

Great and Little Chesterford Neighbourhood Plan Housing Land Assessment (NPHLA) July 2020

This document has been prepared by the Great and Little Chesterford Neighbourhood Plan Steering Group on behalf of Great and Little Chesterford Parish Councils. It is a piece of evidence supporting the Neighbourhood Plan and provides information on the availability and suitability of development sites in the plan area. When the Neighbourhood Plan has been completed by the community and is submitted ready for independent examination, the Neighbourhood Plan Housing Land Assessment will be submitted alongside the plan as an evidence base document supporting the plan.

Purpose

As part of developing the Neighbourhood Plan it is necessary to evaluate the suitability of potential development sites to determine which are most suited to meet the needs of the community. Neighbourhood Plans can identify and allocate sites for new development including housing, employment, business use, leisure and other forms of development. They can also protect and safeguard land for existing and future uses.

Planning Practice Guidance (PPG) states that the purpose of an assessment of land availability is to identify a future supply of land which is suitable, available and achievable for housing development over the plan period. This report therefore provides a summary of the sites assessed for potential allocation for housing development and as such forms part of the evidence base for the Great and Little Chesterford Neighbourhood Plan.

This report explains the methodology of the Steering Group for assessing sites, provides individual site assessments for those sites considered by the Steering Group, and gives a summary of conclusions based on these assessments.

Methodology

The site assessment process has been undertaken using guidance specifically written for neighbourhood plans by Locality “Site assessment and allocation for neighbourhood plans: A toolkit for neighbourhood planners”.

As per Planning Practice Guidance, the Steering Group used the Local Planning Authority’s SLAA methodology as a starting point for its own site assessment. The sites included in this assessment are the sites which were put forward as part of Uttlesford District’s site assessment work undertaken in 2015 and updated in May 2018. In addition, further sites have been added where the NP group has been made aware of them. All sites have been assessed using the same criteria as Uttlesford and a final assessment made based on updated local considerations and information. UDC’s methodology is set out in two reports; one produced in 2015 called Strategic Land Availability 2015 Housing and employment Land

Methodology and the other produced in May 2018 called Strategic Land Availability Assessment - Methodology Update. These reports are both available to view online at www.uttlesford.gov.uk.






Sites have only been considered where they have the potential to deliver at least 5 dwellings. Sites smaller than this do not form part of this Neighbourhood Plan Housing Land Assessment. Any such sites, when they come forward, will be considered as a planning application against current policy, including those policies adopted as part of the Great and Little Chesterford Neighbourhood Plan.

Sites which have been fully developed since Uttlesford's site assessment work have been removed from the assessment. Sites relating to the North Uttlesford Garden Village draft allocation have also been removed from consideration as this was a strategic proposal not appropriate to be addressed through a Neighbourhood Plan Housing Assessment. Additionally, the UDC Local Plan containing this draft allocation has now been withdrawn.

The assessment has been updated, following a period of consultation between February and May 2020 with stakeholders including landowners and Uttlesford District Council.

Note: Comments received from Anglian Water indicated that it was not possible to differentially assess sites with regard to water recycling or foul sewage capacity at this stage.

RAG Rating

Symbol	Categorisation	Explanation
	Green – Site suitable	No constraints exist and the site is available
	Amber – Site is potentially suitable	Constraints existing regarding suitability but there is potential to address these through appropriate design, layout and/or scale of development
	Amber – Suitability unlikely	Constraints exist but no or few opportunities have been identified that could adequately address these
	Amber – Achievability unlikely	Infrastructure required to deliver the sites e.g. road access considered too great for site achievability
	Red – Not Suitable	Constraints are too significant and no opportunities found to mitigate these and/or site is unachievable or unavailable

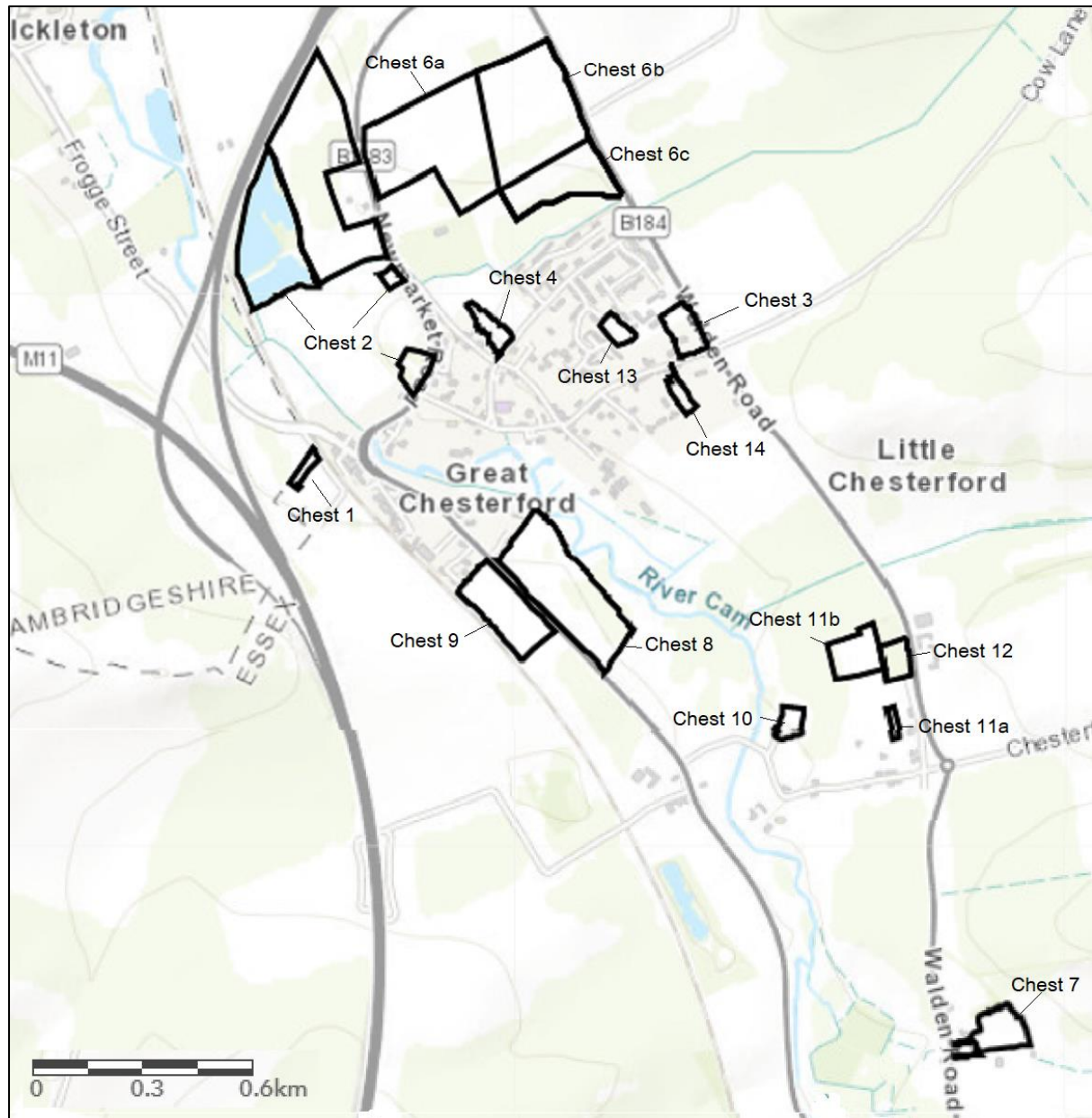
Sites that are assessed as being suitable or potentially suitable will be subject to a further process of site selection to assess their compatibility against the Neighbourhood Plan vision, objectives and policies. The categorisations in this report do not imply any endorsement of a site.

Sites assessed









Reference number	Address
Chest 1	Land adjacent to 1 Ashworth Villas, Whiteways, Great Chesterford, CB10 1NX
Chest 2	Zones 1-4, Land west and north west of Newmarket Road, Great Chesterford, CB10 1NU
Chest 3	Chesterford House, High Street, Great Chesterford, Essex, CB10 1PL
Chest 4	The Delles, Carmen Street, Great Chesterford, CB10 1NR
Chest 5	<i>Removed and part of site reassessed as site Chest 6c as request of owner</i>
Chest 6a	Land south of Mill House, between Walden Road and Newmarket Road, Great Chesterford, CB10 1PS
Chest 6b	Land south of Mill House, Walden Road, Great Chesterford, CB10 1PS
Chest 6c	Land adjoining Walden Road, Great Chesterford, CB10 1PS
Chest 7	Springwell Nursery, Springwell Road, Little Chesterford, CB10 1UE
Chest 8	Land to the north east of London Road, Great Chesterford (Little Chesterford Parish), CB10 1QP
Chest 9	Land to the south west of London Road (B1383) Great Chesterford, (Little Chesterford Parish) CB10 1QP
Chest 10	Land adjacent to Manor Cottages, off High Street, Little Chesterford, CB10 1TZ
Chest 11a	Land North of Kings Farm, High Street, Little Chesterford, CB10 1TS
Chest 11b	Land to the North West of Walden Road, Little Chesterford
Chest 12	Land opposite Rectory Barns, Little Chesterford
Chest 13	Land North Of Bartholomew Close, Bartholomew Close, Great Chesterford, CB10 1QH
Chest 14	Land to the rear of Acre Croft, High Street, Great Chesterford, CB10 1PL

