

Great and Little Chesterford Neighbourhood Plan Housing Site Selection (NPHSS) March 2021

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, this Neighbourhood Plan Housing Site Selection will be submitted as an evidence base document in support of the Plan.

Purpose

This document assesses housing land previously demonstrated as potentially suitable, available and achievable, against the vision and objectives of the plan (see the Neighbourhood Plan Housing Land Assessment Report July 2020).

Planning Practice Guidance (PPG) states that the purpose of site selection is to identify a future supply of land for housing development over the plan period. This report therefore provides a summary of the sites selected for 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 housing sites for selection, provides individual site assessments against the vision and objectives of the plan, and gives a summary of conclusions based on these assessments.

Methodology

The site selection and allocation 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 has previously prepared a Neighbourhood Plan Housing Land Assessment (NPHLA), which assessed all known available sites for their suitability and deliverability. After a period of consultation with stakeholders, including landowners and Uttlesford District Council, a final version of this assessment was made available in July 2020.

The NPHLA, which also forms part of the evidence base for the Neighbourhood Plan, is an input into this NPHSS. Sites that have been assessed as *Suitable*, *Potentially Suitable*, *Suitability Unlikely* or *Achievability Unlikely* in the NPHLA are shortlisted for further Consideration in this NPHSS. Sites assessed as *Not Suitable* do not progress for further consideration. A total of nine sites were ruled out as part of the NPHLA stage due to constraints being too significant.

In this NPHSS, the shortlisted sites from the NPHLA have been further assessed against the vision and objectives of the Neighbourhood Plan, as documented in the Neighbourhood Plan Vision and Policies.




In undertaking the site assessment work provided in both the NPHLA July 2020 report and this report, the Neighbourhood Plan group have had the benefit of drawing on a range of evidence including the following technical reports:

- Great and Little Chesterford Neighbourhood Plan, Historic Environment Assessment, undertaken by Place Services of Essex County Council in 2016
- Great Chesterford Conservation Area Appraisal and Management Proposals, undertaken by Uttlesford District Council in 2007
- Landscape Character Assessment for Great and Little Chesterford Parishes Neighbourhood Plan, undertaken by Hankinson Duckett Associates in 2017
- Uttlesford District Council Selected Local Wildlife Site Review, undertaken by Essex Ecology Services Ltd. in 2007

These documents can be found in the Evidence section of the Neighbourhood Plan website at <https://www.lovegreatchesterford.com/evidence>.

Individual site selection assessments can be found after the Site Selection Summary.

Site Selection Rating and Categorisation

Symbol	Categorisation	Explanation
	Green: Site selected subject to no or minor conditions	The site has been selected subject to no or minor conditions to enable it to achieve Neighbourhood Plan Visions and Objectives. No constraints exist and the site is available.
	Amber: Site selected subject to major conditions	The site has been selected subject to major conditions that must be addressed to enable it to achieve the Neighbourhood Plan Vision and Objectives and/or overcome suitability or achievability constraints through appropriate design, layout and/or scale of development.
	Red: Site not selected	The site has not been selected as constraints are too significant to enable it to meet Neighbourhood Plan Vision and Objectives and/or constraints of availability, suitability or achievability.

Sites have only been considered where they have the potential to deliver at least 5 dwellings. Sites smaller than this did not form part of the Neighbourhood Plan Housing Land Assessment and do not form part of this Neighbourhood Plan Housing Site Selection. Any

such sites, when they come forward, will be considered as a planning application against current policy, including the current Local Plan, and those policies adopted as part of the Great and Little Chesterford Neighbourhood Plan.

Sites assessed for potential selection

Reference number	Address
Chest 1	Land adjacent to 1 Ashworth Villas, Whiteways, Great Chesterford, CB10 1NX
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 12	Land opposite Rectory Barns, Little Chesterford
Chest 13	Land North of Bartholomew Close, Bartholomew Close, Great Chesterford, CB10 1QH




Site Location Map (showing the outcome from the July 2020 NPHLA)



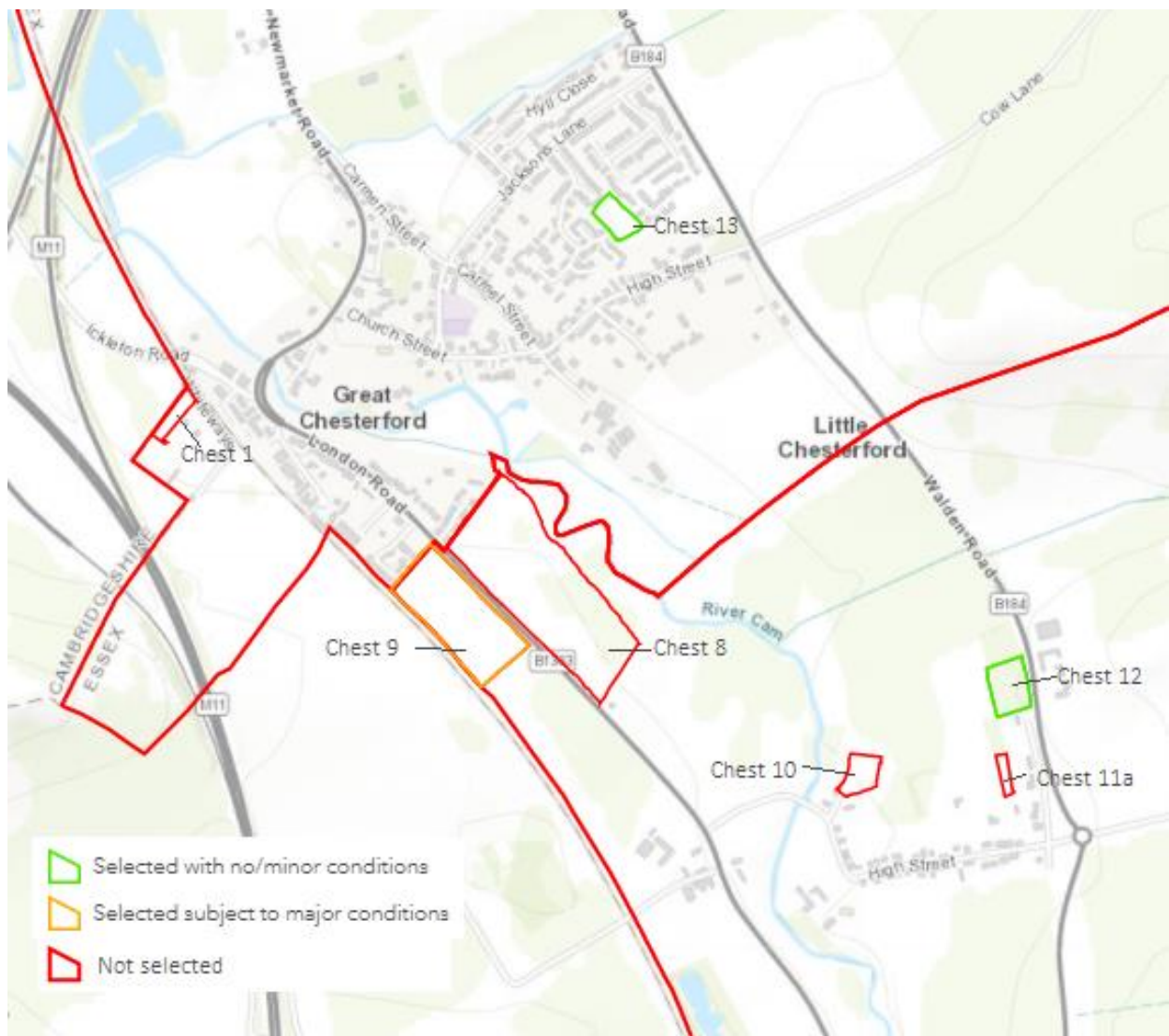
For more detailed maps of each site location, see individual site selection assessments

