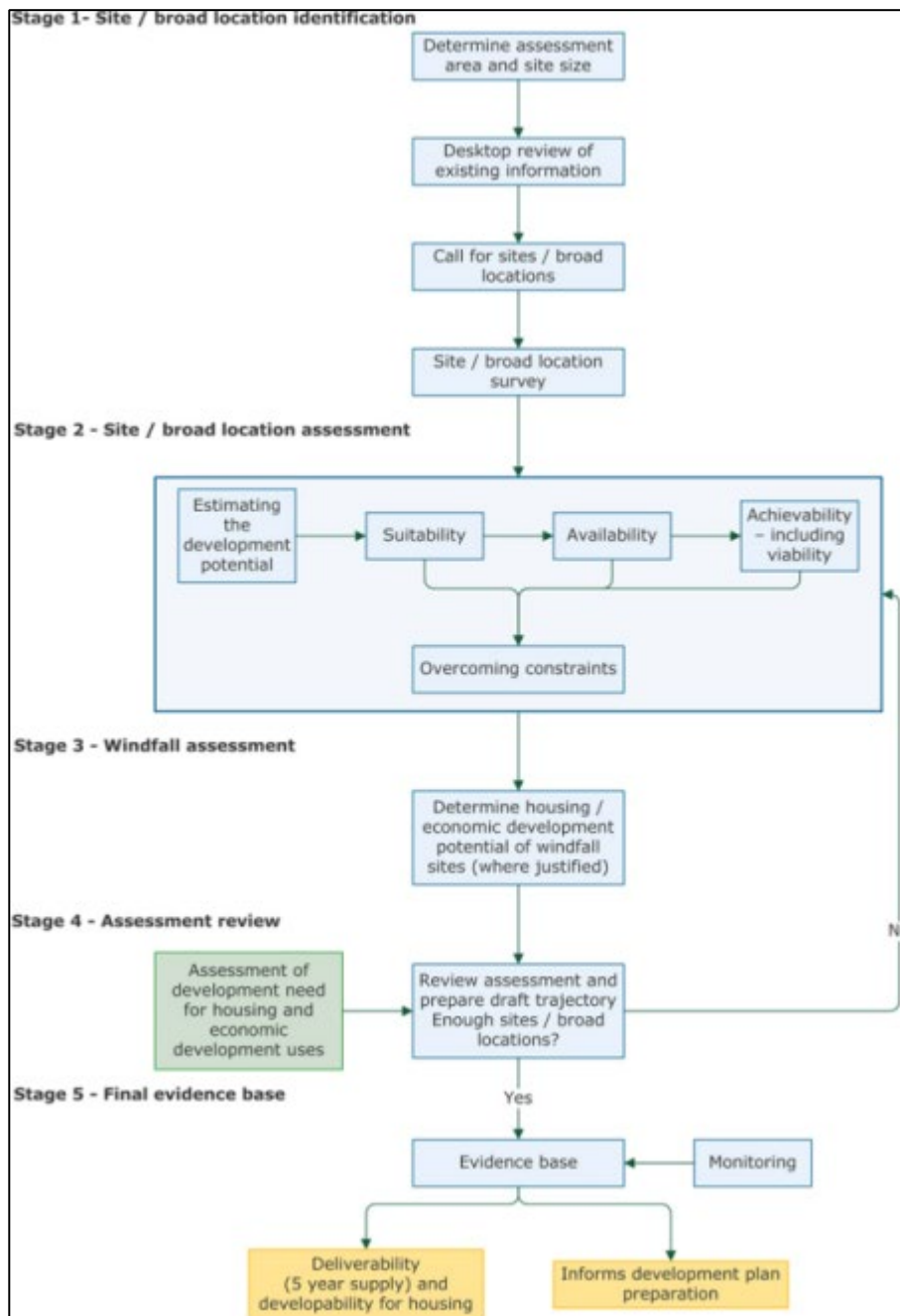


Figure 1: Housing and Economic Land Availability Assessment-Methodology Flowchart

4. Stage 1: Identification of sites and broad locations

Determine assessment area and site size

4.1. The PPG indicates that the area selected for assessment should be based on the housing market area and functional economic market area, and that this could be the local planning authority area or an alternative area. The area covered by this HELAA is the Uttlesford District Council area and the base date is 1st April 2023, factoring in up-to-date planning history at that date.

4.2. An initial assessment of the HELAA sites has been undertaken by planning officers in the Strategic Planning team, other specialised officers from within the council and with the

assistance of Essex Council County who have all provided advice and information as necessary.

4.3. The PPG encourages plan makers to assess a range of different site sizes from small scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. Paragraph 69 of the NPPF recognises the important contribution that small and medium sized sites can make to meeting local housing requirements and that they are often built out quickly. Local authorities are required to identify land to accommodate at least 10% of their housing target on site no larger than 1ha unless it can be shown that there are strong reasons why this target cannot be achieved. Appendix Three provides a schedule of all sites of less than or equal to 1ha included in the HELAA, along with the site area and development capacity.

4.4. Experience over the years has indicated that typically sites identified through sources such as desktop reviews (e.g. from aerial photography, GIS and the former Urban Capacity Study) are less likely to be developed than those actively promoted by landowners through the call for sites. A total of 15 sites have been identified through a desktop review of sites that have not been put forward as part of the Call for sites.

4.5. The site size thresholds for inclusion in the assessment are:

- 0.2 hectares (or 5 dwellings) for housing sites
- 0.25 hectares (or 500m² floorspace) for employment sites (B-class uses and the new Class E sub-use classes relating to office, research and development, industrial and warehousing)
- Other development – no threshold

Brownfield Land Register

4.6. With regard to sites from the Brownfield Register, a total of 6 sites were considered (GtDunmow022 RES, Saffron Walden 016 MIX, Saffron Walden 017 RES, Saffron Walden 018 RES, Thaxted 023 RES and Wimbish 003 MIX). This is consistent with Government advice, which give priority to the development of previously developed land, in particular vacant and derelict sites and buildings.

Call for Sites/Broad Locations

4.7. The council undertook a call for sites exercise on 15th January 2021 with a submission deadline of 21st April 2021. The call for sites was promoted on the planning policy pages of the council's website along with a new standalone website for the new Local Plan.

4.8. The Call for sites asked for sites to be submitted either online or via post. The answers to the questions help assess the suitability, achievability and viability of the promoted sites.

- Site Capacity (number of dwellings and/or amount of employment/retail/leisure floor space in square metres)
- Site Constraints (what constraints are there to development, what is needed to overcome there and how long might this take)

- Availability (is the site currently available and proposed for development, if not when would it likely be available, is there interest from a developer)
- Time Period (when the site could be brought forward and the likely completion rate (1-5 years, 6-10, or 11-15)
- Map/Site Plan (to identify the site and to confirm the boundaries)

4.9. The questionnaire and information provided has been used to undertake a site assessment and these are presented in a standard 'proforma' template format with an accompanying site location plan (Appendix 1). Further plans for settlements are provided in Appendix 2.

4.10. A total of **298** sites were submitted for consideration through the Call for Sites.

4.11. All of the sites that were put forward as part of the call for sites were plotted on a Geographical Information System (GIS) so that any constraints could be easily identified, and the range of options in particular settlements could be viewed in context.