Site Location Map

For more detailed maps of each site location, see individual site assessments



Site Assessment Summary Conclusions - based on individual assessments

Reference and location	Available	Achievable	Suitable	Conclusion	Rating
Chest 1 Land adjacent to Ashworth Villas	Yes	Maybe: noise from M11/railway	Maybe: separated from village	Site is potentially suitable subject to noise reduction measures	
Chest 2 Land west and north west of Newmarket Road	Maybe: covenant	Maybe: mineral working	No: Impact on SAM and woodland	Constraints are too significant	
Chest 3 Chesterford House, Great Chesterford	Yes	Yes	No: impact on conservation area, listed building, trees	Constraints are too significant	
Chest 4 The Delles, Great Chesterford	No: <5 dwellings remain	Maybe: access	No: impact on conservation area, open spaces	Not available; constraints are too significant	
Chest 6a Land south of Mill House between Walden Road and Newmarket Road	Yes	Maybe: SAM	No: Impact on context of SAMs, separation/incongruence, inaccessibility/sustainability	Constraints are too significant	
Chest 6b Land south of Mill House Great Chesterford	Yes	Maybe: SAM	No: Impact on context of SAMs, Separation/incongruence, inaccessibility/sustainability	Constraints are too significant	
Chest 6c Land adjoining Walden Road, Great Chesterford	Yes	Maybe: SAM	No: Impact on context of SAMs, Separation/incongruence, inaccessibility/sustainability	Constraints are too significant	
Chest 7 Springwell Nursery, Little Chesterford	Yes	Maybe: Flood risk	No: Accessibility/ sustainability, harm to character/appearance	Constraints are too significant	
Chest 8 Land to the north east of London Road	Yes	Maybe: flood risk	Maybe: coalescence, accessibility /sustainability, landscape sensitivity	Site potentially suitable subject to reduction in scale, landscaping, flood risk	
Chest 9 Land to the south west of London Road	Yes	Maybe: noise from railway	Maybe: coalescence, accessibility /sustainability, landscape sensitivity	Site is potentially suitable subject to reduction in scale, landscaping, noise mitigation. Now has the benefit of outline planning permission [UTT/19/0573/OP]	

Chest 10 Land adjacent to Manor Cottages, Little Chesterford	Yes	Maybe: access	Yes	Achievability unlikely: infrastructure for road access too great	
Chest 11a Land North of Kings Farm, Little Chesterford	Maybe: Covenant	Maybe: access	Maybe: Landscape sensitivity	Site is unlikely to be suitable	
Chest 11b Land North West of Walden Road , Little Chesterford	Maybe: Covenant	Maybe: access	No: not adjacent to settlement; landscape sensitivity	Constraints are too significant	
Chest 12 Land opposite Rectory Barns, Little Chesterford	Yes	Yes	Yes	No constraints exist and the site is available	
Chest 13 Land North Of Bartholomew Close, Great Chesterford	Yes	Yes	Yes	Site is potentially suitable subject to access	
Chest 14 Land to the rear of Acre Croft, Great Chesterford	Yes	No: Access too narrow	Maybe: Impact on character of surrounding area	Constraints are too significant	

SAM=Scheduled Ancient Monument

Individual Site Assessments

Neighbourhood Plan ref: Chest 1		Parish: Great Chesterford
UDC SLAA Reference: 01GtChe15		
Site Address:	Land adjacent to 1 Ashworth Villas, Whiteways, Great Chesterford, CB10 1NX	
Site Area (hectares): 0.25		Proposed Capacity (dwellings): 8
Proposed Use: Market Housing		

Site Location Plan



Is the site suitable?

This is a greenfield site adjacent to a group of 5 dwellings. The site is located between the rail line and the motorway. The site is separated from the main village by the railway line.

Is development of the achievable?

The cost of mitigation measures against noise needs to be considered.

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions

RAG Rating:

The site is available. Development is considered achievable subject to the cost of mitigation measures against noise from the railway line and M11.

Site History:

Application Reference	Description of Development	Decision	Decision Date
No recent applications on site.			

Constraints Table	Chest 1 (01GtChe15)
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There are small areas of 1 in 100 and 1 in 1000 flood risk on the north eastern boundary of the site near the railway. Development has the potential to avoid this area but there could be an impact on access for the site.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is within an area more susceptible to poor air quality due to its proximity with the M11.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	No.
Natural environment	

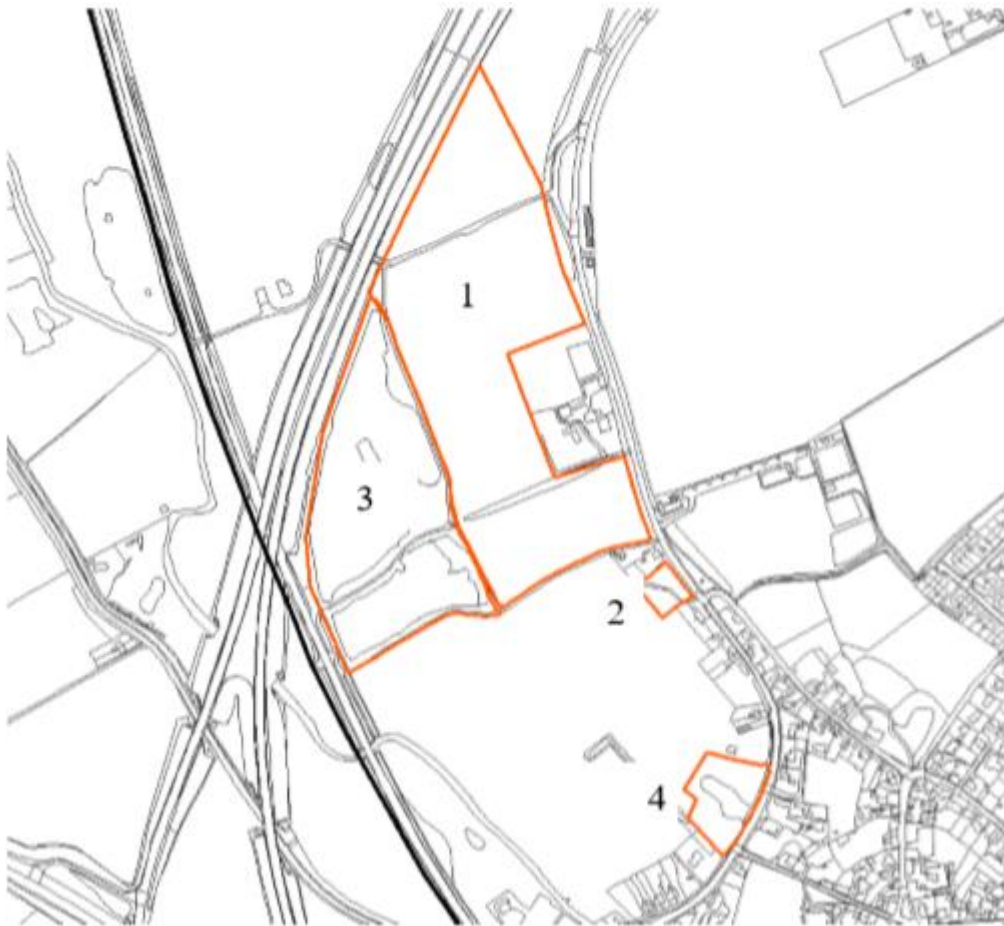
Constraints Table	Chest 1 (01GtChe15)
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m north east of Strethall Field Protected Local Wildlife Site.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m north east of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 3 - Ickleton Road approach. Development on Sector 3 land would not impact on the historic core. The principal effect of large scale development would be to extend the village beyond clearly defined landscape features formed by
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders present on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is within 100m – 1,000m south of the Roman Fort, Roman Town, Roman and Anglo-Saxon cemeteries at Great Chesterford and within 500m – 1,000m south east of the Roman Villa site S of Rose Villa.
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the Grade II

Constraints Table	Chest 1 (01GtChe15)
	Listed Mill House within 100m – 500m from the eastern boundary.
Distance from Conservation Area	The Great Chesterford Conservation Area is within 100m – 500m east of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Station Turn bus stop is within 800m north east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 510m west of Great Chesterford Church of England Primary Academy. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is within 800m south west of the Great Chesterford GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1383. Access would be from a private road, Whiteways.
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.

Constraints Table	Chest 1 (01GtChe15)
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

Neighbourhood Plan ref: Chest 2		Parish: Great Chesterford
UDC SLAA Reference: 02GtChe15		
Site Address:	Zones 1-4, Land west and north west of Newmarket Road, Great Chesterford, CB10 1NU	
Site Area (hectares): 1.03		Proposed Capacity (dwellings): 22
Proposed Use: Market and affordable housing and self/custom build		

Site Location Plan



Is the site suitable?

Both Zones 1 and 2 are greenfield sites proposed for residential development. It is proposed to gift Zones 3 and 4 for public amenity and recreational usages. Zone 1 lies beyond the development limits whilst Zone 2 lies adjacent to the limits. The Ancient Monuments of the Roman fort, Roman town and Roman and Anglo-Saxon cemeteries at Great Chesterford are located within these zones. Additionally, the Romano-Celtic temple 400m south of Dell's Farm is 500m – 1,000m from the site and the Roman Villa Site south of Rose Lane is 100-500m from the site. Zone 2 is currently a wooded area. The northern part of Zone 1 is not sustainably accessible from the village centre and services, the northern boundary being 1.1 km straight line distance, and a minimum of 1.2 km walking distance from Great Chesterford Primary school.