Site selection summary

Site identifier	Chest 1	Chest 8	Chest 9	Chest 10	Chest 11a	Chest 12	Chest 13
Site description	Land adjacent to Ashworth Villas, Great Chesterford	Land to the north east of London Road	Land to the south west of London Road	Land adjacent to Manor Cottages, Little Chesterford,	Land North of Kings Farm, Little Chesterford	Land opposite Rectory Barns, Little Chesterford	Land North of Bartholomew Close, Great Chesterford
Conclusion from Site Assessment undertaken as part of the July 2020 NPHLA	Site is potentially suitable subject to noise reduction measures	Site is potentially suitable subject to reduction in scale, landscaping and flood risk	Site is potentially suitable subject to reduction in scale, landscaping and noise mitigation [Outline planning for 76 dwellings now granted]	Achievability unlikely: infrastructure for road access too great	Suitability unlikely: achievability and availability issues would need to be overcome	No constraints exist and the site is available	Site suitable [Full planning permission including access now granted]
Does the site meet the Neighbourhood Plan Objectives?							
Spatial	Maybe: Beyond Development Limits. Proportional growth, no direct impacts on important character areas	No: Disproportionate growth. Adjoins Development Limits. Must protect and enhance the part within the CAM river Valley Area	Yes: Within adjusted development limits. Growth at limits of proportional. No direct impacts on important character areas	Maybe: Beyond Development Limits. Proportional growth, must protect and enhance adjoining Cam River valley Area	Maybe: Beyond Development Limits. Proportional growth, no direct impacts on important character areas	Maybe: Beyond Development Limits. Proportional growth, no direct impacts on important character areas	Yes: within development limits, Proportional growth, no direct impacts on important character areas
Settlement	Maybe: Outside of separation zones. Adjoins settlement edge.	Maybe: Partly within separation zone although adjoins settlement edge	Maybe: Partly within adjusted settlement separation zone, adjoins settlement edge	Maybe: Adjoins separation zone and settlement edge, has potential to follow pattern	No: Within separation zone. Backland development in Little Chesterford.	Maybe: Adjoins separation zone and can follow pattern.	Yes: Within existing settlement and follows pattern.
Getting around	No: No safe pedestrian access to village amenities	Maybe: with provision of more direct and safer pedestrian and cycle access to station, village centre and beyond	Maybe: with provision of more direct and safer pedestrian and cycle access to station, and beyond	No: No safe pedestrian access to village centre (no achievable footway)	No: footway on narrow access trackway unlikely to be achievable; existing narrow footway to centre.	Maybe: Access to existing pedestrian footway achievable; existing narrow footway to centre.	Yes: Safe pedestrian access to village amenities
Landscape Character	Maybe: Low/Medium capacity for change. Preserve and enhance views	Maybe: Medium capacity for change. Preserve and enhance views and green features	Maybe: Medium capacity for change. Preserve and enhance views and green features	No: Low capacity for change. Must preserve and enhance views and green features	Yes: Medium/high capacity for change.	Yes: Medium/high capacity for change.	Yes: Within built environment
Historic Environment	Maybe: Dependent on assessment of archaeology and visual impact on adjacent listed buildings	Maybe: Must conserve & enhance : the part of site within the Bordeaux Farm rural context area, views to/from Conservation Area and listed buildings, archaeological sites	Maybe: Must conserve and enhance: views to/ from Conservation area and listed buildings, adjacent Bordeaux Farm rural context area; archaeological sites (discharged for current application)	Maybe: Must conserve and enhance views from historic centre of Little Chesterford	Yes: No impact on historic environment	Yes: No impact on historic environment	Maybe: Must conserve and enhance views from adjoining Conservation Area

Site identifier	Chest 1	Chest 8	Chest 9	Chest 10	Chest 11a	Chest 12	Chest 13
Site description	Land adjacent to Ashworth Villas, Great Chesterford	Land to the north east of London Road	Land to the south west of London Road	Land adjacent to Manor Cottages, Little Chesterford,	Land North of Kings Farm, Little Chesterford	Land opposite Rectory Barns, Little Chesterford	Land North of Bartholomew Close, Great Chesterford
Valued Community Spaces	Neutral: no impact, no/little enhancement opportunities	Maybe: Must preserve/enhance qualities of nearby Community Route. Opportunity to enhance recreational space on site	Yes: opportunity to enhance recreational space on site	Neutral: no impact, no/little enhancement opportunities	Neutral: no impact, no /little enhancement opportunities	Neutral: no impact, no /little enhancement opportunities	Neutral: no impact, no/little enhancement opportunities
Local Green Spaces	Neutral: no impact, no/little enhancement opportunities	Yes; Opportunity to create new green space on site	Yes: Opportunity to enhance local green spaces	Maybe : Must preserve/enhance Local Green Space within the site.	Neutral: no impact, no/little enhancement opportunities	Neutral: no impact, no/little enhancement opportunities	Neutral: no impact, no/little enhancement opportunities
Employment	Neutral: no impact, no enhancement opportunities	Neutral: no impact or enhancement opportunities	Neutral: no impact or enhancement opportunities	Neutral: no impact or enhancement opportunities	Neutral: no impact or enhancement opportunities	Neutral: no impact or enhancement opportunities	Neutral: no impact or enhancement opportunities
Conclusion	Not selected: No safe pedestrian access, no opportunities for enhancement.	Not selected: Growth not proportional. Requires major reductions in scale and significant provision of community amenities and protection/enhancement of community, landscape, historic and archaeological features.	Selected with major conditions: Protection/enhancement of adjoining river valley and views; provision of recreational and green spaces, safe and direct pedestrian and cycle access to station, noise mitigation, conservation/enhancement of historic and archaeological features	Not selected: No safe pedestrian impact to village centre; must protect and enhance Local Green Space & views to Cam Valley.	Not selected: Backland development in Little Chesterford, within separation zone.	Selected with minor conditions: Protection/enhancement of recreational facilities, access and safe pedestrian routes.	Selected with minor conditions: Protection/enhancement of adjacent Conservation Area though design and materials and green features, access as defined in planning consent.
							

Site Selection Summary Map (outcome of this assessment)



Individual Site Selection 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



Site History:

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

Is the site suitable, achievable and available? (from NPHLA)

Site is potentially suitable for development.

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

Does development of the site contribute towards the Neighbourhood Plan Vision and Objectives as follows?

Spatial - does the site positively contribute to an area of potential growth and/or preserve and enhance the distinctive and important historical and landscape features and character of the area?

The site is beyond the Great Chesterford Development limits being separated from them by the railway line and the track that forms the Icknield way. Development of the site would be proportionate in scale to the village of Great Chesterford and defined growth. It does not have any direct impact on the important historical and landscape features of the area.

Settlement - does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?

The site adjoins the settlement edges of Great Chesterford. It is outside of the open buffer areas that define the settlement separation zones.

Getting around – does the site provide safe pedestrian and cycle access to village amenities? Can it deliver improvements to cycle/footpaths and/or to improve road safety?

The site is unable to provide safe pedestrian or cycle access to the village centre as opportunities to improve access over the railway line and along Church Street are very limited given the size of the site and the potential impact on viability.

Landscape character - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?

Landscape capacity for change is low/medium.

Historic environment – can the site enhance and protect the historic features of the local environment?

The site is approximately 140 m from the Scheduled Monument of the Roman Town. Due to the intervening topography, existing buildings and the railway line, development of the site is unlikely to have any impact on the Scheduled Monuments of the Roman Town, Fort, and Temple and their settings. Development would be contingent on archaeological assessment due to the presence of significant findings adjacent to the site. Visual impact on adjacent listed buildings should be assessed but is likely to be low given site topography.

Valued Community Spaces – can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?

No green spaces that add to the character of the villages exist within the site or adjoin it. The opportunity to make contributions to improvement of green spaces or education are limited given the size of the site and the potential impact on viability.

Local Green Spaces – can the site protect and enhance local green spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?

No Local Green Spaces exist within the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.

Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?

No existing or proposed employment sites are within or adjacent to the site. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.

Conclusion – does the site positively contribute to the Neighbourhood Plan Vision of organic and proportional growth and changes that promote and enhance the area’s distinctive characteristics, shared resources, rural feel and inclusive community?

The site is not selected for development as it lies in an area with low landscape capacity for change, beyond the Great Chesterford Development limits, and safe and convenient access to the village centre and amenities is not achievable. Whilst the scale of the development is proportionate to village growth, the location and size of the site do not present opportunities for positive contributions to enhancements to the community or the plan area. Mitigations for noise from the M11/railway and impacts on nearby heritage assets have the potential to make the site unviable and therefore unachievable.

Site Selection Category: Not selected



Detailed assessment against objectives	Chest 1 (01GtChe15)
Spatial – does the site positively contribute to an area of potential growth? Does it preserve and enhance the distinctive and important historical and landscape features and character of the area?	
Is the site within, adjoining or beyond the Development Limits defined in the Neighbourhood Plan?	The site is beyond the Neighbourhood Plan Development Limits. It is separated from the village of Great Chesterford by the London - Cambridge railway line and the track that forms the Icknield Way footpath.
Is development proportionate to the scale of the village and the quantum of growth defined in the Neighbourhood Plan?	The proposed development of 8 dwellings is proportionate to the scale of Great Chesterford village and within 10% growth.
Is the site within or adjoining the area of Chalk Uplands defined in the Neighbourhood Plan?	The site is not within or adjoining the area of Chalk Uplands.
Is the site within or adjoining the Northern Gateway open area defined in the Neighbourhood Plan?	The site is not within or adjoining the Northern Gateway open area.
Is the site within or adjoining the area important to the setting of the Scheduled Monuments of the Roman Town, Fort, Cemeteries and Temple defined in the Neighbourhood Plan?	The site is not within or adjoining the area important to the setting of the Roman Scheduled Monuments.
Is the site within or adjoining the area of the Cam River Valley as defined in the Neighbourhood plan?	The site is not within or adjoining the Cam River Valley area.
Settlement – does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?	
Is the site within the current areas of settlement, adjoining or adjacent to the settlement edges?	The site adjoins the edges of the current settlement at Great Chesterford.
Does the site lie within, or adjacent to the settlement separation zones that preserve open buffer areas?	The site is not within or adjacent to the settlement separation zones.
Does the site preserve the linear settlement pattern of Little Chesterford i.e. is not backland development in that village?	The site is not located within or adjacent to Little Chesterford.
Does the site lie within or adjacent to the hamlet of Springwell?	The site is not located within or adjacent to the hamlet of Springwell.
Getting around: Does the site promote safe and sustainable transport? – does it promote safe pedestrian use of railway station, access to village services and between villages, and road safety for all in village streets? Does it promote and enhance cycling and pedestrian routes south to Saffron Walden and north towards Cambridge?	
Is the site able to provide access to direct and safe walking to all village amenities? (In Great Chesterford, this means including the railway station, shop, surgeries, school, preschool and community centre, and in Little Chesterford this means the Village Hall and Church, and the bus stops on the B184)	In order to access the Great Chesterford village amenities, pedestrians must cross the railway either using a level crossing or by using a vehicle underpass with no footway. They must cross the busy B1383 (M11 relief) road. Their immediate point of access to this road is at a road junction on a sharp bend with raised road surface, limited visibility and a staggered junction with turning traffic. Further access to the village centre along Church Street has a single very narrow pavement along its length. Further access to the Community Centre along Newmarket Road includes a length of narrow pavement. The opportunities to improve pedestrian safety are limited given the size of the site and the potential impact on viability.