Other Sources of Sites

4.12. Alongside the Call for Sites exercise that the Council undertook, other sources were used (as recommended by the PPG) to identify further sites. The list of additional site sources is as follows:

- Active Engagement (Engagement with Landowners): 2 sites
- Brownfield Land Register: 7 sites
- Employment Land Monitoring: 20 Sites
- Housing Land Monitoring: 73 sites
- Housing Team Engagement: 5 Sites
- Neighbourhood Plan Allocation: 8 Sites
- Refused Applications: 13 sites

4.13. The total number of sites that the HELAA considered was **426** sites.

Coding of the Sites

4.14. Sites were coded by Parish and suffix, according to proposed use:

- Residential (RES)
- Employment (EMP)
- Community (COM)
- Mixed use (MIX)
- Renewable Energy (RNGY)
- Other (OTH)

4.15. A total of 9 sites were submitted which were not for housing or economic development. It is noted that whilst these sites would be considered as part of the overall Local Plan process, these have not been assessed as part of the HELAA as the criterion used to assess the sites submitted for Housing and Economic Development cannot be applied to these sites.

Technical Consultation

4.16. A Technical Consultation on what was then called the Strategic Land Availability Assessment (SLAA) was undertaken between 18 October 2021 and 29 November 2021. This was an optional consultation (i.e. not required in legislation or guidance) to follow up on the Call for Sites.

4.17. The Technical Consultation was intended to give interested parties an opportunity to:

- Review the plotted site boundaries
- Fact-check the key attributes of the sites detailed in the initial Site Information Proformas

4.18. Over 100 responses were received. This included response from 28 out of 60 Parish/Town Councils (8 parishes had no sites submitted through the Call for Sites).

4.19. The Technical Consultation was not initially intended as an opportunity to make general comments on the Methodology or the suitability of a listed site. However, useful and informative comments were received regarding these matters.

4.20. Site-specific comments, where factual, were noted and will be taken into account in future plan making stages.

Sites with Planning Permission and completed sites

4.21. Since they were initially submitted many of the sites in the HELAA have been subsequently granted planning permission, and a proportion of those have been completed/built out. Where sites have been permissioned they are identified as deliverable 0-5 year sites. Sites that have been completed are identified as 'unavailable' and therefore undevelopable during the plan period.

Site/Broad Location Survey

4.22. Proformas have been prepared for each site based on a combination of desktop research, a review of the Call for Sites submission, and site visits which were undertaken by officers.

5. Stage 2: Site/broad location assessment

5.1. In line with the PPG Stage 2 of the process (Site/Broad Location Assessment) involves the following steps and considerations:

- Estimating the development potential of each site
- Assessment of Suitability
- Assessment of Availability
- Assessment of Achievability (including viability); and
- Overcoming Constraints

Estimating the development potential of each site

5.2. An estimated development density has been calculated for each site based on the net developable area. This density differs depending on the location (as set out below) to take account of the diverse nature of the settlements and land supply across the District. The PPG states that the estimates should be guided by existing or emerging plan policy.

5.3. The following average densities were applied to the sites, based on the location within the district. Further details on how the HELAA densities were calculated can be found in the HELAA Methodology.

Table 1 - Average densities used for sites in the District

Location of site	Estimated density dwellings per Hectare
Saffron Walden, Great Dunmow and 'Strategic Sites' (1,500+ Units)	45
All other settlements/ outside of settlements	35

Gross to Net Density Calculations

Residential

5.4. Gross-to-net ratios have been applied based on the need for larger sites to accommodate a greater proportion of on-site infrastructure and open space. These are set out in Table 2.

Table 2 - Density Matrix (Residential)

Site size	Gross to net ratio
Up to 0.4 hectares	100%
0.4 – 2 hectares	90%
2 – 15 hectares	75%
15 hectares and above	60%

Employment

5.5. The following plot ratios have been applied for the employment sites. For consistency purposes these are the same ratios used in the latest Uttlesford Employment Needs Assessment⁴.

Table 3 – Density Matrix (Employment)

Use Class	Plot Ratio
Office and R&D Uses	30%
Industrial Uses	40%
Warehouse/ Distribution Uses	50%

Assessing suitability for housing

5.6. When assessing the sites against the adopted development plan, the PPG advises the need to take account of how up to date the plan policies are and consider the appropriateness of identified constraints on sites/broad location and whether such constraints could be overcome.

5.7. In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future:

- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

5.8. An initial assessment of each site's suitability for development has been made against identified constraints and criteria. Sites have been scored using a 'Red/Amber/Green ('RAG') rating system as set out below in Table 4.

5.9. It is important to reiterate that this is only a high level initial assessment at the beginning of the plan-making process. If, for example, a site has a 'Red' classification, this would result in the site being classified as 'Not Suitable'. In a similar vein, at this stage of the process, as this is only a high level initial assessment under the heading 'Policy' there are only two criteria (Amber and Green) as the very nature of the HELAA means that sites have been put forward that are in for example, located in the countryside so there is no 'Red'

⁴ Paragraph 5.5, Uttlesford Employment Needs Update August 2023

score, as the HELAA maintains a 'Policy Off' position and planning policies are subject to change.

Table 4 Initial Suitability Assessment Criteria

National Policy Designations

Constraint	Criteria	Score
National Policy Designations		
Greenfield or Previously Developed Land	Site is either wholly Greenfield, Previously Developed Land or a mix of both.	No RAG Assessment
Isolated Homes in the Countryside	Site is Isolated in the Countryside	Amber
	Site is not Isolated in the Countryside	Green
Settlement Development Limits	Site is wholly or partly outside the Development Limits	Amber
	Site is wholly within Settlement Development Limits	Green

Local Policy Constraints

Constraint	Criteria	Score
Policy Constraints		
Green Belt	Site is wholly or partly within the Green Belt	Amber
	Site is not adjacent or within the Green Belt	Green
Countryside Protection Zone (CPZ)	Site is wholly or partly within the CPZ adjacent or partially within	Amber
	Site is not adjacent or within the CPZ	Green
Public Safety Zone	Site is wholly or partially within a Public Safety Zone	Amber
	Site is outside a Public Safety Zone	Green
Important Woodland	Site is wholly or partially within Important Woodland	Amber
	Site is not within Important Woodland	Green
Special Verge	Site contains a Special Verge	Amber
	Site does not contain a Special Verge	Green
Protected Lane	Site contains a Protected Lane	Amber
	Site does not contain a Protected Lane	Green
Historic Landscape	Site is wholly or partly within a Historic Landscape	Amber
	Site is not within a Historic Landscape	Green
Local Historic Park/ Garden	Site is wholly or partly within a Local Historic Park/ Garden	Amber
	Site is not within a Local Historic Park/ Garden	Green
Protected Open Space	Site is wholly or partly within a Protected Open Space area	Amber
	Site is not within a Protected Open Space area	Green
Neighbourhood Plan Designation	Site is wholly or partly within a Neighbourhood Plan Designation	No RAG Assessment

Flooding

Flood Zone	Site is wholly within Flood Zone 2 and 3	Red
	Site is partly within Flood Risk Zone 2 and 3	Amber
	Site is not within Flood Risk Zone 2 or 3.	Green
Surface Water Flooding	Site is wholly within a High Risk Surface Water Flood Risk Area	Red
	Site is partly within a medium/ high Surface Water Flood Risk Area	Amber
	Site is within a Low Risk Surface Water Flooding Area	Green
Groundwater Flooding	Site is wholly within a High Risk Groundwater Flooding Area	Red
	Site is partly within a Medium to High Groundwater Flooding Area	Amber
	Site is within a Low Risk Groundwater Flood Risk	Green

Pollution

Aircraft Noise Contours	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Air Quality Management Area (AQMA)	Site is wholly or partly within an AQMA	Amber
	Site is not within an AQMA	Green
Groundwater Source Protection Zone	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Waste Consultation Area	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green