The sites are considered unsuitable due to their location within ancient monuments, the loss of woodland at Zone 2, and the distance of the northern part of Zone from from village amenities.

Is development of the achievable?

Development of the site is achievable subject to the cost of site preparation of former minerals site.

Is the site available?

The availability of the site is uncertain until the details of the covenant are clarified

Conclusions

RAG Rating: 

The availability of the site is uncertain due to a covenant restricting building development, the achievability of development is dependent upon the costs of backfilling the former minerals working at Zone 2. The site is unsuitable due to the location of Zones 1 and 2 within ancient monuments, the distance of the northern part of Zone 1 from village amenities and the loss of woodland at Zone 2.

Site History:

Application Reference	Description of Development	Decision	Decision Date
No recent applications on site.			

Constraints Table	Chest 2 (02GtChe15)
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	Zone 3 on the site map is covered in flood zones 2 and 3. The other parcels of land are all within flood zone 1 which indicates no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	Zone 3 on the site map is covered in 1 in 1000 flood risk zones with the southern section of the land parcel containing large areas of 1 in 100 flood risk zones. Development on this parcel would be unable to avoid these areas. The other parcels of land are within less than 1 in 1000 flood risk zones indicating they are very unlikely to be affected by surface or ground water flooding.

Constraints Table	Chest 2 (02GtChe15)
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The northern parcels of land are within areas more susceptible to poor air quality due to its proximity with the A11.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The developable area of the site is smaller than 3ha and is predominantly within a Minerals Safeguarding Area for Sand Gravel from glacial deposits the historic inactive Great Chesterford Sand and Gravel Mineral Workings The southern parcels of land are fully within the Sand Gravel MSA The small remaining area is of the site is wholly within the Minerals Safeguarding Area for High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m west of Great Chesterford Road Verges.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site

Constraints Table	Chest 2 (02GtChe15)
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m east of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies with in Sector 2- Newmarket Road approach from the B184 and the north. Development on Sector 2 land would impact on that part of the historic core at its western extremity to the west of Newmarket Road.
Are there any Tree Preservation Orders (TPOs) on the site?	There is a Tree Preservation Order located on the western part of the site. This covers a substantial portion of the site and could significantly limit the available development land if it were to be avoided.
What is the agricultural land value of the site?	The two western parcels of land are grade 3 land, but the smaller eastern parcel is grade 2 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The Roman fort, Roman town and Roman and Anglo-Saxon cemeteries at Great Chesterford are located within the site, the Romano-Celtic temple 400m south of Dell's Farm is 500m – 1,000m east of the site and the Roman Villa site south of Rose Villa is 100m –500m from the site
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Crown House, less than 100m south east of the site.
Distance from Conservation Area	The south east parcel of land has a small section to the south east of the development area within the Great Chesterford Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.

Constraints Table	Chest 2 (02GtChe15)
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Station Turn bus stop is within 800m south of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The northern part of Zone One is greater than 800 m north west of Great Chesterford Church of England Primary Academy, being 1.1 km straight line distance at its northern boundary and a minimum of 1.2 km walking distance. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The northern part of Zone One is greater than 800m north west of Great Chesterford GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1383. The call for site information states that the site could be accessed by London Road (B1383), although no current access exists.
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.

Constraints Table	Chest 2 (02GtChe15)
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

Neighbourhood Plan ref: Chest 3		Parish: Great Chesterford
UDC SLAA Reference: 03GtChe15		
Site Address:	Chesterford House, High Street, Great Chesterford, Essex, CB10 1PL	
Site Area (hectares): 0.9		Proposed Capacity (dwellings): 6 (of which 5 have already been granted planning permission)
Proposed Use: Market		

Site Location Plan



Is the site suitable?

This site is located adjacent to the development limits and within the Conservation Area. Chesterford House is Grade 2 listed and set in established gardens where many of the trees are protected by a preservation order. The site is within walking/cycling distance for facilities in the village. The Great Chesterford Conservation Area Appraisal and Management Proposals April 2007 identifies the mature trees as making a very valuable contribution to the quality of the conservation area whilst the open quality of the grounds contrasts with the more enclosed built form of the street scene to the west, this providing additional variety of form, colour, scale and shape. The Historic Settlement Character Assessment 2007 of Great Chesterford considers that Development in Chesterford House would be damaging and diminish the sense of place and local distinctiveness of the settlement Development to the north of the site and redevelopment of existing building has been permitted subject to conditions to mitigate this impact. Further development of the remaining

site is unsuitable due to the impact on the setting of the listed building, the tree preservation orders and the conservation area.

Is development of the achievable?

Development of the site is achievable.

Is the site available?

The site is considered available for development and planning permission granted for 5 units on this site.

Conclusions

RAG Rating:



The site is considered available and achievable (for 5 dwellings). Further development is not considered suitable due to the impacts on the conservation area, the setting of the listing building and the tree preservation orders.

Site History:

Application Reference	Description of Development	Decision	Decision Date
UTT/18/2969/FUL	Erection of 2 no. proposed dwellings with new access off Walden Road	Application Approved	21 June 2019
UTT/18/2967/FUL	Subdivision of existing dwelling into 3 individual dwellings. Erection of 2 storey side extension. Internal and external alterations including addition of internal partitions and doors, creation of new staircases, Demolition of wall. Creation of new windows and external doors replacement of existing doors with windows and landscaped gardens.	Application Approved	16 November 2018
UTT/15/2436/FUL	Proposed alterations, extension and conversion of existing coach house to create 1 no. dwelling	Application Approved	27 Jun 2016

Constraints Table	Chest 3 (03GtChe15)
Policy Constraint	
Is the site greenfield or brownfield?	Part brownfield (dwelling), part greenfield (garden)
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	

Constraints Table	Chest 3 (03GtChe15)
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The site is within a less than 1 in 1000 flood risk zone which indicates it is very unlikely to be affected by surface or ground water flooding.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The eastern section of the site within ground water source protection zone 3:3 and the western side of the site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is less than 100m south west of Great Chesterford Road Verges.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.

Constraints Table	Chest 3 (03GtChe15)
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	The site is more than 100m from a Public Right of Way.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 5(a) Chesterford House and Easby House. Development here would detrimentally impact on the historic core resulting in the loss of quality open space and trees that support an ecological system. It is considered that developmen
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	
Historic Environment	
Distance from Scheduled Ancient Monument	The site is within 100m – 500m south of the Romano-Celtic temple 400m south of Dell's Farm and 500m – 1,000m east of Roman fort, Roman town and Roman and Anglo-Saxon cemeteries at Great Chesterford.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest are the Grade II Listed Chesterford House and the stable block west of Chesterford House, both within the site boundary.
Distance from Conservation Area	The majority of the site is within Great Chesterford Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.

Constraints Table	Chest 3 (03GtChe15)
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The St. John's Cross bus stop is within 800m south west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 510m north east of Great Chesterford Church of England Primary Academy. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The site is within 800m east of Great Chesterford Branch GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B184. Access would be via the High Street/B184.
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.

Constraints Table	Chest 3 (03GtChe15)
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

Neighbourhood Plan ref: Chest 4		Parish: Great Chesterford
UDC SLAA Reference: 04GtChe15		
Site Address:	The Delles, Carmen Street, Great Chesterford, CB10 1NR	
Site Area (hectares): 0.7		Proposed Capacity (dwellings): 5
Proposed Use: Market and self/custom build		

Site Location Plan



Is the site suitable?

This is a greenfield site located adjacent to the development limits and within the conservation area. Planning permission was granted in February 2017 for 2no dwellings and garage on the southwestern half of the site. These two dwellings have both been built and are occupied. The south eastern part of the site where these dwellings have been built is covered by a Tree Preservation Order. The Historic Settlement Character Assessment 2007 for Great Chesterford states that this open space within the conservation area would detrimentally impact on the adjacent historic core. Another principal effect of development would be to lose distinct elements of the village such as the loss of the fine parkland characteristics of the curtilage of The Delles. It is considered that further development of this site would be highly damaging and significantly diminish the sense of place and local distinctiveness of the settlement. The Great Chesterford Conservation

Area Appraisal identifies the contribution which the The Delles dwelling house and outbuildings, the trees in the grounds to The Delles and the boundary wall make to the conservation area.

Is development of the site achievable?

The two new dwellings block the existing access to the remaining part of the site. Development of the remaining portion of the site would require the provision of an access in close proximity to The Delles dwelling house and outbuildings. Achievability is considered highly unlikely.

Is the site available?

The remaining availability of unbuilt dwellings is less than five. Land ownership of the undeveloped portion of the site has changed since the Call for Sites, and intentions are unknown.

Conclusions

RAG Rating:



Two dwellings have been granted planning permission, have been built and are occupied on this site. The availability of the remaining undeveloped part of the site is for less than five units with intentions unknown and development is unlikely to be achievable. Development of the remaining site area is unsuitable because of the impact on the conservation area, the Delles dwelling house and outbuildings, and the parkland characteristics of the curtilage of The Delles.

Site History:

Application Reference	Description of Development	Decision	Decision Date
UTT/14/1709/FUL	Erection of dwelling and garage (alternative scheme to that approved under planning permission UTT/1615/12/FUL).	Application Approved	25 July 2014
UTT/16/3394/FUL	Erection of 2 no. detached dwellings and garages	Approved	10th February 2017

Constraints Table	Chest 4 (04GtChe15)
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.