Is the site within Great Chesterford? Is it able to provide a convenient direct cycle/footpath to the Railway Station?	The site is adjacent to the railway station, but separated from it by the railway line with no convenient or safe pedestrian or cycle access. The opportunities to provide a convenient direct cycle/footpath to the Railway Station are limited given the size of the site and the potential impact on viability.
Is the site within or adjoining the southern part of the village of Great Chesterford? Is it able to provide direct access to village amenities in the centre of the village by contributing to or providing a route over the River Cam?	The site is not within or adjoining the southern part of the village of Great Chesterford.
Is the site within or adjoining Great Chesterford? Is it able to provide improvements to the de-urbanisation of the B1383 at the junction with Ickleton road and/or widening of pavements along Newmarket Road?	The site is adjacent to the current settlement of Great Chesterford. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site contribute to cycle/footpaths to Saffron Walden/Cambridge?	The site cannot allocate land for cycle/footpaths to Saffron Walden/Cambridge. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Will the site increase traffic movements through Great Chesterford or Little Chesterford? Can it contribute to traffic mitigation measures?	Development of the site will not significantly increase traffic movements through Great or Little Chesterford given its location and small size.
Landscape - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?	
Does the site area lie in a landscape area that has capacity for change?	The site lies in an area that has a low/medium capacity for change.
Can development preserve and enhance locally important views?	Development of the site is unlikely to have an immediate impact on locally important historic or community defined views.
Can development preserve and enhance views to and from the Chalk Uplands/plateaux, local landmarks, historic buildings and landmarks?	Development of the site is unlikely to have an immediate impact on views to and from the Chalk Uplands/plateaux, local landmarks, historic buildings and landmarks.
Can the development preserve and enhance local landscape patterns that include woodland areas, hedgerows and individual trees, and does not diminish their role in views across the landscape?	The site is mostly bordered by hedgerows and individual trees. The impact of any development of the site on local landscape patterns including woodland areas, hedgerows and individual trees would be contingent on a more detailed visual assessment of any proposed development of the site.
Can the development preserve and enhance the historic landscape character of field patterns and field size, greens, commons and verges?	The site is contained within a historic field boundary. The impact of any development of the site on historic landscape character of field patterns and field size, greens, commons and verges would be contingent on a more detailed visual assessment of any proposed development of the site.
Can the development preserve and enhance the landscape significance and better reveal historic links?	Development to the west of the railway station has historically been associated with milling. The impact of any development of the site on landscape significance and historic links would be contingent on a more detailed visual assessment of any proposed development of the site.
Historic environment – does the development of the site enhance and protect the historic features of the local environment?	

Can development at the site conserve and enhance the Scheduled Monuments of the Roman Town, Fort, and Temple and their settings?	The site is ~140m from the Scheduled Monument of the Roman Town. Due to the intervening topography, existing buildings and the railway line, development of the site is unlikely to have any impact on the Scheduled Monuments of the Roman Town, Fort, and Temple and their settings.
Can development at the site conserve and enhance the rural setting of the Scheduled Monument of the Fishponds and enclosure at Bordeaux Farm?	The site is >800m distant from this Scheduled Monument. Development of the site will have no impact on the SM or its setting.
Can development at the site conserve and enhance the rural setting of the Scheduled Monument at Paddock Wood?	The site is >800m distant from this Scheduled Monument. Development of the site will have no impact on the SM or its setting.
Can development at the site conserve and enhance the Conservation Area at Great Chesterford?	The site is not contained within or adjacent to the Conservation of Great Chesterford. Development of the site is unlikely to have a significant impact on the Conservation Area of Great Chesterford.
Can development at the site conserve and enhance the historic centre of Little Chesterford?	The site is >800m distant from Little Chesterford and development of the site will have no impact on the historic centre of Little Chesterford or its setting.
Can development at the site conserve the historic flint walls and sunken road banks outside of the Conservation Area?	The site is >800m distant from these features. Development of the site will have no impact on these features or their setting.
Can the development at the site conserve and enhance locally listed or listed buildings?	Development of the site may have an impact on locally listed buildings or listed buildings (including the Railway Station). The impact of any development of the site on locally listed or listed buildings would be contingent on a more detailed visual assessment of any proposed development of the site. The topography of the site diminishes the potential for harm.
Can the development at the site conserve and enhance important archaeological sites?	There is no known existing archaeological site that would be directly impacted by development of the site. The Historic Environment record shows Roman/Iron age cemetery and occupation adjacent to the site, The impact of any development of the site on archaeological sites would be contingent on a more detailed assessment of any proposed development of the site including usual archaeological assessments as appropriate given its proximity to the SM and Conservation Area and important historic/archaeological finds nearby on the Icknield Way.
Valued Community Spaces – Can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?	
Can the site maintain or enhance recreational facilities?	No recreational facilities exist within the site or adjoin it. The size of the site limits the opportunity for on-site recreational facilities. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance local services (e.g. pubs/restaurants, doctors, shops)?	No local services exist within the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability
Can the site maintain or enhance community facilities (e.g. places of worship, community centres)?	No community facilities exist with the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.

Can the site maintain or enhance educational facilities?	No educational facilities exist within the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance green spaces that add to the character of the villages?	No green spaces that add to the character of the villages exist within the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Local Green Spaces - Can the site protect and enhance local green spaces of value to the local communities?	
Can the site protect and enhance local green spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?	No designated Local Green Spaces are within or adjacent to the site. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?	
Can the site promote or enhance existing employment sites?	No existing or proposed employment sites are within or adjacent to the site. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site support further development of Chesterford Research park for research and development and sustainable travel to/from it?	The site is >800m from Chesterford Research Park. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.

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): 134 (updated)	
Proposed Use: Market and affordable housing		

Site Location Plan



Site History:

Application Reference	Description of Development	Decision	Decision Date
UTT/20/2724/OP	Outline application for the erection of up to 134 dwellings with all matters reserved except for access.	In progress	In progress

Is the site suitable, achievable and available? (from NPHLA)

Site is potentially suitable for development.

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 and further work to improve accessibility, reduction in scale and landscaping would be necessary.

Does development of the site contribute towards the Neighbourhood Plan Vision and Objectives as follows?

Spatial - does the site positively contribute to an area of potential growth and/or preserve and enhance the distinctive and important historical and landscape features and character of the area?

Development, even if much reduced in scale, would be disproportionate to the size of the village, both individually and cumulatively together with other sites that have planning permission. The site adjoins the Great Chesterford Development Limits, and is partly within the Cam River Valley area

Settlement - does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?

The site adjoins the settlement edges of Great Chesterford. It is partly within the Great-Little Chesterford settlement separation zone. It is adjacent to Chest 9 and some limited development could form a continuation of that development pattern, and a clear gateway to Great Chesterford visually separating it from Little Chesterford.

Getting around – does the site provide safe pedestrian and cycle access to village amenities? Can it deliver improvements to cycle/footpaths and/or to improve road safety?

The site does not have safe and convenient pedestrian and cycle access to village amenities. An opportunity exists to enhance pedestrian access to the village centre by the possible provision of a direct route crossing the River Cam, and to improve pedestrian/cycle access to the railway station via a cycle path and crossing on the B1383.

Landscape character - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?

Landscape capacity for change is medium. The impact of any development would be contingent on a more detailed visual assessment to ensure the preservation and enhancement of historic and community views along the Cam Valley, and to local landmarks such as Great Chesterford Church to preserve and protect views along the Cam Valley and to/from the Chalk Uplands, and to improve hedgerows and wooded areas to enhance the southern gateway to Great Chesterford.

Historic environment – can the site enhance and protect the historic features of the local environment?