Natural Environment

SSSI	Site is wholly within a SSSI	Red
	Site is partly within a SSSI	Amber
	Site is not within a SSSI	Green
SAC, SPA and Ramsar	Site is wholly within an SAC, SPA and RAMSAR	Red
	Site is partially within a SAC, SPA and Ramsar	Amber
	Site is not within a SAC, SPA and Ramsar	Green
National Nature Reserve	Site is wholly within a National Nature Reserve	Red
	Site is partially within a National Nature Reserve	Amber
	Site is not within a National Nature Reserve	Green
Local Wildlife Site	Site is wholly within a Wildlife Site	Red
	Site is partially within a Wildlife Site	Amber
	Site is not within a Wildlife Site	Green
Priority Habitat	Site is wholly or partly within a Priority Habitat	Amber
	Site is not within a Priority Habitat	Green
Ancient Woodland	Site is wholly within an Ancient Woodland	Red
	Site is partially within an Ancient Woodland	Amber
	Site is not within an Ancient Woodland	Green
Local Geological Site	Site is wholly or partially within a Local Geological Site	Amber
	Site is not within a Local Geological Site	Green
Right of Way	Site contains a Right of Way	Amber
	Site does not contain a Right of Way	Green
Landscape Sensitivity	Site is wholly or partly within a Medium to High Landscape Sensitivity Area	Amber
	Site is within a low Landscape Sensitivity Area	Green

Tree Preservation Order (TPO)	Site contains TPO's	Amber
	Site does not Contain TPO's	Green
Agricultural Land Classification	Site is within a high quality Agricultural Land Classification (Grade 1-3a)	Amber
	Site is within a lower quality Agricultural Land Classification (Grade 3b-5)	Green
Heritage Sensitivity	Site is wholly or partly within a Medium to High Heritage Sensitivity Area	Amber
	Site is within a low Heritage Sensitivity Area	Green
Hatfield Forest Zone of Influence	Site is within the Hatfield Forest Zone of Influence	Amber
	Site is outside the Hatfield Forest Zone of Influence	Green
Essex Coast RAMS Zone of Influence	Site is within the Essex Coast RAMS Zone of Influence	Amber
	Site is outside the Essex Coast RAMS Zone of Influence	Green

Historic Environment

Scheduled Monuments	Site is wholly within a Scheduled Monument	Red
	Site is partly within a Scheduled Monument	Amber
	Site is not within a Scheduled Monument	Green
Archaeological Sites	Site is partially within a SAC, SPA and Ramsar	Red
	Site is not within a SAC, SPA and Ramsar	Amber
Listed Building	Site is wholly within the curtilage of a Listed Building.	Red
	Site is partially within the curtilage of a Listed Building.	Amber
	Site is not within the curtilage of a Listed Building.	Green
Locally Listed Buildings	Site contains a Locally Listed Building	Amber
	Site does not contain a Locally Listed Building	Green
Conservation Area	Site is wholly or partly within a Conservation Area	Amber
	Site is not within a Conservation Area	Green
Registered Parks and Gardens	Site is wholly or partly within a Registered Parks and Gardens	Amber
	Site is not within a Registered Park and Garden	Green

5.10. In accordance with NPPF and advice in the PPG, sites located wholly or largely within any one of the following designations score red:

- Ancient Woodland
- Sites of Importance for Nature Conservation (SINCs)
- Sites of Special Scientific Interest (SSSI)
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Ramsar Sites
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- Scheduled Ancient Monuments
- Sites on the English Heritage Register of Historic Parks and Gardens
- Historic Battlefields

Highways and Access

5.11. For the purposes of the HELAA, the HELAA has examined whether it is feasible that the site can be access from the road network. Any site that can be accessed from the road network, as the HELAA is a high level assessment and does not go into the details of an assessment of the road capacity, which may require further mitigation

Table 5 Highways and Access – Initial Assessment Criteria

Cannot be accessed from the main road network	Red
Can be accessed from the main road network	Amber

Suitability Conclusion

5.12. If any of the sites have a single 'Red' classification when assessed against the suitability criterion, for the purposes of the HELAA the site is not considered suitable. If however there are no 'Red' classifications, then the site is considered to be suitable.

5.13. No sites were dismissed at this stage due to suitability considerations. None of the sites are wholly constrained against any individual criterion in Tables 4 or 5. Appendices 4 and 5 provide further information about which sites are partially constrained in terms of environment and designated heritage assets.

Assessing Availability

5.14. The following criteria are used to assess availability:

- Ownership/control
- Sole owner
- Multiple owners
- Availability confirmed by owner(s)
- Legal or ownership issues (e.g. whether formal agreements are in place to ensure that land outside of the direct control is made available to support delivery)

5.15. A site can be considered available for development when, on the best information available, it appears that there is no fundamental motivational, ownership or legal impediment to development. This judgement relies mainly on evidence provided by the landowner / promoter. Generally, it is assumed that, if actively promoted, the site will be available in the foreseeable future.

5.16. One of the questions in the call for sites asked site promoters to confirm if they own the site, or have landowner consent to promote it for development, as well as an estimate when it will be available for development.

5.17. A total of 3 sites were deleted due to availability issues, leaving a total of **407** sites for consideration. A further check has then been made to ensure that the latest planning history has been taken into account, with sites marked as 'unavailable' if they have been completed pursuant to a planning permission/permitted development rights.

Achievability Assessment

5.18. The Achievability Assessment reviewed whether the site constraints could be overcome within the plan period and whether it would be economically viable that the constraints and other factors would be overcome.

5.19. The Call for sites process asked about issues affecting achievability and viability, a summary of which is provided in the site assessment proformas in Appendix 1. This information will be further utilised in the next stage of the more detailed assessment of sites taken forward through the site selection process.

5.20. No sites were dismissed due to achievability considerations.

Overcoming constraints

5.21. The PPG states that “Where constraints have been identified, the assessment will need to consider what action could be taken to overcome them. Examples of constraints include policies in the National Planning Policy Framework and the adopted or emerging development plan, which may affect the suitability of the site, and unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners, which may affect the availability of the site”.

5.22. The approach taken in this HELAA has taken into account the ability for emerging/new policy through the new Local Plan to support development ‘in principle’. Where there is evidence that constraints are significant and cannot be overcome, this has been factored into the assessment.

Assessing achievability - including economic viability

5.23. An achievable site is one where there is a reasonable prospect that the particular proposal will be developed on the site within the plan period. This includes a judgement about the economic viability of a site (taking into consideration whether there are any constraints on the site (under the Suitability Criterion).

Site Classification

5.24. Once a site has been assessed against the suitability, availability and achievability criteria, it is given a classification from A to C in accordance with Table 6 below:

Table 6: HELAA Red / Amber / Green classifications

Classification	Description
A: Considered deliverable within 0-5 years	<p>These are sites are considered deliverable within the first five years of the plan period. They either:</p> <ul style="list-style-type: none"> • Have planning permission and are not yet fully built out; or • Do not currently have planning permission but are largely free from major physical and infrastructure constraints. The sites are broadly in line with national planning policy considerations
B: Have potential to demonstrate suitability, availability,	<p>These are sites where there is either a change in policy or evidence is needed to demonstrate the achievability or suitability within the plan period. This could include, for example, mitigating impacts of noise or air pollution, mitigating against flooding, or minimising the</p>

and achievability within 5-15	impact on neighbouring uses or the landscape, historic or natural assets.
C: Not considered developable 15+	<p>These sites are not considered developable for one or more of the following reasons:</p> <ul style="list-style-type: none"> • Development is unlikely or will not take place within the plan period • Unable or unlikely to address physical constraints • Unable or unlikely to address achievability issues • The site has been completed/built out.

6. Stage 3: Windfall Assessment

6.1. Windfall sites are defined in the NPPF as “sites not specifically identified in the development plan”. Windfall sites are policy-compliant and routinely come forward during the plan period, usually (but not always) on brownfield sites.