Constraints Table	Chest 4 (04GtChe15)
Does the site lie within surface water or ground water flooding zones?	The site has an area of 1 in 1000 and 1 in 100 flood risk towards the centre of the site. Development could be affected by this area due to its central location. In addition, areas of 1 in 1000 risk along the south eastern boundary with the road could have an impact on access to the site.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m west of Great Chesterford Road Verges.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site

Constraints Table	Chest 4 (04GtChe15)
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m north of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies with in Sector 5(b) Land south of Meadow Road, within the curtilage of The Delles and north of Carmen Street. Development here would detrimentally impact on the adjacent historic core.
Are there any Tree Preservation Orders (TPOs) on the site?	The south eastern part of the site is covered by a Tree Preservation Order. These lie within the part of the original site that has already been fully developed.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is within 100m – 500m south east of Roman fort, Roman town and Roman and Anglo-Saxon cemeteries at Great Chesterford, 500m – 1,000m south west of the Romano-Celtic temple 400m south of Dell's Farm and 500m – 1,000m east of the Roman Villa site.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest are the Grade II Listed Wearn's Folly and Grade II Listed Clematis Cottage, both less than 100m south west of the site.
Distance from Conservation Area	The site is fully within the Great Chesterford Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.

Constraints Table	Chest 4 (04GtChe15)
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The St. John's Cross bus stop is within 800m south east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 130m north of Great Chesterford Church of England Primary Academy. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The site is within 800m north of Great Chesterford GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	The fully developed part of the site makes use of a pre-existing access to the B1383 via Carmen Street. Access from the remainder of the site would not be easily achievable
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.

Constraints Table	Chest 4 (04GtChe15)
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The development will create a shared surface footpath on the western side of Jacksons Lane.

Neighbourhood Plan ref: Chest 6a		Parish: Great Chesterford
UDC SLAA Reference: Part of 07GtChe15		
Site Address:	Land south of Mill House, between Walden Road and Newmarket Road, Great Chesterford, CB10 1PS	
Site Area (hectares): 19		Proposed Capacity (dwellings): 400-450
Proposed Use: Market and affordable housing		

Site Location Plan



Is the site suitable?

This is a greenfield site to the north of Great Chesterford village. The southern edge of the site adjoins flood risk zones 2 and 3. This area of flood plain, which does not form part of the site but is under the same ownership, is proposed for open amenity space.

The site is 10 metres east of the Scheduled Ancient Monument of the Roman fort, Roman town and Roman and Anglo-Saxon cemeteries. The site is 370m west of the Romano-Celtic temple 400m south of Dell's Farm. Much of the site lies directly between the two scheduled Ancient Monuments. The owner proposes a potential no-build gap separating the northern and southern parts of the site between the two SAMs approximately 100 wide in the east, narrowing to approximately 50m at its western boundary. Approximately 85% of the land on this site that lies between the two SAMs does not form part of this zone.

The site would be incongruous with the rest of the separated Great Chesterford Village landscape and built form. The northern part of site would be entirely physically distinct and separated from

the rest of the village, and the southern part of the site adjoins the boundary of Great Chesterford Village for only 20 metres at its north west extremity.

The northern portion of the site is not sustainably accessible from the village centre and services, the northern boundary being 1.0 km straight line distance, and a minimum of 1.2 km walking distance from Great Chesterford Primary school.

The site is not considered suitable because of the significant detrimental impact on the highly sensitive and historic landscape between adjacent Scheduled Ancient Monuments, the separation of the site from the village, and the distance of the northern part from village amenities.

Is development of the site achievable?

Development of the site may be achievable subject to development impact on the Scheduled Ancient Monuments.

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions

RAG Rating:



The site is available. Achievability is uncertain due to the impact on the Scheduled Ancient Monuments. The site is considered unsuitable as development on the site would harm the setting of the Scheduled Ancient Monuments, be incongruous with and separated from Great Chesterford Village, and the northern parts of the site are greater than 800m distant from village services.

Site History:

Application Reference	Description of Development	Decision	Decision Date
No applications on site			

Constraints Table	Chest 6a (part of 07GtChe15)
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site adjoins the Adopted Development Limits for approximately 20m to the north of 83 Walden Road Great Chesterford.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site adjoins but does not include a large area of flood zones 2 and 3 on the south eastern

Constraints Table	Chest 6a (part of 07GtChe15)
	part of the site The developers propose this area in the same ownership as amenity land.,
Does the site lie within surface water or ground water flooding zones?	The southern part of the site is adjoins by 1 in 1000, 1 in 100 and 1 in 30 flood risk zones..
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is within an area more susceptible to poor air quality due to its proximity with the junction of the A11.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	A small section on the east of the site is within ground water source protection zone 3:3 but the majority is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-08%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is less than 100m north west of Great Chesterford Road Verges.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site

Constraints Table	Chest 6a (part of 07GtChe15)
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site from west to east through the centre of the development area.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies with in Sector 2- Newmarket Road approach from the B184 and the north. Development on Sector 2 land would impact on that part of the historic core at its western extremity to the west of Newmarket Road. Elsewhere it would not.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is 10 m from the Roman fort, Roman town and Roman and Anglo-Saxon cemeteries Scheduled Ancient Monument as well as being 100m – 500m west of the Romano-Celtic temple 400m south of Dell's Farm. The remainder of the site lies directly between these two Scheduled Ancient Monuments.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Cream Cottage, within 100m – 500m south of the site.
Distance from Conservation Area	The Great Chesterford Conservation Area is within 100m – 500m south of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.

Constraints Table	Chest 6a (part of 07GtChe15)
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The northern part of the site is greater than 800m from an existing public transport node. The Station Road bus stop is 1.3 km southwest of the northern boundary of the site (straight line distance).
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The northern part of the site is more than 800m from Great Chesterford Primary Academy. The northern site boundary is boundary of the site is approximately 1.0 km straight line distance from this primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The northern part of the site site is greater than 800m north of Great Chesterford GP Surgery. The northern boundary of the site is approximatey 1.0 km straight line distance from these facilities. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	Viable access exists to the B184, and B1383. Access would be onto Walden Road and the call for sites information states that a secondary or emergency access is also considered possible from Newmarket Road if required.
Other land uses	

Constraints Table	Chest 6a (part of 07GtChe15)
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The owner proposes a potential no-build gap separating the northern and southern parts of the site between the two SAMs approximately 100 wide in the east, narrowing to approximately 50m at its western boundary.

Neighbourhood Plan ref: Chest 6b		Parish: Great Chesterford
UDC SLAA Reference: Part of 07GtChe15		
Site Address:	Land south of Mill House, Walden Road, Great Chesterford, CB10 1PS	
Site Area (hectares): 10.8		Proposed Capacity (dwellings): c240
Proposed Use: Market and affordable housing		

Site Location Plan



Is the site suitable?

This is a greenfield site to the north eastern edge of the village. It is largely separate from the village, adjoining its northwestern boundary for only ~20 metres. The southern edge of the site adjoins flood risk zones 2 and 3. This area of flood plain, which does not form part of the site but is under the same ownership, is proposed for open amenity space.

The site lies directly between the two Scheduled Ancient Monuments: the SAM comprising the Roman fort, Roman town and Roman and Anglo-Saxon cemeteries lies 200-370 metres to the east, and the Romano-Celtic temples lies 370 metres to the west. The owner proposes a potential no-build gap less than 100m wide separating the northern and southern parts of the site between the two SAMs. Approximately 80% of the land on this site that lies between the two SAMs does not form part of this zone.

The site would be incongruous with the rest of the separated Great Chesterford Village landscape and built form. The northern part of site would be entirely physically distinct and separated from the rest of the village, and the southern part of the site adjoins the northwestern Great Chesterford Village boundary for only 20 metres.

The site is not considered suitable because of the impact on the highly sensitive and historic landscape between adjacent Scheduled Ancient Monuments, the separation of the site from the village, and the distance of the northern part from village amenities.

Is development of the achievable?

Development of the site may be achievable subject to development avoiding impact on the setting of the Scheduled Ancient Monuments.

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions

RAG Rating:



The site is available. Achievability is uncertain due to the impact on the Scheduled Ancient Monuments. The site is considered unsuitable as development on the site would harm the setting of the Scheduled Ancient Monuments, be incongruous with and separated from Great Chesterford Village, and the northern parts of the site are greater than 800m distant from village services.

Site History:

Application Reference	Description of Development	Decision	Decision Date
No applications on site			

Constraints Table	Chest 6b (part of 07GtChe15)
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits for a distance of approximately 20 metres to the north of 83 Walden Eoad, Great Chesterford
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site adjoins but does not include a large area of flood zones 2 and 3 on the south eastern

Constraints Table	Chest 6b (part of 07GtChe15)
	part of the site The developers propose this area in the same ownership as amenity land.
Does the site lie within surface water or ground water flooding zones?	The southern part of the site is adjoins by 1 in 1000, 1 in 100 and 1 in 30 flood risk zones..
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is within an area more susceptible to poor air quality due to its proximity with the junction of the A11.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	A small section on the east of the site is within ground water source protection zone 3:3 but the majority is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-08%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is less than 100m north west of Great Chesterford Road Verges.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site

Constraints Table	Chest 6b (part of 07GtChe15)
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site from west to east through the centre of the development area.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site does not lie within an area noted in the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is 100m – 500m from the Roman fort, Roman town and Roman and Anglo-Saxon cemeteries Scheduled Ancient Monument as well as being 100m – 500m west of the Romano-Celtic temple 400m south of Dell's Farm. The site lies directly between these two Scheduled Ancient Monuments.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Cream Cottage, within 100m – 500m south of the site.
Distance from Conservation Area	The Great Chesterford Conservation Area is within 100m – 500m south of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.