The site is in close proximity to and has views to the Great Chesterford Conservation Area and Grade 2 Listed Manor Farmhouse which must be conserved and enhanced. Part of the site is within the area that defines the rural context of the Scheduled Monument of the Fishponds and Moated Enclosure at Bordeaux Farm, which must be conserved and enhanced. The impact of development of the site would be contingent on a detailed assessment of the impact of the development on the setting of these historic assets. The site contains the archaeological remains of a Roman farmstead with possible Iron Age origins and requires further extensive archaeological investigation.

Valued Community Spaces – can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?

The site is in close proximity to a Community Route. The special qualities of this route as a peaceful and beautiful recreational facility must be preserved and enhanced. There is an opportunity for development to create additional recreational facilities and to contribute to local education.

Local Green Spaces – can the site protect and enhance local green spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?

There is the opportunity to create Local Green Spaces within the site and to contribute to improvement of Local Green Spaces within the villages.

Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?

The site does not have any impact on any existing employment sites. There is the opportunity to make contributions to improvement given the size of the site.

Conclusion – does the site positively contribute to the Neighbourhood Plan Vision of organic and proportional growth and changes that promote and enhance the area’s distinctive characteristics, shared resources, rural feel and inclusive community?

The site is not selected for development. The scale of growth proposed is not individually proportionate to the adjoining village of Great Chesterford, unless in a much reduced form, and not proportionate cumulatively with other sites that have planning permission.

The site lies partly within the settlement separation zone between the two villages. It is partly within the Cam Valley area and flood plain, and must conserve and enhance historic and community views and routes, the rural setting of a Scheduled Monument and archaeological features within the site. There are opportunities for the site to provide additional green spaces, recreational facilities and pedestrian and cycle routes proportionate to the scale of the site.



Site Selection Category: Not selected

Detailed assessment against objectives	Chest 8 (03LtChe15)
Spatial – does the site positively contribute to an area of potential growth? Does it preserve and enhance the distinctive and important historical and landscape features and character of the area?	
Is the site within, adjoining or beyond the Development Limits defined in the Neighbourhood Plan?	The site adjoins the Neighbourhood Plan Development Limits along its boundary with Granta Close.
Is development proportionate to the scale of the village and the quantum of growth defined in the Neighbourhood Plan?	The proposed development of 134 dwellings is disproportionate to the scale of Great Chesterford village. The site would represent approximately 18% growth, exceeding the goal of 10% growth over the next 15 years. Individually this site could be reduced in scale to approximately 80 dwellings to meet the 10% goal. However, a total of 90 dwellings within/adjoining Great Chesterford already have planning permission (14 full, 76 outline), representing 11% growth. If development of this site is added, this represents approximately 28% growth (22% if reduced to 80 dwellings).
Is the site within or adjoining the area of Chalk Uplands defined in the Neighbourhood Plan?	The site is not within or adjoining the area of Chalk Uplands.
Is the site within or adjoining the Northern Gateway open area defined in the Neighbourhood Plan?	The site is not within or adjoining the Northern Gateway open area.
Is the site within or adjoining the area important to the setting of the Scheduled Monuments of the Roman Town, Fort, Cemeteries and Temple defined in the Neighbourhood Plan?	The site is not within the area important to the setting of the Roman Scheduled Monuments.
Is the site within or adjoining the area of the Cam River Valley as defined in the Neighbourhood plan?	The site is partly within, with the remainder adjoining, the Cam River Valley area.
Settlement – does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?	

Is the site within the current areas of settlement, adjoining or adjacent to the settlement edges or beyond the settlement?	The site adjoins the edges of the current settlement at Great Chesterford.
Does the site lie within or adjacent to the settlement separation zones that preserve open buffer areas?	The site lies partly within the settlement separation zone between Great and Little Chesterford.
Does the site preserve the linear settlement pattern of Little Chesterford i.e. is not backland development in that village?	The site is not located within/adjacent to Little Chesterford.
Does the site lie within or adjacent to the hamlet of Springwell?	The site is not located within/adjacent to the hamlet of Springwell.
Getting around: Does the site promote safe and sustainable transport? – does it promote safe pedestrian use of railway station, access to village services and between villages, and road safety for all in village streets? Does it promote and enhance cycling and pedestrian routes south to Saffron Walden and north towards Cambridge?	
Is the site able to provide access to direct and safe walking routes to all village amenities? (In Great Chesterford, this means including the railway station, shop, surgeries, school, preschool and community centre, and in Little Chesterford this means the Village Hall and Church, and the bus stops on the B184)	In order to access the Great Chesterford village amenities from the site, pedestrians must walk along the busy B1383 (M11 relief road). There are narrow single pavements at Church Street (to the school, shops and surgeries) and on Newmarket Road (to the community centre). They must cross the road to reach the railway station: there is no existing pedestrian crossing. An opportunity potentially exists to provide a more direct access to village amenities across the River Cam, and to provide a pedestrian crossing to the railway station.
Is the site within Great Chesterford? Is it able to provide a convenient direct cycle/footpath to the Railway Station?	The frontage to the site is proposed as section 1.3 in the 2014 Saffron Walden -> Cambridge Cycleway. An opportunity exists to create this cycleway together with a safe crossing of the B1383 to provide access to the railway station.
Is the site within or adjoining the southern part of the village of Great Chesterford? Is it able to provide direct access to village amenities in the centre of the village by contributing to or providing a route over the River Cam?	This site adjoins the southern part of the village of Great Chesterford. An opportunity exists to provide this access to create a direct and safe walking route to village amenities.
Is the site within or adjoining Great Chesterford? Is it able to provide improvements to the de-urbanisation of the B1383 at the junction with Ickleton road and/or widening of pavements along Newmarket Road?	The site is adjacent to the current settlement of Great Chesterford. An opportunity exists to contribute to widening of pavements and de-urbanisation of the B1383.
Can the site contribute to cycle/footpaths to Saffron Walden/Cambridge?	The frontage to the site is proposed as section 1.3 in the 2014 Saffron Walden -> Cambridge Cycleway. An opportunity exists to contribute to development of this cycleway.
Will the site increase traffic movements through Great Chesterford or Little Chesterford? Can it contribute to traffic mitigation measures?	The site will significantly increase traffic movements through Little Chesterford and an opportunity exists to contribute to traffic mitigation measures.
Landscape - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?	
Does the site area lie in a landscape area that has capacity for change?	The site lies in an area that has a medium capacity for change.
Can development preserve and enhance locally important views?	Development of the site is likely to impact the historic and community defined views along the Cam River Valley.

Can development preserve and enhance views to and from the Chalk Uplands/plateaus, local landmarks, historic buildings and landmarks?	Development of the site is likely to impact on views along the river valley towards Great Chesterford Church and Manor Farm. It will be visible from the Chalk Uplands surrounding the village. The impact of development would be contingent on a more detailed visual assessment of the proposed development of the site.
Can the development preserve and enhance local landscape patterns that include woodland areas, hedgerows and individual trees, and does not diminish their role in views across the landscape?	The site is mostly bordered by hedgerows and individual trees. The impact of any development of the site on local landscape patterns including woodland areas, hedgerows and individual trees would be contingent on a more detailed visual assessment of any proposed development of the site.
Can the development preserve and enhance the historic landscape character of field patterns and field size, greens, commons and verges?	The site is contained within a historic field boundary. The impact of any development of the site on historic landscape character of field patterns and field size, greens, commons and verges would be contingent on a more detailed visual assessment of any proposed development of the site.
Can the development preserve and enhance the landscape significance and better reveal historic links?	The impact of any development of the site on landscape significance and historic links would be contingent on a more detailed visual assessment of any proposed development of the site.
Historic environment – does the development of the site enhance and protect the historic features of the local environment?	
Can development at the site conserve and enhance the Scheduled Monuments of the Roman Town, Fort, and Temple and their settings?	The site is >800 m from the Scheduled Monuments of the Roman Town, Fort and Cemeteries and has no impact on the sites or their settings.
Can development at the site conserve and enhance the rural setting of the Scheduled Monument of the Fishponds and enclosure at Bordeaux Farm?	The southern part of the site is included in the rural setting of this SM. The impact of any development of the site on the SM would be contingent on a more detailed assessment of any proposed development of the site.
Can development at the site conserve and enhance the rural setting of the Scheduled Monument at Paddock Wood?	The site is >800m distant from this Scheduled Monument and has no impact on the site or its setting.
Can development at the site conserve and enhance the Conservation Area at Great Chesterford?	The site is not contained within the Conservation of Great Chesterford, but is visible to/from it. The impact of any development of the site on the Conservation Area would be contingent on a more detailed visual assessment of any proposed development of the site.
Can development at the site conserve and enhance the historic centre of Little Chesterford?	The site is >800m distant from the historic centre of Little Chesterford.
Can development at the site conserve the historic flint walls and sunken road banks outside of the Conservation Area?	The site is approximately 600m distant from the nearest of these features. Development of the site will have no impact on these features or their setting.
Can the development at the site conserve and enhance locally listed or listed buildings?	Development of the site may have an impact on the setting of the listed buildings at Manor Farm, Great Chesterford and Little Bordeaux Farm, Little Chesterford. The impact of any development of the site on locally listed or listed buildings would be contingent on a more detailed visual assessment of any proposed development of the site.
Can the development at the site conserve and enhance important archaeological sites?	The historic environment record shows a Roman farmstead within the site dating to the first to third centuries. It is