6.2. NPPF Paragraph 71 states that:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

6.3. The Council previously identified a windfall allowance in the 2021 Windfall Allowance for Uttlesford paper. This defined a windfall allowance of 114 dwellings per annum. This updated HELAA assessment and the availability of more up-to-date monitoring information has allowed the Council to update the windfall allowance.

6.4. Given the NPPF requirement to “be realistic having regard to the strategic housing land availability assessment” the Council has ensured that there is no double-counting of windfall and HELAA capacity by calculating the windfall allowance for small sites of 1-4 dwellings that fall below the HELAA minimum site size threshold. This is based on analysis of the Council’s monitoring database filtering all completions by site size where 1-4 dwellings were completed on sites.

6.5. The historic delivery rates is set out in Table X below which averages 125 dwellings over a 10 year period. In order to be realistic over the plan period it is considered that an average of 110 dwellings per annum can be expected to be delivered annually over the plan period. To avoid double-counting known permissions (which generally have three years to be implemented) the windfall allowance can be applied in the fourth year from the base date of this HELAA and the five-year housing land supply calculation, i.e. from 2026/27 onwards. Over the plan period to 2041 this equates to 1,650 dwellings from small sites windfall.

Table 7: Small sites (1-4 dwelling) completions 2013/14-2022/23.

Year	Completions
2012/13	108
2013/14	76
2014/15	148
2015/16	144
2016/17	95
2017/18	156
2018/19	155
2019/20	166
2020/21	79
2021/22	127
Total	1254
Annual Average	125

6.6. Paragraph 69 of the NPPF states that “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should... identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved”.

6.7. Calculating 10% of the Local Housing Need housing requirement (684 dwellings per annum) is 68.4 dwellings per annum from small sites. The small sites windfall allowance shows that the 10% requirement is met from windfall alone. Furthermore Appendix 3 shows the larger HELAA sites that are under 1 ha and can also contribute to the 10% requirement. It is considered that there is therefore no need to specifically identify small site allocations, though Neighbourhood Plans or the Regulation 19 version of the Local Plan may choose to do so when making non-strategic site allocations.

7. Stage 4: Assessment review

7.1. The PPG states that “Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future”.

7.2 Table 8 below summarises the number of residential dwellings which could be delivered on the 'Category B' (5-15 years) HELAA sites which are considered suitable, available and achievable. The 'Category A' sites have been excluded as they are captured elsewhere in the five-year housing land supply and employment monitoring; whilst the 'Category C' sites are not developable within the plan period. Table 9 provides the same 'Category B' information, but for employment land. It should be noted that some of the sites overlap one another and in some cases may be promoted for housing and employment, therefore the theoretical capacity is not fully achievable in practice.

Table 8 Residential Capacity of HELAA Sites, by parish

Parish	Theoretical Residential Capacity of HELAA Sites (no. of dwellings)
Arkesden	59
Ashdon	41
Barnston	768
Birchanger	6,508
Broxted	235
Chrishall	77
Clavering	385
Debden	95
Elmdon	67
Elsenham	3,806
Farnham	0
Felsted	3,355
Great Canfield	594
Great Chesterford	25,281
Great Dunmow	8,866
Great Easton	75
Great Hallingbury	214
Great Sampford	273
Hadstock	95
Hatfield Broad Oak	12,823
Hatfield Heath	434
Hempstead	39
Henham	245
High Easter	200
High Roding	75
Langley	120
Leaden Roding	3,032
Lindsell	69
Littlebury	168
Little Bardfield	71
Little Canfield	2,032
Little Chesterford	37
Little Dunmow	1,212
Little Easton	20,766
Little Hallingbury	406
Little Sampford	53
Manuden	0

Parish	Theoretical Residential Capacity of HELAA Sites (no. of dwellings)
Margeret Roding	43
Newport	2,010
Quendon Rickling	308
Saffron Walden	2,044
Sewards End	136
Stansted	4,108
Stebbing	22,387
Takeley	3,040
Thaxted	3,406
Ugley	7,236
Wendens Ambo	63
White Roding	10
Widdington	59
Wimbish	437
TOTAL	137,863

7.3 Table 9 below lists the sites submitted to the HELAA for employment land uses and sets out sites that do not have planning permission but have been promoted for employment or mixed use.

Table 9 – Employment Sites in the HELAA (Non-Commitments)

Site reference	Submitted Site Area (ha)	Site address	Employment / Other assumed capacity (Floor space in m ²)
Barnston 001 MIX	37	Land at Barnston, Dunmow	Not Specified
Birchanger 001 MIX	5	Sion House, Birchanger Lane, Birchanger, CM23 5PU	Not Specified
Birchanger 004 MIX	223	Land between Stansted Mountfitchet, Birchanger and M11 Junction 8	Not Specified
Birchanger 005 EMP	12	Land east of Stansted Road, Bishop's Stortford	24,000sqm of employment floorspace.
Elmdon 001 MIX	3	Farm Drive Ickleton Drive, Elmdon	Not Specified
Elsenham 002 EMP	180	Land at Tye Green, Elsenham	Not Specified
Elsenham 003 MIX	19	Water Circle, London Stansted	6,978sqm of E(g)i
Elsenham 004 EMP	1	Land adjoining Elsenham Meadows, Gaunts End, Elsenham	2,840sqm of E(g)i
Felsted 014 EMP	5	Dunmow Road, Blake End, Rayne	9,550sqm of B8
GtChesterford 007 MIX	332	Land south east of A11 and north east of B183 (3500 scheme)	Not Specified
GtChesterford 011 MIX	647	Land North of Walden Road, Great Chesterford	Not Specified
GtDunmow 004 OTH	2	Land east of B1008 and north of A120, Great Dunmow	500sqm of E Class

Site reference	Submitted Site Area (ha)	Site address	Employment / Other assumed capacity (Floor space in m ²)
GtDunmow 006 MIX	29	Land between B1008 and Clapton Hall Lane, Great Dunmow	750 to 1,500sqm of E Class
GtDunmow 007 MIX	134	Land south of A120, Great Dunmow	750 to 1,500sqm of E Class
GtDunmow 008 MIX	86	Land east of Great Dunmow, Braintree Road, Great Dunmow	20,000sqm of B Class Uses
GtDunmow 019 MIX	9	Land north of Braintree Road, Great Dunmow	Not Specified
GtHallingbury 002 EMP	5	Thremhall Park, Start Hill, Bishop's Stortford	1,850 to 2,750sqm of B Class Uses
GtHallingbury 004 EMP	0.43	Hall Farm Barns, Church Road, Great Hallingbury	2,470 of employment floorspace
GtHallingbury 008 EMP	1	Land at Hall Farm Church Road, Great Hallingbury	2,400sqm of E Class uses.
GtHallingbury 014 EMP	5	Land At Tilekiln Green, Start Hill, Great Hallingbury, CM22 7TA	Sui Genesis
HatfieldBO 003 EMP	17	Land West of Station Road, Takeley	30,000sqm of B Class Uses
HatfieldBO 005 MIX	580	Land at the Forest, Hatfield Broad Oak	180,000sqm of B Class Employment Uses
HatfieldH 004 EMP	2	Land to rear of High Pastures, Hatfield Heath	2,000 to 4,000sqm of B Class Uses
Henham 007 COM	1	Land rear of warehouse, Old Mead Road, Elsenham	4,000sqm of B Class Uses
HighEaster 001 EMP	0	Bury Farm, High Easter	Not Specified
Langley 002 EMP	1	Land adj. Brices Yard, Butts Green, Saffron Walden	1,000 to 2,000sqm of B Class Uses
Littlebury 002 EMP	1	Rectory Farm, Littlebury	1,000sqm of B Class Uses.
LtCanfield 001 EMP	1	Huntingfields House, Stortford Road, Little Canfield	Not Specified
LtCanfield 002 EMP	6	Land south of Stortford Road, Little Canfield	31,600sqm of B Class Uses
LtDunmow 014 EMP	4	The Ley Dunmow Road, Dunmow, south of B1256	20,100 of B Class Uses
LtEaston 004 MIX	809	Easton Park, Great Dunmow	75,000 to 80,000 of B Class Uses
SafWalden 009 EMP	4	Land north east of Thaxted Road, Saffron Walden	Not Specified
SafWalden 016 MIX	0	UBLR/17/001 56 High Street, Saffron Walden CB10 1EF	Not Specified
Stansted 004 EMP	0	Land adjacent to M11 Business Link, Parsonage Lane Stansted (option 1)	900 to 2,000 of E Class Uses