Constraints Table	Chest 6b (part of 07GtChe15)
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The northern part of the site is greater than 800m from an existing public transport node. The Station Road bus stop is 1.3 km southwest of the northern boundary of the site (straight line distance).
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The northern part of the site is more than 800m from Great Chesterford Primary Academy. The northern site boundary is boundary of the site is approximately 1.0 km straight line distance from this primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The northern part of the site site is greater than 800m north of Great Chesterford GP Surgery. The northern boundary of the site is approximatey 1.0 km straight line distance from these facilities. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	Viable access exists to the B184.
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.

Constraints Table	Chest 6b (part of 07GtChe15)
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The owner proposes a potential no-build gap less than 100m wide separating the northern and southern parts of the site between the two SAMs.

Neighbourhood Plan ref: Chest 6c		Parish: Great Chesterford
UDC SLAA Reference: Part of 07GtChe15		
Site Address:	Land adjoining Walden Road, Great Chesterford, CB10 1PS	
Site Area (hectares): 3.1		Proposed Capacity (dwellings): 50
Proposed Use: Market and affordable housing		

Site Location Plan



Is the site suitable?

This is a greenfield site to the north eastern edge of the village. It is largely separate from the village, adjoining its north western boundary for only ~20 metres. The southern edge of the site adjoins flood risk zones 2 and 3 which are proposed for open amenity space.

The site lies directly between the two Scheduled Ancient Monuments: the SAM comprising the Roman fort, Roman town and Roman and Anglo-Saxon cemeteries lies 200-370 metres to the east, and the Romano-Celtic temples lies 370 metres to the west. The owner proposes a potential no-build Zone to the northern boundary site between the two SAMs. Approximately 75 % of the land on this site that lies between the two SAMs does not form part of this zone.

The site would be incongruous with the rest of the separated Great Chesterford Village landscape and built form. It adjoins Great Chesterford Village for only 20 metres.

The site is not considered suitable because of the impact on the highly sensitive and historic landscape between adjacent Scheduled Ancient Monuments.

Is development of the achievable?

Development of the site may be achievable subject to development avoiding impact on the Scheduled Ancient Monuments.

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions**RAG Rating:**

The site is available. Achievability is uncertain due to the impact on the Scheduled Ancient Monuments. The site is considered unsuitable as development on the site would harm the setting of the Scheduled Ancient Monuments and be incongruous with Great Chesterford Village.

Site History:

Application Reference	Description of Development	Decision	Decision Date
No applications on site			

Constraints Table	Chest 6c (part of 07GtChe15)
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site adjoins the Adopted Development Limits for approximately 20m to the north of 83 Walden Eoad Great Chesterford.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site adjoins but does not include a large area of flood zones 2 and 3 on the south eastern part of the site The developers propose this area in the same ownership as amenity land.
Does the site lie within surface water or ground water flooding zones?	The southern part of the site is adjoins by 1 in 1000, 1 in 100 and 1 in 30 flood risk zones..
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.

Constraints Table	Chest 6c (part of 07GtChe15)
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is within an area more susceptible to poor air quality due to its proximity with the junction of the A11.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	A small section on the east of the site is within ground water source protection zone 3:3 but the majority is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-08%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is less than 100m north west of Great Chesterford Road Verges.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way runs along the northern boundary of the site west to east
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.

Constraints Table	Chest 6c (part of 07GtChe15)
Does site lie within area noted in the Historic Settlement Character Assessment?	The site does not lie within an area noted in the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is 100m – 500m (200m) from the Roman fort, Roman town and Roman and Anglo-Saxon cemeteries Scheduled Ancient Monument as well as being 100m – 500m (350m) west of the Romano-Celtic temple 400m south of Dell's Farm. The site lies directly between these two Scheduled Ancient Monuments.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Cream Cottage, within 100m – 500m south of the site.
Distance from Conservation Area	The Great Chesterford Conservation Area is within 100m – 500m south of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The northern boundary of the site is greater than 800m from an existing public transport node. The St Johns Cros bus stop is 760 m straight line distance and 1.3 km walking distance .southwest of the northern boundary of the site
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The northern boundary of the site is more than 800m from Great Chesterford Primary Academy. It is approximately 770m straight line distance and 1.0 km walking distance from this primary

Constraints Table	Chest 6c (part of 07GtChe15)
	school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The northern part of the site site is greater than 800m north of Great Chesterford GP Surgery. The northern boundary of the site is approximatey 810m straight line distance from these facilities. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	Viable access exists to the B184.
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The owner proposes a potential no-build gap that forms a triangle with its point at the north western extremity of the site, extending the full length of the northern boundary of the site and approximately 5m along its eastern boundary.

Neighbourhood Plan ref: Chest 7		Parish: Little Chesterford
UDC SLAA Reference: 02LtChe15		
Site Address:	Springwell Nursery, Springwell Road, Little Chesterford, CB10 1UE	
Site Area (hectares): 1.4		Proposed Capacity (dwellings): 15 (of which 2 have gained permission and one has been built)
Proposed Use: Market and affordable and self/custom build housing		

Site Location Plan



Is the site suitable?

This part brownfield part greenfield site is located south of Little Chesterford village and does not adjoin development limits. A dwelling associated with the business of the nursery has been built on the site and a barn granted permission for conversion to a dwelling. The access ways into the site and a small area of the south western corner of the site lie within flood zones 2 and 3. The B184 in this location has special verge which is recognised as a County Wildlife Site. There are 3 listed buildings near the site. The site is not close to any village services so residents would be reliant on a car to access services. An appeal decision in 2015 did not consider this a sustainable location

(UTT/13/3095/OP APP/C1570/A/14/2226566) with particular regard to community facilities and transport opportunities. This decision also found that six residential dwellings on this site would harm the character and appearance of the area, despite their relative low density. A higher density of 15 residential dwellings would have additional impact. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development and harm the appearance and character of the area.

Is development of the achievable?

Development of the site is achievable subject to a site specific Flood Risk Assessment.

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions

RAG Rating:



The site is available and development is achievable subject to a flood risk assessment. The site is considered unsuitable as development due to the loss of the established business and loss of rural employment opportunities, and inaccessibility to community facilities and transport opportunities.

Site History:

Application Reference	Description of Development	Decision	Decision Date
UTT/19/1960/PAQ3	Prior notification of change of agricultural building to 1 no. dwelling – modern barn	Approved	01 Oct 2019
UTT/19/1786/FUL	Conversion of former (historic) barn to 1 no. dwelling off existing access.	Awaiting decision	
UTT/18/1320/FUL	Conversion of barn to form a private dwelling off existing access.	Refused	13 Jul 2018
UTT/18/3260/PAP3Q	Prior notification of change of agricultural building to 1 no. dwelling – historic barn	Prior approval refused	21 Jan 2019
UTT/17/1793/FUL	Erection of a farm workers dwelling	Approved	09 Aug 2017
UTT/13/3095/OP	Outline application for removal of structures and the erection of 6 No. dwellings with all matters reserved except access and scale	Application Refused and Appeal Dismissed.	20 Jan 2015

Constraints Table	Chest 7 (02LtChe15)
Policy Constraint	
Is the site greenfield or brownfield?	Part brownfield, part greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits

Constraints Table	Chest 7 (02LtChe15)
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site has an area of flood zones 2 and 3 on the south western corner, which could have an impact on site access from the road.
Does the site lie within surface water or ground water flooding zones?	The site has an area of 1 in 1000 flood risk with smaller areas of 1 in 30 risk on the southern part of the land. This could impact on development as the coverage of the development area is fairly substantial. In addition, these areas lie across the road and so could affect site access.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3:2:1.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is within a Minerals Safeguarding Area for High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.

Constraints Table	Chest 7 (02LtChe15)
Proximity of Local Wildlife Site(s)	The site is less than 100m east of Little Chesterford Verges and 500m – 1,000m south west of Emanuel Wood.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site inside the south western boundary.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Joseph's Farmhouse less than 100m from the south western boundaries.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.

Constraints Table	Chest 7 (02LtChe15)
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Park Road Turn bus stop is 800m north of the site. It is not considered accessible to this site as there is no footway.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 3.50km north of Saffron Walden County High School. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B184. The call for sites information states that access would be via the B184.
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	The site is currently partly employment land and the proposal does not include new employment provisions. There would be the loss of a commercial garden centre resulting in a net loss of employment land.

Constraints Table	Chest 7 (02LtChe15)
Will there be a net loss of retail provision?	Development of this site would result in the loss of a commercial garden centre. This use would not be replaced in the proposed uses.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

Neighbourhood Plan ref: Chest 8		Parish: Little Chesterford
UDC SLAA Reference: 03LtChe15		
Site Address:	Land to the north east of London Road, Great Chesterford (Little Chesterford Parish), CB10 1QP	
Site Area (hectares): 6.6		Proposed Capacity (dwellings): 200
Proposed Use: Market and affordable housing		

Site Location Plan



Is the site suitable?

This is a greenfield site located on the southern edge of Great Chesterford (but within Little Chesterford Parish) and adjoins the existing development limits. The site is near the conservation area at its most northerly corner, where the conservation area lies on other side of the river. The site is within walking distance of the railway station. The site is over 800m walking distance from the services and facilities in Great Chesterford village centre. The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change. The site lies partly within Sector 4 - Newmarket Road approach from the south east of the Great Chesterford Historic Settlement Character Assessment. Full development of the site would create

coalescence between the two distinct settlements of Great Chesterford and Little Chesterford. Development of the site may be possible subject to improvements in accessibility, landscape and flood risk mitigation.