	<p>possible that this land use has iron age origins. An Iron aged silver coin (BCE 60-20) was found on the site.</p> <p>Further extensive archaeological assessments are required (see also Specialist Archaeological Advice dated 17 November 2020 regarding UTT/20/2724/OP https://publicaccess.uttlesford.gov.uk/online-applications/files/EFDB5FA329B2E2C2F2EBD1F675C507E2/pdf/UTT_20_2724_OP-ECC_SPECIALIST_ARCHAEOLOGICAL_ADVICE-3496434.pdf)</p>
<p>Valued Community Spaces – Can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?</p>	
Can the site maintain or enhance recreational facilities?	The site is in close proximity to the Community Route which follows the River Cam, the beauty and tranquillity of which must be preserved and enhanced. There is an opportunity to create on-site recreational facilities.
Can the site maintain or enhance local services (e.g. pubs/restaurants, doctors, shops)?	No local services exist within the site or adjoin it. There is opportunity to contribute to them.
Can the site maintain or enhance community facilities (e.g. places of worship, community centres)?	No community facilities exist within the site or adjoin it. There is opportunity to contribute to them.
Can the site maintain or enhance educational facilities?	No educational facilities exist within the site or adjoin it. There is opportunity to contribute to them.
Can the site maintain or enhance green spaces that add to the character of the villages?	The site does not have any impact on these green spaces. There is opportunity to contribute to them.
<p>Local Green Spaces - Can the site protect and enhance local green spaces of value to the local communities?</p>	
Can the site protect and enhance Local Green Spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?	There is an opportunity to provide additional green spaces within the site.
<p>Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?</p>	
Can the site promote or enhance existing employment sites?	No existing or proposed employment sites are within or adjacent to the site. The opportunity to make contributions to improvement is limited.
Can the site support further development of Chesterford Research park for research and development and sustainable travel to/from it?	The site is >800m from Chesterford Research Park. The opportunity to make contributions to improvement is limited.

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): 76	
Proposed Use: Market and affordable housing		

Site Location Plan



Site History:

Application Reference	Description of Development	Decision	Decision Date
UTT/20/3329/DFO	Reserved Matters application, seeking approval of appearance, layout, scale and landscaping, for 76 dwellings	Awaiting decision	
UTT/20/2855/DOC	Application to discharge condition 25 (noise and vibration assessment)	Awaiting decision	
UTT/20/2288/DOC	Application to discharge conditions 14 (Archaeology), 15 (Heritage), 16 (Archaeology) and 17 (Archaeology)	Discharge conditions in full	18 Sep 2020
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	17 Jun 2020

Is the site suitable, achievable and available? (from NPHLA)

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 landscaping would be necessary. The site now has the benefit of outline planning permission.

Does development of the site contribute towards the Neighbourhood Plan Vision and Objectives as follows:

Spatial - does the site positively contribute to an area of potential growth and/or preserve and enhance the distinctive and important historical and landscape features and character of the area?

The site formerly adjoined the Great Chesterford Development Limits which were extended to include this site when outline planning was granted. It adjoins the Cam River Valley area at its northern end.

Settlement - does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?

The site adjoins the settlement edges of Great Chesterford. It no longer lies within the Great-Little Chesterford settlement separation zone which was re-drawn following the granting of outline planning permission.

Getting around – does the site provide safe pedestrian and cycle access to village amenities? Can it deliver improvements to cycle/footpaths and/or to improve road safety?

The site does not have safe and convenient pedestrian and cycle access to village amenities. The outline planning permission provides measures to improve access through provision of a cycle/footpath to the railway station.

Landscape character - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?

Landscape capacity for change is medium. The impact of any development would be contingent on a more detailed visual assessment as part of the Reserved Matters application process to ensure the preservation and enhancement of historic and community views along the Cam Valley, and to local landmarks such as All Saints Church, Great Chesterford as well as to preserve and protect views along the Cam Valley and to/from the Chalk Uplands, and to improve hedgerows and wooded areas to enhance the southern gateway to Great Chesterford.

Historic environment – can the site enhance and protect the historic features of the local environment?

The site is in close proximity to and has views to the Great Chesterford Conservation Area and Grade 2 Listed Manor Farmhouse which must be conserved and enhanced which must be conserved and enhanced. The site is adjacent to the area that defines the rural context of the Fishponds and moated enclosure at Bordeaux Farm, which must be conserved and enhanced. The impact of development of the site would be contingent on a detailed assessment of the impact of the development on the setting of these historic assets, and the appropriate archaeological (The associated conditions on the current outline application have been discharged.)

Valued Community Spaces – can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?

There is an opportunity to create on-site recreational facilities and contribute to educational provision which will be delivered as part of the s106 agreement for the outline planning permission.

Local Green Spaces – can the site protect and enhance local green spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?

There is an opportunity to provide additional Local Green Spaces within the site which will be delivered as part of the s106 agreement for the outline planning permission.

Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?

The site does not have any impact on any existing employment sites. No opportunities have been identified for creation of new employment.

Conclusion – does the site positively contribute to the Neighbourhood Plan Vision of organic and proportional growth and changes that promote and enhance the area’s distinctive characteristics, shared resources, rural feel and inclusive community?

The site provides proportionate growth adjacent to the settlement edges of Great Chesterford, delivering the total of the goal of 10% growth over 15 years.

The site is no longer within the settlement separation zone between the villages, but is adjacent to it. To preserve this open buffer area as much as possible, the opportunity exists to create open areas and new Local Green Spaces at the south of the site. Opportunities exist to enhance and improve hedgerows and wooded areas to provide a southern gateway to Great Chesterford and provide new recreational facilities with the site. All of this is contained within the s106 agreement for the site, or via the planning conditions on the outline planning permission or as part of the detail to be confirmed as part of the Reserved Matters application process.

Safe pedestrian access to the railway station can be provided through the s106 agreement.

Views to and from the Chalk Uplands, and the Conservation Area and along the Cam Valley must be preserved and enhanced. The views to/from the Conservation area, adjacent Little Bordeaux rural context area, and the Grade 2 Listed Manor farmhouse must be conserved and enhanced (these conditions have been discharged for the current outline planning application)

Mitigation of noise levels from the adjacent railway line is also required. Given the site already has outline planning permission, it is selected for inclusion within the Neighbourhood Plan, with the considerations outlined above.



Site Selection Category: Selected with Major Considerations

Detailed assessment against objectives	Chest 9 (04LtChe15)
Spatial – does the site positively contribute to an area of potential growth? Does it preserve and enhance the distinctive and important historical and landscape features and character of the area?	
Is the site within, adjoining or beyond the Development Limits defined in the Neighbourhood Plan?	The site previously adjoined the Neighbourhood Plan development limits at Ash Green. The Development Limits have been extended to include the site as outline planning permission has been gained.
Is development proportionate to the scale of the village and the quantum of growth defined in the Neighbourhood Plan?	The proposed development of 76 dwellings is an increase of approximately 10% of Great Chesterford. This represents the entirety of the goal of 10% growth over the next 15 years.
Is the site within or adjoining the area of Chalk Uplands defined in the Neighbourhood Plan?	The site is not within or adjoining the area of Chalk Uplands.
Is the site within or adjoining Is the site within or adjoining the Northern Gateway open area defined in the Neighbourhood Plan?	The site is not within or adjoining the Northern Gateway open area.
Is the site within or adjoining Is the site within or adjoining the area important to the setting of the Scheduled Monuments of the Roman Town, Fort, Cemeteries and Temple defined in the Neighbourhood Plan?	The site is beyond the area important to the setting of the Roman Scheduled Monuments.