Site reference	Submitted Site Area (ha)	Site address	Employment / Other assumed capacity (Floor space in m ²)
Stansted 005 EMP	4	Land adjacent to M11 Business Link, Parsonage Lane, Stansted (option 2)	7,000 to 15,000sqm of B Class Uses
Stansted 006 EMP	11	Land adjacent to M11 Business Link Parsonage Lane Stansted (option 3)	20,000 to 45,000sqm of B Class Uses
Stansted 007 EMP	1	Land South of Alsa Business Park, Alsa Street, Stansted	600sqm of B Class Uses
Stansted 020 EMP	0	Stansted Youth Centre, Lower Street Stansted	Not Specified
Stebbing 002 MIX	5	Cafe Field, Land north of Dunmow Road, Stebbing	2,000sqm of B Class Uses
Stebbing 005 MIX	176 (within Uttlesford)	Land north of the B1256 adjacent Saling Airfield	Not Specified
Stebbing 006 MIX	131	Land west of Stebbing	Not Specified
Takeley 002 MIX	35	Land north of Dunmow Road, Takeley Street	Not Specified
Takeley 005 EMP	27	Land north of Taylors Farm, Takeley Street	80,000 of E(g)iii and B8
Takeley 007 MIX	88	Warish Hall Farm, Takeley	3,668 of Use Class E
Takeley 012 EMP	1	Land adjoining Stansted Courtyard, Parsonage Road, Takeley	3,400 of B Class Uses
Takeley 013 EMP	14	Land around Stansted Courtyard, Takeley	Not Specified
Takeley 014 EMP	9	Land east of Parsonage Road, Takeley	Not Specified
Ugley 003 MIX	323	Bollington Hall Farm, Cambridge Road, Ugley	20,000 of employment floorspace
TOTAL	3986.43		

- 7.4 As can be seen from Tables 9 and 10 the HELAA identifies an indicative capacity of **137,863** dwellings and 3986.43ha employment land which is significantly higher than the identified Local Housing Need (13,680 dwellings) and the need for Employment Land (27.7ha for office and research and development and 52.2ha industrial) within the District over the plan period. The windfall allowance identifies a further 1,650 dwellings over the plan period.
- 7.5 The site selection topic papers for housing and employment land deal with this further and outline how the allocations have been identified to meet this requirement.

8. Stage 5: Final Evidence Base

- 8.1. The PPG requires the following outputs in a completed HELAA:
- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
 - an assessment of each site or broad location, including:
 - where these have been discounted, evidence justifying reasons given;
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - an indicative trajectory of anticipated development based on the evidence available.
- 8.2 As this is a Draft HELAA to support Regulation 18 consultation the build-out rates have not been estimated. All other PPG requirements have been met at this stage.
- 8.3 The new Local Plan covers the period from 2021 to 2041 which means that some of the required dwellings for the new Local Plan have already been built or have planning permission.
- 8.4 The initial HELAA work has indicated that there is a theoretical capacity (if all of the HELAA came forward) within the district to deliver approximately **137,863** dwellings from HELAA sites, and a further 1,650 dwellings from windfall. Using the Government's standard methodology there is currently a requirement to provide in the region of 13,680 dwellings over the plan period and, whilst this housing figure may change as a result of updates to the input data or Government changes to the standardised methodology, there will only be a requirement to allocate a relatively small fraction of the sites that have been put forward in the HELAA.
- 8.5 It is important to reiterate that at this stage in the process that any sites which have scored amber and green in the updated HELAA still require further assessment in respect of their suitability for allocation in the new Local Plan. Any sites identified as suitable for inclusion in the new Local Plan does not imply either that a site will be allocated in the Local Plan or that permission will be granted. The HELAA is a list of sites which have been assessed as potentially available, suitable and deliverable, but the document **does not** recommend which sites should be allocated for development in the new Local Plan.

Monitoring

- 8.6 Housing land availability information will be monitored annually through the Authorities' Monitoring Report. Landowners and other stakeholders may update their existing Call for Sites or submit new Call for Sites, in which case the HELAA will need to be updated at this stage of the process, alongside the latest completions and commitments data.

APPENDIX 1: SITE PROFORMAS

Available as a separate document due to the large file size.

APPENDIX 2: SETTLEMENT MAPS

Available as a separate document due to the large file size.

APPENDIX 3: SCHEDULE OF SMALL SITES <1HA

Paragraph 69 of the NPPF expressly recognises the role that small and medium sized sites can play in meeting housing requirements. Local authorities are required to identify (through the Local Plan and brownfield registers) land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, unless it can be shown there are strong reasons why this target cannot be achieved. Sites which have been highlighted in bold are those with Planning Permission.

Site Ref	Parish	Address	Area	Capacity
Birchanger 003 RES	Birchanger	Former builder's yard at 285-287 Birchanger Lane, Birchanger	0.53	17
Chrishall 001 RES	Chrishall	Land North of Wire Farm, Chrishall	0.36	13
Clavering 001 RES	Clavering	Land adjacent to Windy Ridge, Clavering	0.91	29
Clavering 002 RES	Clavering	Land to the South of Oxley's Close, Stortford Road, Clavering	0.61	19
Clavering 003 RES	Clavering	Land to south of Oxleys Close and east of Stortford Road, Clavering	0.55	17
Clavering 006 RES	Clavering	Land adjoining Spinney Cottage, Wicken Road, Clavering	0.87	27
Clavering 009 RES	Clavering	Land off Clatterbury Lane, Clavering	0.83	26
Clavering 010 RES	Clavering	Land North of Hill House, Clavering	0.38	13
Clavering 013 RES	Clavering	Land west of Clatterbury Green (in conjunction with Clavering 011 and 012)	0.52	16
Clavering 016 EMP	Clavering	Clavering Farm Mill Lane, Clavering, Saffron Walden, CB11 4RL	0.26	0
Clavering 017 RES	Clavering	Land West Of Stortford Road, Clavering	0.3	0
Debden 001 RES	Debden	Land north of Henham Road, Debden Green	0.56	18
Elsenham 004 EMP	Elsenham	Land adjoining Elsenham Meadows, Gaunts End, Elsenham	0.71	0
Elsenham 007 RES	Elsenham	Land To The West Of The Oak Barn, Green Street, Elsenham	0.35	12
Felsted 001 RES	Felsted	Land south of Braintree Road (opposite Chaffix Farm), Felsted	0.68	21
Felsted 002 RES	Felsted	Land north west of Bannister Green Felsted	0.87	27
Felsted 008 RES	Felsted	Land south east of Clifford Smith Drive, Felsted (site 1 - part of field)	0.37	13
Felsted 010 RES	Felsted	Kinvara Business Park, Felsted	0.68	21
Felsted 013 RES	Felsted	Land east of The Bungalow, Causeway End Road, Felsted	0.46	14
Felsted 017 MIX	Felsted	Frontage land to the east of Chelmsford Road, Felsted	0.86	27
Felsted 020 RES	Felsted	Gransmore Meadow, Chelmsford Road, Felsted	0.43	0
Felsted 021 RES	Felsted	Land off Stevens Lane, Felsted, CM6 3NJ	0.63	20
Felsted 026 RES	Felsted	Land at Maranello Watch House Green, Felsted	0.39	14
GtCanfield 001 RES	Great Canfield	Land at Canfield Road, Great Canfield	0.49	15
GtCanfield 005 RES	Great Canfield	Land South of Canfield Park Cottage, Great Canfield Road, Great Canfield	0.58	18
GtChesterford 001 RES	Great Chesterford	The old chalk pit Walden Road, Great Chesteford	0.91	29