Is development of the achievable?

The land to the north east of the site lies within flood zone 2 and 3. Development of the site is achievable subject to flood risk mitigation

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions

RAG Rating:



The site is available and development may be achievable subject to flood risk. The development of the whole site would create coalescence between the two settlements of Great and Little Chesterford so further work to improve accessibility, reduction in scale and landscaping would be necessary.

Site History:

Application Reference	Description of Development	Decision	Decision Date
No applications on site			

Constraints Table	Chest 8 (03LtChe15)
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining Adopted Development Limits
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site has flood zone 2 and 3 areas on the north eastern boundary near the river, but none of these zones encroach onto the development area. The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The entirety of the north eastern boundary near the river is covered in 1 in 1000 and 1 in 1000 flood risk zones. However, no part of these zones encroaches onto the site and so development has the potential to avoid the risk.

Constraints Table	Chest 8 (03LtChe15)
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is predominantly within a Minerals Safeguarding Area for High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup and partially in a Sand Gravel MSA. The majority of the site to the south west is within the Chalk MSA
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 50m – 1,000m south west of Great Chesterford Road Verges and 500m – 1,000m north west of Little Chesterford Verges.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	The site is more than 100m from a Public Right of Way.

Constraints Table	Chest 8 (03LtChe15)
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies partly within Sector 4 - Newmarket Road approach from the south east of the Great Chesterford Historic Settlement Character Assessment.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The northern section of the site is grade 3, but the majority of the site to the south is grade 2 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is within 100m – 500m north of the moated site, fishpond and enclosure at Bordeaux Farms and 100m – 1,000m south east of Roman fort, Roman town and Roman and Anglo-Saxon cemeteries at Great Chesterford.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Manor Farmhouse within 100m – 500m of the north east boundary.
Distance from Conservation Area	The Great Chesterford Conservation Area is less than 100m north of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The boundaries of the site are between 600 and 1000 m walking distance from Great Chesterford Railway station and bus stop. (Note: the London Road bus stop to the south of the site cannot be

Constraints Table	Chest 8 (03LtChe15)
	considered a transport node as it only has a Sunday service)
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The nearest point of the site is approximately 300m in a straight line south of Great Chesterford Church of England Primary Academy. The walking distance is 900-1300m. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The Great Chesterford GP Surgery is within 900-1300m walking distance north of the site. The straight line distance from the nearest point of the site is approximately 300m. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1383. The call for sites information states that the site could be accessed by London Road (B1383) along the south-western boundary of the site and that the site could comprise one or more accesses.
Other land uses	
Will there be a net loss of land designated for recreational use?	The site is not currently recreational land and is not proposed for recreational provisions. There would be no net loss of recreational provisions as a result of this development.
Will there be a net loss of employment land?	The site is not currently employment land and is not proposed for employment provisions. There would be no net loss in employment provisions as a result of this development.
Will there be a net loss of retail provision?	The site is not currently retail land and is not proposed for retail provisions. There would be

Constraints Table	Chest 8 (03LtChe15)
	no net loss in retail provisions as a result of this development.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The Call For Sites from describes and extensive landscaping scheme as part of the development to attempt to screen the listed building and reduce the impact on its setting.

Neighbourhood Plan ref: Chest 9		Parish: Little Chesterford
UDC SLAA Reference: 04LtChe15		
Site Address:	Land to the south west of London Road (B1383) Great Chesterford (Little Chesterford Parish), CB10 1QP	
Site Area (hectares): 3		Proposed Capacity (dwellings): 100
Proposed Use: Market and affordable housing		

Site Location Plan



Is the site suitable?

This is a greenfield site located on the southern edge of Great Chesterford (but within Little Chesterford Parish) and adjoins the existing development limits. The site is within walking distance of the railway station. The site is over 800m walking distance from the services and facilities in the village centre. The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change. The site lies partly within Sector 4 - Newmarket Road approach from the south east of the Great Chesterford Historic Settlement Character Assessment. Full development of the site would create coalescence between the two distinct settlements of Great Chesterford and Little Chesterford. Development of the site may be possible subject to improvements in landscape and accessibility.

Is development of the achievable?

The site adjoins the railway line. Development of the site is achievable subject to noise mitigation.

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions**RAG Rating:**

The site is available and development is considered achievable. The development of the whole site would create coalescence between the two settlements so further work to mitigate noise from the railway line, reduction in scale and landscape would be necessary. The site now has the benefit of Outline Planning Permission.

Site History:

Application Reference	Description of Development	Decision	Decision Date
UTT/19/0573/OP	Outline application with all matters reserved except for access for the development of up to 76 dwellings, including provision of vehicular and pedestrian access, public open space and hard and soft landscaping	Decided	[TBC]

Constraints Table	Chest 9 (04LtChe15)
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining Adopted Development Limits
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The site is within a less than 1 in 1000 flood risk zone which indicates it is very unlikely to be affected by surface or ground water flooding.
Pollution	

Constraints Table	Chest 9 (04LtChe15)
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is within an area more susceptible to poor air quality due to its proximity with the M11.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is up to 3ha in size and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m south west of Great Chesterford Road Verges.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	The site is more than 100m from a Public Right of Way.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.

Constraints Table	Chest 9 (04LtChe15)
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies partly within Sector 4 - Newmarket Road approach from the south east of the Great Chesterford Historic Settlement Character Assessment.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is within 100m – 500m north of the moated site, fishpond and enclosure at Bordeaux Farms and 500m – 1,000m south of the Roman fort, Roman town and Roman and Anglo-Saxon cemeteries at Great Chesterford.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed main building to Great Chesterford railway station, within 100m – 500m north west of the site.
Distance from Conservation Area	The Great Chesterford Conservation Area is within 100m – 500m north of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The boundaries of the site are between 600 and 1000 m walking distance from Great Chesterford Railway station and bus stop. (Note: the London Road bus stop to the south of the site cannot be considered a transport node as it only has a Sunday service)
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 420m in a straight line south of Great Chesterford Church of England Primary Academy, but 870-1200m walking

Constraints Table	Chest 9 (04LtChe15)
	distance from the school No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is approximately 420m in a straight line south of Great Great Chesterford GP Surgery, but 870-1200m walking distance from the surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1383. The call for sites information states that The site would be accessed off London Road (B1383).
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

Neighbourhood Plan ref: Chest 10		Parish: Little Chesterford
UDC SLAA Reference: 05LtChe15		
Site Address:	Land adjacent to Manor Cottages, off High Street, Little Chesterford, CB10 1TZ	
Site Area (hectares): 0.5		Proposed Capacity (dwellings): 5
Proposed Use: Market housing		

Site Location Plan



Is the site suitable?

This small site lies on the edge of the village and is accessed via a single width track. Little Chesterford is not defined by an adopted Development Limit. Little Chesterford is a small village with limited services and facilities, however the site is within 800m of a bus stop for a regular service to Saffron Walden and Cambridge.

Is development of the achievable?

Development of the site is achievable subject to achieving acceptable access road.

Is the site available?

The site is available for up to 5 five or more dwellings; landownership and intentions are known,

Conclusions

RAG Rating:



The site is available and development is achievable subject to upgrading the access road.

Site History:

Application Reference	Description of Development	Decision	Decision Date
No applications on site.			

Constraints Table	Chest 10 (05LtChe15)
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield. The site has historically been used for agricultural buildings.
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The site is within a less than 1 in 1000 flood risk zone which indicates it is very unlikely to be affected by surface or ground water flooding.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is fully within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	No

Constraints Table	Chest 10 (05LtChe15)
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m north west of Little Chesterford Verges and 500m – 1,000m south of Great Chesterford Road Verges.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site across the western section of the development area.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m east of the moated site, fishpond and enclosure at Bordeaux Farms.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed bridge over the River Cam, less than 100m south west of the site.

Constraints Table	Chest 10 (05LtChe15)
Distance from Conservation Area	The Great Chesterford Conservation Area is within 500m – 1,000m north west of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The London Road bus stop is within 800m south west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 4.51km north west of Saffron Walden County High School. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B184 and B1383. The call for sites information states that the site would be accessed off the High Street.
Other land uses	
Will there be a net loss of land designated for recreational use?	There will be a loss of open space as a result from this development. The site has been informally used for recreational purposes but has not been designated for public use.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There

Constraints Table	Chest 10 (05LtChe15)
	would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

Neighbourhood Plan ref: Chest 11a		Parish: Little Chesterford
UDC SLAA Reference: part of 06LtChe15		
Site Address:	Land North of Kings Farm High Street Little Chesterford, CB10 1TS	
Site Area (hectares): 0.17		Proposed Capacity (dwellings): 5
Proposed Use: Market, affordable, self/custom build housing		

Site Location Plan



Is the site suitable?

This greenfield site is located at the eastern end of the village to the rear of existing properties. Little Chesterford is a small village with very limited services and facilities. The site forms part of the open area separating the two villages of Great and Little Chesterford.

Is development of the achievable?

Development of the site may be achievable subject to suitable access to the highway. The proposed access to the site is under different ownership.

Is the site available?

The site has been promoted through the Call for Sites process with landownership and intentions known. The impact of a restrictive covenant is unknown.