Is the site within or adjoining the area of the Cam River Valley as defined in the Neighbourhood plan?	The site is close to the Cam River Valley area
Settlement – does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?	
Is the site within the current areas of settlement, adjoining or adjacent to the settlement edges or beyond the settlement?	The site adjoins the edges of the current settlement at Great Chesterford.
Does the site lie within, beyond or adjacent to the settlement separation zones that preserve open buffer areas?	The site partly lies within the settlement separation zone between Great and Little Chesterford. The settlement separation zone has been reduced as outline planning permission has been gained.
Does the site preserve the linear settlement pattern of Little Chesterford i.e. is not backland development in that village?	The site is not located within/adjacent to Little Chesterford.
Does the site lie within, adjacent to or beyond the hamlet of Springwell?	The site is not located within/adjacent to the hamlet of Springwell.
Getting around: Does the site promote safe and sustainable transport? – does it promote safe pedestrian use of railway station, access to village services and between villages, and road safety for all in village streets? Does it promote and enhance cycling and pedestrian routes south to Saffron Walden and north towards Cambridge?	
Is the site able to provide access to direct and safe walking routes to all village amenities? (In Great Chesterford, this means including the railway station, shop, surgeries, school, preschool and community centre, and in Little Chesterford this means the Village Hall and Church, and the bus stops on the B184)	In order to access the Great Chesterford village amenities from the site, pedestrians must walk along the busy B1383 (M11 relief road). There are narrow single pavements at Church Street (to the school, shops and surgeries) and on Newmarket Road (to the community centre). They must cross the road to reach the village centre: there is no existing pedestrian crossing. An opportunity no longer exists to improve road safety through provision of a pedestrian crossing.
Is the site within Great Chesterford? Is it able to provide a direct cycle/footpath to the Railway Station?	An opportunity exists to provide a foot/cycleway to the railway station along the B1383 via the s106 agreement.
Is the site within or adjoining the southern part of the village of Great Chesterford? Is it able to provide direct access to village amenities in the centre of the village by contributing to or providing a route over the River Cam?	This site adjoins the southern part of the village of Great Chesterford. An opportunity no longer exists to contribute to this access to create a direct and safe walking route to village amenities.
Is the site within or adjoining Great Chesterford? Is it able to provide improvements to the de-urbanisation of the B1383 at the junction with Ickleton road and/or widening of pavements along Newmarket Road?	The site is adjacent to the current settlement of Great Chesterford. An opportunity no longer exists to contribute to widening of pavements and de-urbanisation of the B1383.
Can the site contribute to cycle/footpaths to Saffron Walden/Cambridge?	The site is on the opposite side of the road to the cycleway proposed as section 1.3 of 2014 Saffron Walden -> Cambridge Cycleway and therefore opportunities to connect a cycleway within the site to onward routes are limited.
Will the site increase traffic movements through Great or Little Chesterford? Can it contribute to traffic mitigation measures?	The site will significantly increase traffic movements through Little Chesterford and an opportunity no longer exists to contribute to traffic mitigation measures.

Landscape - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?	
Does the site area lie in a landscape area that has capacity for change?	The site lies in an area that has a medium capacity for change.
Can development preserve and enhance locally important views?	The development will impact historic and community defined views along the Cam River Valley.
Can development preserve and enhance views to and from the Chalk Uplands/plateaus, local landmarks, historic buildings and landmarks?	The development will impact on views along the river valley. It will be visible from the Chalk Uplands surrounding the village The impact of development would be contingent on a more detailed visual assessment of the proposed development of the site.
Can the development preserve and enhance local landscape patterns that include woodland areas, hedgerows and individual trees, and does not diminish their role in views across the landscape?	The development is bordered by hedgerows. There is the opportunity to enhance these and use woodland areas to enhance the southern gateway to the village of Great Chesterford.
Can the development preserve and enhance the historic landscape character of field patterns and field size, greens, commons and verges?	The site is contained within a historic field boundary.
Can the development preserve and enhance the landscape significance and better reveal historic links?	The impact of any development of the site on landscape significance and historic links would be contingent on a more detailed visual assessment of any proposed development of the site. . This requirement was discharged for the current application, see https://publicaccess.uttlesford.gov.uk/online-applications/files/B297F7201D8E84AC4B29634D9757E0D4/pdf/UTT_20_2288_DOC-HERITAGE_DESK-BASED_ASSESSMENT-3449009.pdf
Historic environment – does the development of the site enhance and protect the historic features of the local environment?	
Can development at the site conserve and enhance the Scheduled Monuments of the Roman Town, Fort, and Temple and their settings?	The site is >800 m from the Scheduled Monument of the Roman Town, Fort and Cemeteries and has no impact on the site or its setting.
Can development at the site conserve and enhance the rural setting of the Scheduled Monument of the Fishponds and enclosure at Bordeaux Farm?	The southern part of the site is adjacent to the rural setting of this SM. The impact of any development of the site on the SM would be contingent on a more detailed visual assessment of any proposed development of the site. . This requirement was discharged for the current application as part of UTT/20/2288/DOC. See https://publicaccess.uttlesford.gov.uk/online-applications/files/B297F7201D8E84AC4B29634D9757E0D4/pdf/UTT_20_2288_DOC-HERITAGE_DESK-BASED_ASSESSMENT-3449009.pdf
Can development at the site conserve and enhance the rural setting of the Scheduled Monument at Paddock Wood?	The site is >800m distant from this Scheduled Monument and has no impact on the site or its setting.

Can development at the site conserve and enhance the Conservation Area at Great Chesterford?	The site is not contained within the Conservation of Great Chesterford, but is visible to/from it. The impact of any development of the site on the Conservation Area would be contingent on a more detailed visual assessment of any proposed development of the site. This requirement was discharged for the current application as part of UTT/20/2288/DOC. See https://publicaccess.uttlesford.gov.uk/online-applications/files/B297F7201D8E84AC4B29634D9757E0D4/pdf/UTT_20_2288_DOC-HERITAGE_DESK-BASED_ASSESSMENT-3449009.pdf
Can development at the site conserve and enhance the historic centre of Little Chesterford?	The site is >800m distant from the historic centre of Little Chesterford.
Can development at the site conserve the historic flint walls and sunken road banks outside of the Conservation Area?	The site is >800m distant from these features. Development of the site will have no impact on these features or their setting.
Can the development at the site conserve and enhance locally listed or listed buildings?	Development of the site may have an impact on the setting of the listed/locally listed buildings at Manor Farm, Great Chesterford and Little Bordeaux Farm, Little Chesterford. The impact of any development of the site on locally listed or listed buildings would be contingent on a more detailed visual assessment of any proposed development of the site. This requirement was discharged for the current application as part of UTT/20/2288/DOC. See https://publicaccess.uttlesford.gov.uk/online-applications/files/B297F7201D8E84AC4B29634D9757E0D4/pdf/UTT_20_2288_DOC-HERITAGE_DESK-BASED_ASSESSMENT-3449009.pdf
Can the development at the site conserve and enhance important archaeological sites?	<p>The Historic Environment Record identifies a Romano-British grave group on the site at TL 507 423 and the outline planning consent for this site states that the site lies on the edge of the Roman town of Great Chesterford immediately to the east of the known Roman cemetery (EHER 4949). An area of cropmarks located to the north of the development area forms a sequence of enclosures on the southern side of the river (EHER 4866). This occupation may spread across London Road into the development area.</p> <p>An assessment carried out as part of UTT/20/2288/DOC in July 2020 by Cotswold Archaeology to discharge archaeology conditions associated with the outline planning consent identified no archaeological features or deposits and the conditions were discharged. See https://publicaccess.uttlesford.gov.uk/online-applications/files/C9985B2FA0319C9F7123A78398B570FF/pdf/UTT_20_2288_DOC-ARCHAEOLOGICAL_EVALUATION-3449008.pdf</p>
Valued Community Spaces – Can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?	
Can the site maintain or enhance recreational facilities?	There is an opportunity to create on-site recreational facilities.
Can the site maintain or enhance local services (e.g. pubs/restaurants, doctors, shops)?	No local services exist within the site or adjoin it. No opportunities for enhancement have been identified.
Can the site maintain or enhance community facilities (e.g. places of worship, community centres)?	No community facilities exist within the site or adjoin it. No opportunities for enhancement have been identified.

Can the site maintain or enhance educational facilities?	No educational facilities exist within the site or adjoin it. The site would be required to contribute to enhanced educational provision.
Can the site maintain or enhance green spaces that add to the character of the villages?	The site does not have any impact on these green spaces.
Local Green Spaces - Can the site protect and enhance local green spaces of value to the local communities?	
Can the site protect and enhance Local Green Spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?	There is an opportunity to provide additional Local Green Spaces within the site.
Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?	
Can the site promote or enhance existing employment sites?	No existing or proposed employment sites are within or adjacent to the site. No opportunities for enhancement have been identified.
Can the site support further development of Chesterford Research park for research and development and sustainable travel to/from it?	The site is >800m from Chesterford Research Park. No opportunities have been identified to support R&D at the site or sustainable travel to/from it.

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, achievable and available? (from NPHLA)

The site is available and development is achievable subject to upgrading the access road. Achievability is unlikely due to the infrastructure required.

Does development of the site contribute towards the Neighbourhood Plan Vision and Objectives as follows?

Spatial - does the site positively contribute to an area of potential growth and/or preserve and enhance the distinctive and important historical and landscape features and character of the area?

The proposed development of 5 dwellings represents approximately 5% growth in Little Chesterford, half of the goal of 10% over 15 years. It adjoins the Cam River Valley area.

Settlement - does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?

The site adjoins the settlement edges of Little Chesterford. Development has the potential to maintain the settlement pattern of Little Chesterford

Getting around – does the site provide safe pedestrian and cycle access to village amenities? Can it deliver improvements to cycle/footpaths and/or to improve road safety?

The site does not provide safe pedestrian and cycle access to village amenities, the access track and High Street being narrow with no footways. Improvements to road safety are very unlikely to be achievable. No opportunities to contribute to cycle paths have been identified.