GtChesterford 012 RES	Great Chesterford	Land North of Bartholomew Close, Great Chesterford, CB10 1QA	0.44	0
GtDunmow 004 OTH	Great Dunmow	Land east of B1008 and north of A120, Great Dunmow	0.77	0
GtDunmow 020 RES	Great Dunmow	Alexia House, Randall Close. Dunmow, CM6 1UN	0.91	37
GtDunmow 022 RES	Great Dunmow	UBLR/17/008 Council Depot, New Street, Great Dunmow, CM6 1BH	0.29	13
GtDunmow 023 EMP	Great Dunmow	Unit 9 Hoblongs Chelmsford Road, Great Dunmow, CM6 1LW	0.17	0
GtDunmow 024 RES	Great Dunmow	Sectors 2 & 3 Woodlands Park, Great Dunmow	0.85	0
GtDunmow 030 RES	Great Dunmow	Land East Of Green Hollow, Clapton Hall Lane, Great Dunmow	0.38	0
GtDunmow 031 RES	Great Dunmow	Sector 3 Woodland Park, Great Dunmow, Woodside Way, Dunmow	0.33	0
GtDunmow 034 RES	Great Dunmow	Dunmow Farm, The Broadway, Great Dunmow, CM6 3BJ	0.94	0
GtDunmow 035 RES	Great Dunmow	Tiggers Ongar Road, Great Dunmow, CM6 1EX	0.50	0
GtDunmow 036 RES	Great Dunmow	The Old Mill, Haslers Lane, Great Dunmow, CM6 1XS	0.04	0
GtDunmow 038 RES	Great Dunmow	The Cricketers, 22 Beaumont Hill, Great Dunmow, CM6 2AP	0.11	0
GtDunmow 039 RES	Great Dunmow	Green Hollow, Clapton Hall Lane, Great Dunmow, CM6 1JF	0.48	0
GtDunmow 043 EMP	Great Dunmow	UBLR/17/008 Council Depot, New Street, Great Dunmow, CM6 1BH	0.29	0
GtDunmow 044 RES	Great Dunmow	Land Adjacent The Granary, Stortford Road, Great Dunmow	0.29	0
GtDunmow 045 RES	Great Dunmow	77 High Street, Great Dunmow, CM6 1AE	0.30	0
GtDunmow 047 RES	Great Dunmow	Dunmow Farm Yard, The Broadway, Great Dunmow	0.97	0
GtEaston 004 RES	Great Easton	Land to the South of The Endway Great, Easton,	0.35	0
GtHallingbury 001 RES	Great Hallingbury	Cannons Yard Bedlar's Green, Great Hallingbury	0.93	29
GtHallingbury 002 EMP	Great Hallingbury	Thremhall Park, Start Hill, Bishop's Stortford	0.28	0
GtHallingbury 004 EMP	Great Hallingbury	Hall Farm Barns, Church Road, Great Hallingbury	0.43	0
GtHallingbury 005 RES	Great Hallingbury	Hall Farm Barns, Church Road, Great Hallingbury	0.43	14
GtHallingbury 007 RES	Great Hallingbury	Land at Hall Farm Church Road, Great Hallingbury	0.95	30
GtHallingbury 008 EMP	Great Hallingbury	Land at Hall Farm Church Road, Great Hallingbury	0.78	0
GtHallingbury 010 RES	Great Hallingbury	Newlands, Woodside Cottage & Oakside Church Road, Great Hallingbury	0.53	17
GtHallingbury 012 RES	Great Hallingbury	Barnmead, Start Hill, Stane Street, Great Hallingbury, Bishops Stortford, CM22 7TA	0.44	14
GtSampford 002 RES	Great Sampford	Land east of Moor End, Great Sampford	0.20	7
HatfieldBO 006 RES	Hatfield Broad Oak	Land South of New Bury Meadow, Hatfield Broad Oak	0.99	31
HatfieldBO 010 RES	Hatfield Broad Oak	Oakbourne, Hammonds Road, Hatfield Broad Oak, CM22 7JN	0.42	0
HatfieldH 002 RES	Hatfield Heath	Land south of A1060 (Chelmsford Road), Hatfield Heath	0.90	28
HatfieldH 006 RES	Hatfield Heath	Land on the East of Mill Lane, Hatfield Heath	0.81	26
HatfieldH 009 RES	Hatfield Heath	Land east of Oakhanger, Friars Lane, Hatfield Heath	0.74	23
HatfieldH 010 RES	Hatfield Heath	Millside, Stortford Road, Hatfield Heath, CM22 7DL	0.54	0
Henham 001 RES	Henham	Land west of Old Mead Road, Elsenham	0.61	19

Henham 005 RES	Henham	Land at Chickney Road, Henham	0.69	22
Henham 010 RES	Henham	Land South Of The Farmhouse, Old Mead Road, Henham	0.99	0
Henham 012 RES	Henham	Land At Old Mead Road, Henham, CM22 6JL	0.44	14
HighEaster 001 EMP	High Easter	Bury Farm, High Easter	0.03	0
HighRdg 001 RES	High Roding	Land south of Ware Farm, Dunmow Road, High Roding	0.68	21
HighRdg 002 RES	High Roding	Land Opposite Roding Hall, Dunmow Road, High Roding	0.34	12
Langley 002 EMP	Langley	Land adj. Brices Yard, Butts Green, Saffron Walden	0.87	0
LtBardfield 001 RES	Little Bardfield	Land east of Styles, Little Bardfield	0.55	17
LtCanfield 007 RES	Little Canfield	Land east of Crumps Farm, south of Stortford Road, Little Canfield	0.97	31
LtDunmow 011 RES	Little Dunmow	Priory Lodge Station Road, Little Dunmow CM6 3HF	0.54	17
LtDunmow 013 RES	Little Dunmow	The Moors Moors Lane, Little Dunmow	0.54	0
LtEaston 009 RES	Little Easton	Brook End Farm Stables, Easton Lodge, Park Road, Little Easton, Dunmow, CM6 2BD	0.55	17
LtHallingbury 001 RES	Little Hallingbury	Land at Latchmore Bank, Little Hallingbury	0.96	30
LtSampford 001 RES	Little Sampford	Land at Merrylands Fields, north of B1051 Mill House Farm Gt Sampford	0.50	16
MargaretRdg 002 RES	Margaret Roding	Farm Building at Marks Hall, Marks Hall Lane, Margaret Roding, Dunmow CM6 1QT	0.03	0
Newport 003 RES	Newport	Land south of Bricketts, London Road, Newport	0.64	20
Newport 005 RES	Newport	Land south of Bury Water Lane, Newport	0.49	15
Newport 006 RES	Newport	Five Acres, Whiteditch Lane, Newport	0.58	18
Newport 007 RES	Newport	The Old Chalk Pit, Chalk Farm Lane, Newport	0.95	30
Newport 011 RES	Newport	Wyndhams Croft, Whiteditch Lane, Newport	0.79	25
Newport 018 RES	Newport	Coach And Horses Inn, Cambridge Road, Newport, Saffron Walden, CB11 3TR	0.44	14
QuendonR 001 RES	Quendon Roding	Land north east of St Simon and St Jude, Quendon	0.88	28
QuendonR 006 RES	Quendon Roding	Foxley House, Rickling Green Road, Rickling Green, Saffron Walden CB11 3YD	0.90	28
SafWalden 002 RES	Saffron Walden	Land to the north of De Vigier Avenue, Saffron Walden	0.48	19
SafWalden 004 RES	Saffron Walden	46 Radwinter Road, Saffron Walden	0.43	17
SafWalden 014 RES	Saffron Walden	Parkside, Saffron Walden	0.32	14
SafWalden 016 MIX	Saffron Walden	UBLR/17/001 56 High Street, Saffron Walden CB10 1EF	0.09	4
SafWalden 017 RES	Saffron Walden	UBLR/17/002 Viceroy Coaches, Rear of 10-12 Bridge Street, Saffron Walden, CB10 1BU	0.24	11
SafWalden 018 RES	Saffron Walden	UBLR/17/005 Jossaume, Thaxted Road, Saffron Walden CB11 3AA	0.42	17
SafWalden 022 EMP	Saffron Walden	Land To The East Of Shire Hill, Saffron Walden	0.59	0
SafWalden 023 EMP	Saffron Walden	W Hart And Son Ltd, Shire Hill, Saffron Walden, CB11 3AQ	0.25	0
SafWalden 027 RES	Saffron Walden	Land Behind The Old Cement Works, Thaxted Road, Saffron Walden	0.96	39