Conclusions

RAG Rating:



Availability of the site due to a restrictive covenant is unknown. The site may be achievable if access can be negotiated.. The site is unlikely to be suitable due to landscape sensitivity of the open area between the two villages.

Site History:

Application Reference	Description of Development	Decision	Decision Date
No applications on site.			

Constraints Table	Chest 11a
Policy Constraint	
Is the site greenfield or brownfield?	The site is Greenfield.
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits. It is adjacent to current settlement of Little Chesterford.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The site is within a less than 1 in 1000 flood risk zone which indicates it is very unlikely to be affected by surface or ground water flooding.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The area suitable for development is smaller than 3ha and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-98%) Cretaceous White Chalk Subgroup.

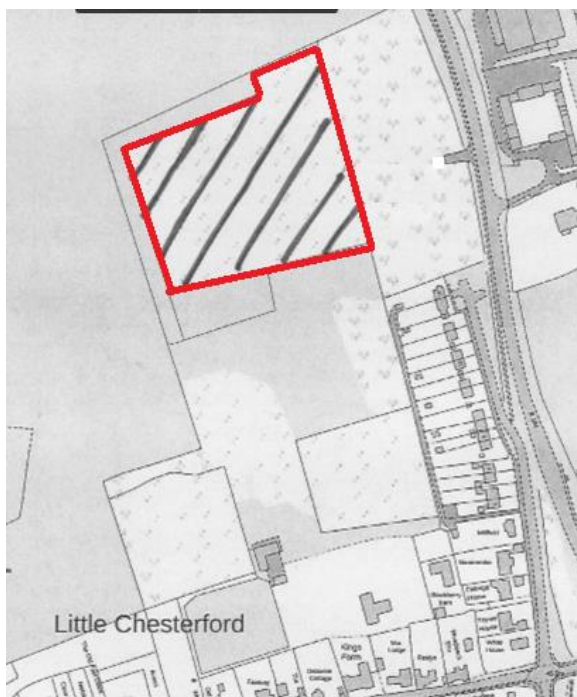
Constraints Table	Chest 11a
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m north west of Little Chesterford Verges, 500m – 1,000m south of Great Chesterford Road Verges and 500m – 1,000m west of Emanuel Wood.
Proximity of Ancient Woodland(s)	The site is within 500m – 1,000m west of Emanuel Wood.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m south of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m east of the moated site, fishpond and enclosure at Bordeaux Farms.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the

Constraints Table	Chest 11a
	Grade II Listed Kings Farmhouse, less than 100m south west of the site.
Distance from Conservation Area	The Great Chesterford Conservation Area is more than 1,000m north of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Park Road Turn bus stop is within 800m east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 4.35km north west of Saffron Walden County High School. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	The single width track that the owners state will provide access to Walden Road is under different ownership to the site. Walden Road is a viable route to the B184 and B1383.
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. There

Constraints Table	Chest 11a
	would be no net loss of recreational land as a result of this development.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

Neighbourhood Plan ref: Chest 11b UDC SLAA Reference:		Parish: Little Chesterford
Site Address:	Land North West of Walden Road, Little Chesterford, CB10 1TS	
Site Area (hectares): 1.44		Proposed Capacity (dwellings): 20
Proposed Use: Market, affordable, self/custom build housing		

Site Location Plan



Is the site suitable?

This greenfield site is located at the north eastern extremity of the village of Little Chesterford. It is separated from and misaligned with the existing settlement and has no road frontage. Little Chesterford is a small village with very limited services and facilities. The site forms part of the open area separating the two villages of Great and Little Chesterford.

Is development of the achievable?

Development of the site may be achievable subject to suitable access to the highway. The proposed access to the site is under different ownership.

Is the site available?

The site has been promoted through the Call for Sites process with landownership and intentions known. The impact of a restrictive covenant is unknown.

Conclusions

RAG Rating:



Availability of the site due to a restrictive covenant is unknown. The site may be achievable if access can be negotiated. The site is not suitable due to its separation from the existing settlement and the landscape sensitivity of the open area between the two villages.

Site History:

Application Reference	Description of Development	Decision	Decision Date
No applications on site.			

Constraints Table	Chest 11b
Policy Constraint	
Is the site greenfield or brownfield?	The site is Greenfield.
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits. It does not adjoin the existing settlement of Little Chesterford . It is outside the existing development pattern.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The site is within a less than 1 in 1000 flood risk zone which indicates it is very unlikely to be affected by surface or ground water flooding.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.

Constraints Table	Chest 11b
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The area suitable for development is smaller than 3ha and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-98%) Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m north west of Little Chesterford Verges, 500m – 1,000m south of Great Chesterford Road Verges and 500m – 1,000m west of Emanuel Wood.
Proximity of Ancient Woodland(s)	The site is within 500m – 1,000m west of Emanuel Wood.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way approximately 400m south of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
Historic Environment	

Constraints Table	Chest 11b
Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m east of the moated site, fishpond and enclosure at Bordeaux Farms.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Kings Farmhouse, approximately 300m south west of the site.
Distance from Conservation Area	The Great Chesterford Conservation Area is more than 1,000m north of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Park Road Turn bus stop is within 800m east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 4.35km north west of Saffron Walden County High School. No additional secondary school provisions are proposed.

Constraints Table	Chest 11b
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	The owners propose that access will be directly west from the site to the B184, ie via site Chest 12. This site and proposed access through it is under different ownership.
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. There would be no net loss of recreational land as a result of this development.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

Neighbourhood Plan ref: Chest 12		Parish: Little Chesterford
UDC SLAA Reference: N/A		
Site Address:	Land opposite Rectory Barns, Little Chesterford	
Site Area (hectares): approx. 0.5 ha		Proposed Capacity (dwellings): 10
Proposed Use: Market, affordable		

Site Location Plan



Is the site suitable?

This greenfield site is located at the north west end of the village. It is well screened from the surrounding area by tall vegetation. Any potential development would need to maintain this screening to maintain the openness of the surrounding landscape area. There is an existing access from the B1383, or a possible access from Walden Road. Little Chesterford is not defined by an

adopted Development Limit. Little Chesterford is a small village with limited services and facilities, however the site is within 500m of a bus stop for a regular service to Saffron Walden and Cambridge.

Is development of the site achievable?

Development of the site is achievable subject to approved access.

Is the site available?

The site has not been promoted but engagement with the landowner has identified that the site is available and deliverable.

Conclusions

Development of the site is achievable.

RAG Rating:



Site History:

Application Reference	Description of Development	Decision	Decision Date
No applications on site.			

Constraints Table	Chest 12
Policy Constraint	
Is the site greenfield or brownfield?	The site is Greenfield.
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The site is within a less than 1 in 1000 flood risk zone which indicates it is very unlikely to be affected by surface or ground water flooding.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.

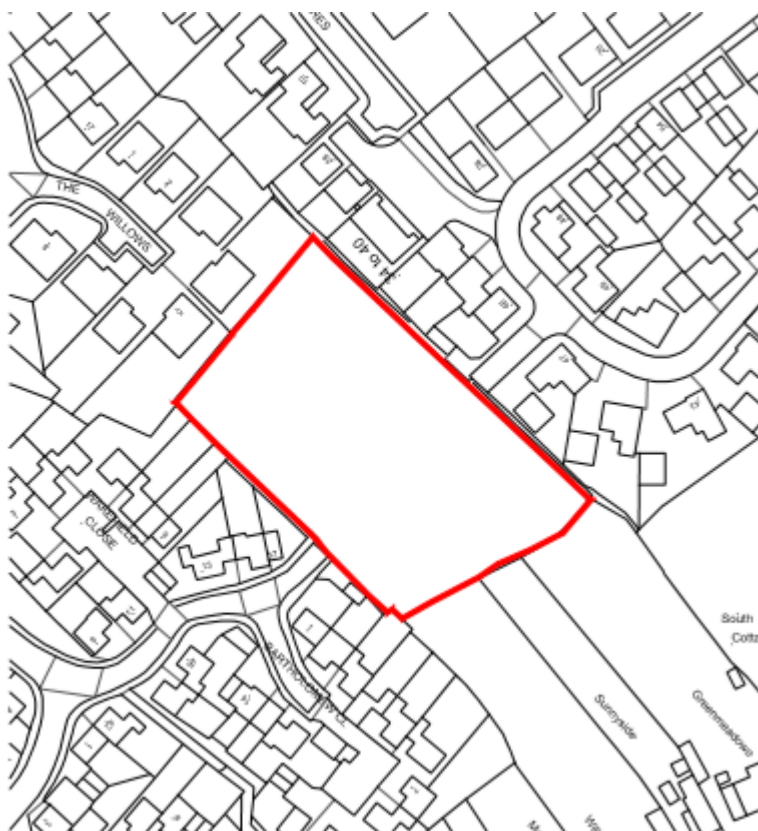
Constraints Table	Chest 12
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The area suitable for development is smaller than 3ha and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-98%) Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m north west of Little Chesterford Verges, 500m – 1,000m south of Great Chesterford Road Verges and 500m – 1,000m west of Emanuel Wood.
Proximity of Ancient Woodland(s)	The site is within 500m – 1,000m west of Emanuel Wood.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m south of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.

Constraints Table	Chest 12
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m east of the moated site, fishpond and enclosure at Bordeaux Farms.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Kings Farmhouse, 100m-500 m south west of the site.
Distance from Conservation Area	The Great Chesterford Conservation Area is more than 1,000m north east of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Park Road Turn bus stop is within 500m south of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m form a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 4.5 km north west of Saffron Walden County High School. No additional secondary school provisions are proposed.