SafWalden 029 RES	Saffron Walden	Land At Thaxted Road, Saffron Walden	0.54	22
SafWalden 030 RES	Saffron Walden	Former Walden Dairy, 135 Thaxted Road, Saffron Walden, CB11 3BJ	0.14	6
SafWalden 031 RES	Saffron Walden	Auton Croft, Saffron Walden	0.52	21
SafWalden 034 RES	Saffron Walden	The Gate Inn, 74 Thaxted Road, Saffron Walden, CB11 3AG	0.13	6
SewardsEnd 001 RES	Sewards End	Plots 41, 43, 45, 47, 49, 51, Radwinter Road, Sewards End, Saffron Walden	0.60	19
Stansted 004 EMP	Stansted	Land adjacent to M11 Business Link, Parsonage Lane Stansted (option 1)	0.49	0
Stansted 007 EMP	Stansted	Land South of Alsa Business Park, Alsa Street, Stansted	0.55	0
Stansted 008 RES	Stansted	Land off B1051 Elsenham	0.43	14
Stansted 014 RES	Stansted	Land at Snakes Lane, Stansted Mountfitchet	0.30	11
Stansted 019 RES	Stansted	Stansted Youth Centre, Lower Street Stansted	0.18	6
Stansted 020 EMP	Stansted	Stansted Youth Centre, Lower Street Stansted	0.18	0
Stansted 027 EMP	Stansted	14 Cambridge Road, Stansted, CM24 8BZ	0.45	0
Stansted 028 RES	Stansted	Land North Of Water Lane, Stansted	0.15	0
Stansted 029 RES	Stansted	West Winds Normans Way, Stansted	0.20	0
Stansted 032 RES	Stansted	Police Station Hargrave Close Stansted, CM24 8DL	0.08	3
Stansted 036 RES	Stansted	Marlensdale, Burton End, Stansted	0.27	0
Stebbing 007 RES	Stebbing	Land at Stebbing (Parcel 1A)	0.98	31
Stebbing 008 RES	Stebbing	Land at Stebbing (Parcel 1B)	0.90	28
Stebbing 010 RES	Stebbing	Hornsea Lodge, Bran End, Stebbing	0.30	11
Stebbing 011 RES	Stebbing	H1 Garden/Paddock adjacent Watch House	0.65	20
Stebbing 012 RES	Stebbing	Land at Elm Croft, The Downs, Bran End, Stebbing	0.98	31
Stebbing 013 EMP	Stebbing	Electromagnetic Testing Services, Lubberhedges Lane, Stebbing, CM6 3BT	0.68	0
Stebbing 014 RES	Stebbing	Sabre House, Dunmow Road, Stebbing, CM6 3LF	0.45	0
Stebbing 015 RES	Stebbing	Garden/Paddock adjacent to Watch House, Watch House Road, Stebbing, CM6 3SS	0.65	0
Takeley 003 RES	Takeley	Land adjoining Millers, Takeley (Option 1)	0.42	13
Takeley 009 RES	Takeley	Land east of Parsonage Road, Takeley	0.72	23
Takeley 017 RES	Takeley	United House, The Street, Takeley	0.28	10
Takeley 019 EMP	Takeley	Taylor's Farm, The Street, Takeley, CM22 6LY	0.88	0
Takeley 020 RES	Takeley	Beech Close, Takeley	0.15	5
Takeley 027 EMP	Takeley	Skyways House Suit B, Parsonage Road, Takeley, CM22 6PU	0.81	0
Takeley 028 RES	Takeley	Remarc, Dunmow Road, Takeley	0.13	0
Takeley 029 RES	Takeley	Land To The South Of The Street, Takeley, CM22 6LY	0.46	0
Thaxted 004 RES	Thaxted	Land north of Mayes Place, Monk Street, Thaxted	0.85	27

Thaxted 006 RES	Thaxted	Land at Sibley's Lane, Sibley's Green, Thaxted	0.99	31
Thaxted 007 RES	Thaxted	Bardfield Road, Thaxted	0.34	12
Thaxted 010 RES	Thaxted	Hunters, Bardfield Road, Thaxted	0.15	5
Thaxted 011 RES	Thaxted	East of Dunmow Road, Thaxted	0.88	28
Thaxted 021 RES	Thaxted	TX HD8, Brethren Hall	0.30	11
Thaxted 023 RES	Thaxted	UBLR/17/004 Claypits Farm, Bardfield Road, Thaxted, CM6 2LW	0.52	16
Thaxted 026 RES	Thaxted	J F Knight Roadworks Ltd (Warners Field) Copthall Lane, Thaxted, CM6 2LG	0.83	0
Thaxted 027 RES	Thaxted	Land East Of Claypit Villas, Bardfield Road, Thaxted	0.35	0
Thaxted 029 RES	Thaxted	Cutlers Green Farm, Cutlers Green, Cutlers Green Lane, Thaxted	0.86	0
Thaxted 031 OTH	Thaxted	TX HD7 Coach Park	0.18	0
WenAmbo 002 RES	Wendens Ambo	Land North West of Wenden Place Farm, Wendens Ambo	0.95	30
WhiteRdg 002 RES	White Roding	St Martin's Close, White Roding	TBC	0
Widdington 001 RES	Widdington	Land to rear of Malt House, Cornells Lane, Widdington	0.45	14
Widdington 002 RES	Widdington	Land north of Cornells Lane (part paddock), Widdington	0.48	15

**APPENDIX 4: SUITABILITY ASSESSMENT - SITES LOCATED WITHIN
 ECOLOGICAL BUFFER ZONES AND PARTLY WITHIN ECOLOGICAL SITES**

Sites partly within a SSSI

Parish	Site Reference Number
Great Chesterford	Gt Chesterford007MIX

Sites within an SSSI Impact Risk Zone

Parish	Site Reference Number

Sites within Hatfield Forest Zone of Influence

Parish	Site Reference Number

Elsenham	Elsenham 001 RES Elsenham 002 EMP
Felsted	Felsted 012 RES
Great Chesterford	GtChesterford 006 MIX, GtChesterford 011 MIX
Great Dunmow	GtDunmow 002 EMP, GtDunmow 012 RES, GtDunmow 019 MIX
Great Sampford	GtSampford 002 RES
Little Easton	LtEaston 002 COM, LtEaston 004 Mix, Lt Easton 005 RES
Newport	Newport 007 RES, Newport 012 RES, Newport 013 RES
Saffron Walden	SafWalden 021 MIX, SafWalden 024 RES
Stansted Mountfitchet	Stansted 001 RES, Stansted 025 EMP
Stebbing	Stebbing 003 RES, Stebbing 004 COM, Stebbing 012 RES
Takeley	Takeley 005 EMP, Takeley 007 MIX, Takeley 008 RES
Ugley	Ugley 003 MIX

Sites Within/ Partly Within A Priority Habitat

Parish	Site Reference Number

Sites Partly Within Ancient Woodland

Parish	Site Reference Number
Birchanger	Birchanger 004 MIX
Great Chesterford	GtChesterford 003 RES GtChesterford 004 OTH GtChesterford 005 EMP GtChesterford 011 MIX
Hatfield Broad Oak	HatfieldBO 005 MIX
Little Easton	LtEaston 002 COM,

	LtEaston 004 MIX
Stebbing	Stebbing 003 RES, Stebbing 004 COM
Takeley	Takeley 005 EMP, Takeley 007 MIX, Takeley 021 EMP

Sites Within Local Geological Sites

Parish	Site Reference Number
High Roding	HighRdg 003 RES
Quendon Roding	QuendonR 006 RES

**APPENDIX 5: SUITABILITY ASSESSMENT - SITES CONTAINING DESIGNATED
HERITAGE ASSETS**

Sites Partially within a Scheduled Ancient Monument

Parish	Site Reference Number
Great Chesterford	GtChesterford 002 RES, GtChesterford 006 MIX, GtChesterford 007 MIX, GtChesterford 011 MIX
Great Dunmow	GtDunmow 017 RES GtDunmow038 RES*
Hatfield Broad Oak	HatfieldBO 005 MIX
Little Easton	LtEaston 004 MIX
Saffron Walden	SafWalden 014 RES
Takeley	Takeley 006 MIX, Takeley 007 MIX
Thaxted	Thaxted 024 RES, Thaxted 031 OTH

Sites Wholly/ Partially within a Scheduled Archaeological Site

Parish	Site Reference Number
Birchanger	Birchanger 004 MIX
Elsenham	Elsenham 001 RES, Elsenham 002 EMP, Elsenham 008 RES, Elsenham 009 RES
Farnham	Farnham 001 RES
Felsted	Felsted 002 RES, Felsted 004 MIX
Great Chesterford	GtChesterford 002 RES GtChesterford 003 RES GtChesterford 004 OTH GtChesterford 005 EMP GtChesterford 006 MIX GtChesterford 007 MIX GtChesterford 009 RES GtChesterford 010 RES GtChesterford 011 MIX GtChesterford 012 RES
Great Dunmow	GtDunmow 011 EMP, GtDunmow 013 RES, GtDunmow 017 RES, GtDunmow 020 RES, GtDunmow 022 RES, GtDunmow 029 RES, GtDunmow 040 RES, GtDunmow 043 EMP, GtDunmow 045RES

Great Hallingbury	GtHallingbury 002 EMP GtHallingbury 004 EMP GtHallingbury 005 RES GtHallingbury 007 RES GtHallingbury 008 EMP
Hatfield Broad Oak	HatfieldBO 005 MIX
Leaden Roding	LeadenRdg 002 RES
Little Canfield	LtCanfield 008 RES
Little Chesterford	LtChesterford 001 RES
Little Dunmow	LtDunmow 003 RES, LtDunmow 004 RES
Little Easton	LtEaston 002 COM, LtEaston 004 MIX
Little Hallingbury	LtHallingbury 003 RES
Newport	Newport 010 RES, Newport 016 RES
Saffron Walden	SafWalden 011 RES, SafWalden 013 RES, SafWalden 014 RES, SafWalden 016 MIX, SafWalden 017 RES, SafWalden 020 EMP
Stansted	Stansted 008 RES
Stebbing	Stebbing 003 RES Stebbing 004 COM, Stebbing 006 MIX, Stebbing 007 RES, Stebbing 010 RES
Takeley	Takeley 003 RES, Takeley 004 RES, Takeley 007 MIX, Takeley 010 RES, Takeley 011 RES, Takeley 021 EMP
Thaxted	Thaxted 008 RES, Thaxted 001 RES, Thaxted 021 RES, Thaxted 023 RES, Thaxted 031 OTH
Ugley	Ugley 003 MIX Ugley 004 RES

Sites Containing a Listed Building

Parish	Site Reference Number
Birchanger	Birchanger 001 MIX
Elsenham	Elsenham 003 MIX
Felsted	Felsted 011 RES, Felsted 012 RES

Great Chesterford	GtChesterford 006 MIX GtChesterford 007 MIX GtChesterford 011 MIX
Great Hallingbury	GtHallingbury 002 EMP
High Roding	HighRdg 003 RES
Leaden Roding	LeadenRdg 002 RES
Little Canfield	LtCanfield 005 RES
Little Easton	LtEaston 002 COM, LtEaston 004 MIX
Newport	Newport 018 RES
Stansted	Stansted 001 RES, Stansted 009 RES, Stansted 010 RES
Stebbing	Stebbing 004 COM
Takeley	Takeley 002 MIX, Takeley 006 MIX, Takeley 017 RES
Thaxted	Thaxted 029 RES

Sites Wholly/ Partly within a Conservation Area

Parish	Site Reference Number
Arkesden	Arkesden 002 EMP
Elsenham	Elsenham 006 EMP
Felsted	Felsted 003 RES, Felsted 020 RES, Felsted 021 RES, Felsted 022 RES, Felsted 025 RES
Great Chesterford	GtChesterford 012 RES
Great Dunmow	GtDunmow 020 RES GtDunmow 022 RES GtDunmow 023 EMP GtDunmow 024 RES GtDunmow 025 RES GtDunmow 026 RES GtDunmow 027 RES GtDunmow 028 RES GtDunmow 029 RES GtDunmow 031 RES GtDunmow 034 RES GtDunmow 036 RES GtDunmow 037 RES GtDunmow 041 RES GtDunmow 043 EMP GtDunmow 045 RES GtDunmow 047 RES
Great Hallingbury	GtHallingbury 010 RES
Hadstock	Hadstock 001 RES
Little Dunmow	LtDunmow 013 RES

Little Easton	LtEaston 008 RES
Newport	Newport 016 RES Newport 017 RES
Quendon Roding	QuendonR 006 RES
Saffron Walden	SafWalden 010 RES SafWalden 011 RES SafWalden 019 EMP SafWalden 020 EMP SafWalden 021 MIX SafWalden 022 EMP SafWalden 023 EMP SafWalden 024 RES SafWalden 025 RES SafWalden 026 RES SafWalden 027 RES SafWalden 028 RES SafWalden 029 RES SafWalden 030 RES SafWalden 035 RES SafWalden 036 RES SafWalden 037 RES SafWalden 038 RES
Stansted	Stansted 009 RES Stansted 010 RES Stansted 012 RES Stansted 019 RES Stansted 020 EMP Stansted 021 RES Stansted 027 EMP Stansted 032 RES Stansted 035 EMP
Thaxted	Thaxted 021 RES
Wendens Ambo	WenAmbo 001 RES

Sites containing a Registered Park and Garden

Parish	Site Reference Number
Little Easton	LtEaston 002COM, LtEaston 004 MIX
Stebbing	Stebbing 005 MIX