Constraints Table	Chest 12
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B184, either directly through the existing access or possibly via Walden Road.
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. There would be no net loss of recreational land as a result of this development.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	An electricity box is sited at the south west corner of the site. The site is currently scrubland.

Neighbourhood Plan ref: Chest 13		Parish: Great Chesterford
UDC SLAA Reference: N/A		
Site Address:	Land North Of Bartholomew Close, Bartholomew Close, Great Chesterford, CB10 1QH	
Site Area (hectares): 0.44		Proposed Capacity (dwellings): 13
Proposed Use: Social		

Site Location Plan



Is the site suitable?

This is a greenfield site located within the Chesterford Parish development limits and adjoining the Conservation Area to the south. It is within 800m walking distance to village amenities services and facilities in Great Chesterford village centre.

Is development of the achievable?

Development of the site is achievable. Full planning permission with conditions has been granted.

Is the site available?

The site is considered available for development with landownership and intentions known.

Conclusions

RAG Rating:



The site is available and suitable and development is achievable.

Site History:

Application Reference	Description of Development	Decision	Decision Date
UTT/19/2288/FUL	Proposed residential development of up to 13 dwellings including associated external works and parking.	Approved	12 May 2020
UTT/17/2745/DFO	The reserved matters application for the construction of 11 new dwellings covering access, layout, scale, landscaping and appearance following outline approval UTT/14/0425/OP	Approved	21 Dec 2017
UTT/17/1452/DFO	Details following outline application UTT/14/0425/OP for residential development of up to 14 dwellings - Details of access	Approved with conditions	31 Aug 2017
UTT/14/0425/OP	Outline Planning with all matters reserved for residential development of up to 14 dwellings	Approved	16 Oct 2014

Constraints Table	Chest 13
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site within the Adopted Development Limits
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.

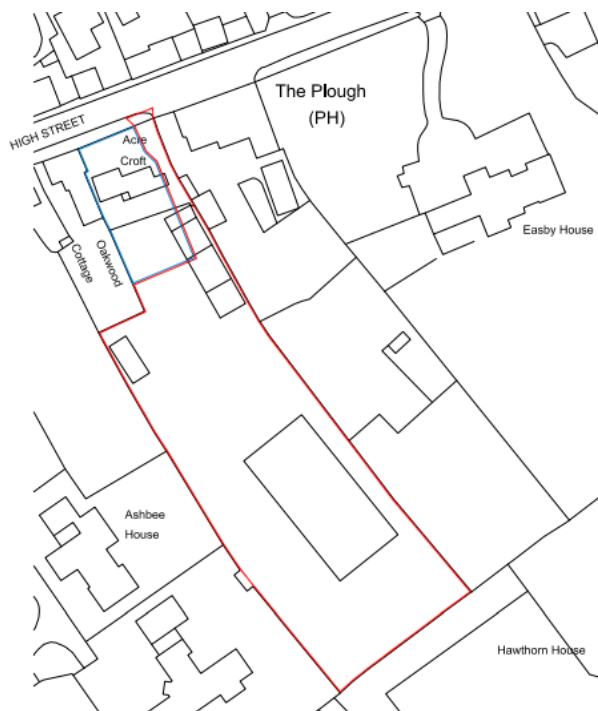
Constraints Table	Chest 13
Does the site lie within surface water or ground water flooding zones?	The site is within a less than 1 in 1000 flood risk zone which indicates it is very unlikely to be affected by surface or ground water flooding.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is within a Minerals Safeguarding Area for High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m west of Great Chesterford Road Verges.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site.
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m north east of the site.

Constraints Table	Chest 13
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site does not lie within the Historic Settlement Character Assessment.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders present on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is within 100m – 1,000m east of the Roman Fort, Roman Town, Roman and Anglo-Saxon cemeteries at Great Chesterford and within 500m – 1,000m north of the Roman Villa site of Rose Villa.
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the Grade II Southacre, High Street, within 100m – 500m from the southern boundary.
Distance from Conservation Area	The Great Chesterford Conservation Area is adjoins the site to the south.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The St Johns Cross bus stop is within 800m south of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 350m north east of Great Chesterford Church of England Primary Academy. No additional primary school provisions are proposed.

Constraints Table	Chest 13
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is within 800m north of the Great Chesterford GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	There is a viable route from the site to the B1383 and B184
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

Neighbourhood Plan ref: Chest 14		Parish: Great Chesterford
UDC SLAA Reference: na		
Site Address:	Land to the rear of Acre Croft, High Street, Great Chesterford, CB10 1PL	
Site Area (hectares): 0.365		Proposed Capacity (dwellings): 10
Proposed Use: Market		

Site Location Plan



Is the site suitable?

This site is located within the development limits defined in the adopted 2005 Local Plan and partly within the Conservation Area. The site contains mature trees and hedgerows that contribute to its setting. The site is within walking/cycling distance for facilities in the village. Development of 10 dwellings on this site would have an adverse impact on the adjoining Conservation Area would not be compatible with scale and character of the surrounding buildings.

Is development of the achievable?

Development of the site is subject to the provision of suitable access. The access to the site is very narrow and constrained by the curtilage wall of the Grade II Listed Plough and the existing Acre Croft dwelling, and does not appear to meet the required width for fire safety.

Is the site available?

The site is considered available for development.

Conclusions

RAG Rating:



The site is considered available. The site is not considered achievable due to the narrow constrained access. Development of the site would have a high adverse impact on the character of the surrounding area and, including the Conservation Area, being out of scale and character with the surrounding buildings.

Site History:

Application Reference	Description of Development	Decision	Decision Date
20/00047/REF	Planning appeal: 3 new dwellings with associated garages from new access at land rear of Acre Croft (re-submission of previously approved scheme under references UTT/15/1424/OP and UTT/16/0328/DFO)	Appeal in progress	n/a
UTT/19/1725/FUL	3 new dwellings with associated garages from new access at land rear of Acre Croft (re-submission of previously approved scheme under references UTT/15/1424/OP and UTT/16/0328/DFO)	Refused	06 Nov 2019
UTT/19/0436/FUL	3 new dwellings with associated garages from new access at land rear of Acre Croft (re-submission of previously approved scheme under references UTT/15/1424/OP and UTT/16/0328/DFO)	Refused	31 May 2019
UTT/17/1865/HHF	Part single, part two storey rear extension following demolition of lean-to and conservatory including replacement windows and external works including demolition of outbuildings	Approved with conditions	22 Aug 2017
UTT/17/0868/HHF	Single and two storey rear extension following demolition of lean-to and conservatory, including replacement windows and external works including demolition of outbuildings	Refused	30 May 2017
UTT/16/0406/DOC	Application to discharge Conditions 6 (Archaeology) and 7	Discharged in full	16 Nov 2016

	(excavation/preservation strategy) attached to UTT/15/1424/OP		
UTT/16/0341/FUL	Removal of condition number 10 of UTT/15/1424/OP to allow floor area in excess of 1000m2 with no change to design footprints or scale	Approved with conditions	15 Nov 2016
UTT/16/0328/DFO	Details following outline application UTT/15/1424/OP for the erection of 3 no. dwellings - details of appearance and layout	Approved with conditions	21 Oct 2016
UTT/15/1424/OP	Outline application for the erection of 3 no. Dwellings and garages with all matters reserved except access and scale	Approved with conditions	20 Nov 2015
UTT/0959/87	Two storey extensions to front and rear	Approved with conditions	4 Aug 1987
SWR/0217/72	Development of land for bungalow	Refused	13 Jul 1972

Constraints Table	Chest 14
Policy Constraint	
Is the site greenfield or brownfield?	Part brownfield (dwelling outbuildings), part greenfield (garden)
Is the site within, adjoining or beyond the Adopted Development Limits?	The majority of the site is outside of the 2005 Adopted Development Limits
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The site is within a less than 1 in 1000 flood risk zone which indicates it is very unlikely to be affected by surface or ground water flooding.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.

Constraints Table	Chest 14
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	No
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site approximately 100m south west of Great Chesterford Road Verges.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	The site is more than 100m from a Public Right of Way.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 5(a) Chesterford House and Easby House. Development of the site would
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.

Constraints Table	Chest 14
What is the agricultural land value of the site?	n/a
Historic Environment	
Distance from Scheduled Ancient Monument	The site is within 100m – 500m south of the Romano-Celtic temple 400m south of Dell's Farm and 500m – 1,000m east of Roman fort, Roman town and Roman and Anglo-Saxon cemeteries at Great Chesterford.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest are the Grade II listed The Plough immediately adjoining the northeastern boundary of the site, and The Surgery to the South of Southacre, 20m northwest of the site entrance.
Distance from Conservation Area	Part of the site is within the Great Chesterford Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The St. John's Cross bus stop is within 800m south west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 700m walking distance east of Great Chesterford Church of England Primary Academy. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Constraints Table	Chest 14
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is within 800m east of Great Chesterford Branch GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	Access is indicated to be via the High Street/B184. The site access is very narrow and is constrained by the curtilage wall of the Grade II Listed Plough and the existing Acre Croft building. The revised proposed site plans submitted for UTT/19/1975/FUL seem to indicate that there is a section of approximately 10 metres length forming this access that is 3-3.5 metres wide. Fire safety regulations state that such an access must be a minimum of 3.7 metres wide between kerbs, narrowing to 3.1 only for a gateway or similar short narrowing.
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The site contains several mature trees and hedgerows and provides a green space within the village centre.