Landscape character - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?

Landscape capacity for change is low. Important views along the river valley and to and from the Chalk Uplands, including those framed by individual trees and hedgerows must be preserved and enhanced.

Historic environment – can the site enhance and protect the historic features of the local environment?

The site is in close proximity to the historic centre of Little Chesterford. Views to/from the site are limited by existing buildings. There is an opportunity to enhance the setting of the historic centre through design.

Valued Community Spaces – can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?

There is a limited opportunity for development to create additional recreational facilities within the site. There is limited opportunity to contribute to other facilities (e.g. education due to the size of the site).

Local Green Spaces – can the site protect and enhance local green spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?

Part of the site is identified as a Local Green Space. The beauty and tranquillity and wildlife habitats of this site must be enhanced and preserved.

Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?

The site does not have any impact on any existing employment sites.

Conclusion – does the site positively contribute to the Neighbourhood Plan Vision of organic and proportional growth and changes that promote and enhance the area’s distinctive characteristics, shared resources, rural feel and inclusive community?

The site is not selected for development. There is no safe pedestrian access to the village centre and achievability of improvements is unlikely. Part of the site has been identified as a Local Green Space adjoining the public footpath along the Cam Valley, which must be preserved and/or enhanced. Development of the site for 5 dwellings significantly limits opportunities to preserve and enhance the tranquillity of the local green site and preserve and enhance important views along the valley and to/from the chalk upland. There is the potential to create additional recreational facilities on the site. It is adjacent to the settlement separation zone that forms an important buffer between the communities.



Site Selection Category: Not selected

Detailed assessment against objectives	Chest 10 (05LtChe15)
Spatial – does the site positively contribute to an area of potential growth? Does it preserve and enhance the distinctive and important historical and landscape features and character of the area?	
Is the site within, adjoining or beyond the Development Limits defined in the Neighbourhood Plan?	The site is beyond the Development Limits.

Is development proportionate to the scale of the village and the quantum of growth defined in the Neighbourhood Plan?	The proposed development of 5 dwellings represents approximately 5% growth in Little Chesterford, half of the goal of 10% over 15 years.
Is the site within or adjoining the area of Chalk Uplands defined in the Neighbourhood Plan?	The site is not within or adjoining the area of Chalk Uplands.
Is the site within or adjoining the Northern Gateway open area defined in the Neighbourhood Plan?	The site is not within or adjoining the Northern Gateway open area.
Is the site within or adjoining the area important to the setting of the Scheduled Monuments of the Roman Town, Fort, Cemeteries and Temple defined in the Neighbourhood Plan?	The site is not within or adjoining the area important to the setting of the Roman Scheduled Monuments.
Is the site within or adjoining the area of the Cam River Valley as defined in the Neighbourhood plan?	The site adjoins the Cam River Valley area to the west.
Settlement – does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?	
Is the site within the current areas of settlement, adjoining or adjacent to the settlement edges or beyond the settlement?	The site adjoins the edges of the current settlement at Little Chesterford.
Does the site lie within, beyond or adjacent to the settlement separation zones that preserve open buffer areas?	The site adjoins the settlement separation zone between Great and Little Chesterford.
Does the site preserve the linear settlement pattern of Little Chesterford i.e. is not backland development in that village?	The site is able to permit development that follows the linear pattern in Little Chesterford i.e. with roadside frontages.
Does the site lie within or adjacent to the hamlet of Springwell?	The site is not located within/adjacent to the hamlet of Springwell.
Getting around: Does the site promote safe and sustainable transport? – does it promote safe pedestrian use of railway station, access to village services and between villages, and road safety for all in village streets? Does it promote and enhance cycling and pedestrian routes south to Saffron Walden and north towards Cambridge?	
Is the site able to provide access to direct and safe walking routes to all village amenities? (In Great Chesterford, this means including the railway station, shop, surgeries, school, preschool and community centre, and in Little Chesterford this means the Village Hall and Church, and the bus stops on the B184)	In order to access Little Chesterford Village Hall and St Mary the Virgin Church, pedestrians must walk down a single track access road with no footway, and then along the narrow High Street where there is also no footway. A single footway, narrow in places, leads on to the bus stops continuing along the High Street. The width of these roads/tracks provides little or no opportunities for improvement.
Is the site within Great Chesterford? Is it able to provide a direct cycle/footpath to the Railway Station?	The site is not in Great Chesterford.
Is the site within or adjoining the southern part of the village of Great Chesterford? Is it able to provide direct access to village amenities in the centre of the village by contributing to or providing a route over the River Cam?	The site is not within or adjoining the southern part of the village of Great Chesterford.

Is the site within or adjoining Great Chesterford? Is it able to provide improvements to the de-urbanisation of the B1383 at the junction with Ickleton road and/or widening of pavements along Newmarket Road?	The site is not within or adjoining Great Chesterford.
Can the site contribute to cycle/footpaths to Saffron Walden/Cambridge?	The site cannot allocate land for cycle/footpaths to Saffron Walden/Cambridge. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Will the site increase traffic movements through Great or Little Chesterford? Can it contribute to traffic mitigation measures?	Development of the site will not significantly increase traffic movements through Little Chesterford given its location and small size.
Landscape - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?	
Does the site area lie in a landscape area that has capacity for change?	The site lies in an area that has a low capacity for change.
Can development preserve and enhance locally important views?	The development will impact historic and community defined views along the Cam River Valley.
Can development preserve and enhance views to and from the Chalk Uplands/plateaus, local landmarks, historic buildings and landmarks?	The development will impact on views along the river valley. It will be visible from the Chalk Uplands surrounding the villages The impact of any development of the site would be contingent on a more detailed visual assessment of any proposed development of the site.
Can the development preserve and enhance local landscape patterns that include woodland areas, hedgerows and individual trees, and does not diminish their role in views across the landscape?	The site is bordered by a hedgerow to the west. There is an oak tree that frames the important community views to the Chalk Uplands and along the river valley. There is the opportunity to preserve and enhance these features.
Can the development preserve and enhance the historic landscape character of field patterns and field size, greens, commons and verges?	The site is contained within a historic field boundary. The impact of any development of the site on historic landscape character of field patterns and field size, greens, commons and verges would be contingent on a more detailed visual assessment of any proposed development of the site.
Can the development preserve and enhance the landscape significance and better reveal historic links?	The impact of any development of the site on landscape significance and historic links would be contingent on a more detailed visual assessment of any proposed development of the site.
Historic environment – does the development of the site enhance and protect the historic features of the local environment?	
Can development at the site conserve and enhance the Scheduled Monuments of the Roman Town, Fort, and Temple and their settings?	Development of the site is unlikely to have any impact on the Scheduled Monuments of the Roman Town, Fort, and Temple and their settings.
Can development at the site conserve and enhance the rural setting of the Scheduled Monument of the Fishponds and enclosure at Bordeaux Farm?	The site is approximately 550m distant from this Scheduled Monument. It is in close proximity to the rural setting zone for this SM. Development of the site would be contingent on a more detailed assessment of the impact on the SM.
Can development at the site preserve and enhance the rural setting of the Scheduled Monument at Paddock Wood?	The site is >800m distant from this Scheduled Monument. Development of the site will have no impact on the SM or its setting.

Can development at the site preserve and enhance the Conservation Area at Great Chesterford?	The site is >800m from the Conservation of Great Chesterford. Development of the site is unlikely to have a significant impact on the Conservation Area of Great Chesterford.
Can development at the site preserve and enhance the historic centre of Little Chesterford?	The site is approximately 60m distant from the historic centre of Little Chesterford. Views to/from the site are limited by existing building. There is an opportunity to enhance the setting of the historic centre through design.
Can development at the site preserve the historic flint walls and sunken road banks outside of the Conservation Area?	The site is approximately 160m distant from the nearest of these features, and is screened from it by existing buildings. Development of the site will have no impact on these features or their setting.
Can the development at the site preserve and enhance locally listed or listed buildings?	The site has no additional impact on these features over and above that on the historic core of Little Chesterford.
Can the development at the site preserve and enhance important archaeological sites?	There is no known existing archaeological site that would be directly impacted by development of the site. The Historic Environment Record shows a 3 large ring ditches to the north of the site. The impact of any development of the site on archaeological sites would be contingent on a more detailed assessment of any proposed development of the site.
Valued Community Spaces – Can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?	
Can the site maintain or enhance recreational facilities?	No recreational facilities exist within the site or adjoin it. The size of the site limits the opportunity for on-site recreational facilities. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance local services (e.g. pubs/restaurants, doctors, shops)?	No local services exist within the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance community facilities (e.g. places of worship, community centres)?	No community facilities exist within the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance educational facilities?	No educational facilities exist within the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance green spaces that add to the character of the villages?	No green spaces that add to the character of the villages exist within the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Local Green Spaces - Can the site protect and enhance local green spaces of value to the local communities?	
Can the site protect and enhance Local Green Spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?	Part of the site comprises a Local Green Space which lies adjacent to the public footpath leading north from Little Chesterford towards Great Chesterford. Development of 5 dwellings on the site limits the opportunities to preserve and enhance the beauty, tranquillity and richness of wildlife of the site.

Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?	
Can the site promote or enhance existing employment sites?	No existing or proposed employment sites are within or adjacent to the site. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site support further development of Chesterford Research park for research and development and sustainable travel to/from it?	The site is >800m from Chesterford Research Park. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.

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, achievable and available? (from NPHLA)

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.

Does development of the site contribute towards the Neighbourhood Plan Vision and Objectives as follows?

Spatial - does the site positively contribute to an area of potential growth and/or preserve and enhance the distinctive and important historical and landscape features and character of the area?

The proposed development of 5 dwellings represents approximately 5% growth in Little Chesterford, half of the goal of 10% over 15 years. It has no direct impact on important character areas.

Settlement - does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?

The site adjoins the settlement edges of Little Chesterford. It is wholly within the Great-Little Chesterford settlement separation zone.

Getting around – does the site provide safe pedestrian and cycle access to village amenities? Can it deliver improvements to cycle/footpaths and/or to improve road safety?

The site does not provide safe pedestrian and cycle access to village amenities, the (short) access track under separate ownership being narrow with no footways. The High Street onwards to the village centre has a

narrow single footway. Improvements to road safety are very unlikely to be achievable. No opportunities to contribute to cycle paths have been identified.

Landscape character - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?

Landscape capacity for change is medium/high. Development can preserve and enhance green feature characteristic of the surrounding area.

Historic environment – can the site enhance and protect the historic features of the local environment?

The site is approximately 350m distant from the historic centre of Little Chesterford. Views to/from the site are limited by existing building.

Valued Community Spaces – can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?

No opportunity has been identified to create additional recreational facilities within the site given its size and location.

Local Green Spaces – can the site protect and enhance local green spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?

No opportunities to enhance and preserve Local Green Spaces have been identified.

Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?

The site does not have any impact on any existing employment sites.

Conclusion – does the site positively contribute to the Neighbourhood Plan Vision of organic and proportional growth and changes that promote and enhance the area’s distinctive characteristics, shared resources, rural feel and inclusive community?

The site is not selected for development. There is no safe pedestrian access to the village centre and achievability of improvements is unlikely. It lies in the settlement separation zone that forms an important buffer between the communities, and comprises out of character backland development. Opportunities have been identified to improve and enhance the green features of the site. Other opportunities for enhancement of amenities have not been identified.



Site Selection Category: Not selected

Detailed assessment against objectives	Chest 11a (part of 06LtChe15)
Spatial – does the site positively contribute to an area of potential growth? Does it preserve and enhance the distinctive and important historical and landscape features and character of the area?	
Is the site within, adjoining or beyond the Development Limits defined in the Neighbourhood Plan?	The site is beyond the Development Limits.
Is development proportionate to the scale of the village and the quantum of growth defined in the Neighbourhood Plan?	The proposed development of 5 dwellings represents approximately 5% growth in Little Chesterford, half of the goal of 10% over 15 years.
Is the site within or adjoining the area of Chalk Uplands defined in the Neighbourhood Plan?	The site is not within or adjoining the area of Chalk Uplands.

Is the site within or adjoining the Northern Gateway open area defined in the Neighbourhood Plan?	The site is not within or adjoining the Northern Gateway open area.
Is the site within or adjoining the area important to the setting of the Scheduled Monuments of the Roman Town, Fort, Cemeteries and Temple defined in the Neighbourhood Plan?	The site is not within or adjoining the area important to the setting of the Roman Scheduled Monuments.
Is the site within or adjoining the area of the Cam River Valley as defined in the Neighbourhood plan?	The site is not within the Cam River Valley area.
Settlement – does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?	
Is the site within the current areas of settlement, adjoining or adjacent to the settlement edges or beyond the settlement?	The site adjoins the edges of the current settlement at Great Chesterford.
Does the site lie within, beyond or adjacent to the settlement separation zones that preserve open buffer areas?	The site wholly lies within the settlement separation zone between Great and Little Chesterford.
Does the site preserve the linear settlement pattern of Little Chesterford i.e. is not backland development in that village?	The site is backland development.
Does the site lie within, adjacent to or beyond the hamlet of Springwell?	The site is not located within/adjacent to the hamlet of Springwell.
Getting around: Does the site promote safe and sustainable transport? – does it promote safe pedestrian use of railway station, access to village services and between villages, and road safety for all in village streets? Does it promote and enhance cycling and pedestrian routes south to Saffron Walden and north towards Cambridge?	
Is the site able to provide access to direct and safe walking routes to all village amenities? (In Great Chesterford, this means including the railway station, shop, surgeries, school, preschool and community centre, and in Little Chesterford this means the Village Hall and Church, and the bus stops on the B184)	In order to access Little Chesterford Village Hall and St Mary the Virgin Church, pedestrians must walk down a short single track access road with no footway. This access track is not under the ownership of the site and provision of a safe footway is unlikely. Safe access leads to bus stops, but there is a single footway, with a narrow pavement leading to the village centre. The width of these roads/tracks provide little or no opportunities for improvement.
Is the site within Great Chesterford? Is it able to provide a direct cycle/footpath to the Railway Station?	The site is not in Great Chesterford.
Is the site within or adjoining the southern part of the village of Great Chesterford? Is it able to provide direct access to village amenities in the centre of the village by contributing to or providing a route over the River Cam?	This site is not within or adjoining the southern part of the village of Great Chesterford.
Is the site within or adjoining Great Chesterford? Is it able to provide improvements to the de-urbanisation of the B1383 at the junction with Ickleton road and/or widening of pavements along Newmarket Road?	The site is not within or adjoining Great Chesterford.

Can the site contribute to cycle/footpaths to Saffron Walden/Cambridge?	The site cannot allocate land for cycle/footpaths to Saffron Walden/Cambridge. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Will the site increase traffic movements through Great or Little Chesterford? Can it contribute to traffic mitigation measures?	The site will not significantly increase traffic movements through Great or Little Chesterford.
Landscape - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?	
Does the site area lie in a landscape area that has capacity for change?	The site lies in an area that has a medium/high capacity for change.
Can development preserve and enhance locally important views?	Development of the site is unlikely to have an immediate impact on locally important historic or community defined views.
Can development preserve and enhance views to and from the Chalk Uplands/plateaux local landmarks, historic buildings and landmarks?	Development of the site is unlikely to have an immediate impact on views to and from the Chalk Uplands/plateaux, local landmarks, historic buildings and landmarks.
Can the development preserve and enhance local landscape patterns that include woodland areas, hedgerows and individual trees, and does not diminish their role in views across the landscape?	The site is mostly bordered by hedgerows and individual trees. The impact of any development of the site on local landscape patterns including woodland areas, hedgerows and individual trees would be contingent on a more detailed visual assessment of any proposed development of the site.
Can the development preserve and enhance the historic landscape character of field patterns and field size, greens, commons and verges?	The site is contained within a historic field boundary. The impact of any development of the site on historic landscape character of field patterns and field size, greens, commons and verges would be contingent on a more detailed visual assessment of any proposed development of the site.
Can the development preserve and enhance the landscape significance and better reveal historic links?	The impact of any development of the site on landscape significance and historic links would be contingent on a more detailed visual assessment of any proposed development of the site.
Historic environment – does the development of the site enhance and protect the historic features of the local environment?	
Can development at the site conserve and enhance the Scheduled Monuments of the Roman Town, Fort, and Temple and their settings?	The site is >800 m from the Scheduled Monument of the Roman Town, Fort and Cemeteries and development would be unlikely to have any impact on the site or its setting.
Can development at the site conserve and enhance the rural setting of the Scheduled Monument of the Fishponds and enclosure at Bordeaux Farm?	The site is >800 m from the Scheduled Monument and development would be unlikely to have any impact on the site or its setting.
Can development at the site conserve and enhance the rural setting of the Scheduled Monument at Paddock Wood?	The site is >800 m from the Scheduled Monument and development would be unlikely to have any impact on the site or its setting.
Can development at the site conserve and enhance the Conservation Area at Great Chesterford?	The site is >800m from the Conservation Area of Great Chesterford. Development of the site is unlikely to have a significant impact on the Conservation Area of Great Chesterford.
Can development at the site conserve and enhance the historic centre of Little Chesterford?	The site is approximately 350m east of the historic centre of Little Chesterford. Views to/from the site are limited by existing buildings.

Can development at the site conserve the historic flint walls and sunken road banks outside of the Conservation Area?	The site is approximately 90m from the nearest of these features, and is screened from it by existing buildings. Development of the site will have no impact on these features or their setting.
Can the development at the site conserve and enhance locally listed or listed buildings?	The site has no additional impact on these features over and above that on the historic core of Little Chesterford.
Can the development at the site conserve and enhance important archaeological sites?	There is no known existing archaeological site that would be directly impacted by development of the site. The impact of any development of the site on archaeological sites would be contingent on a more detailed assessment of any proposed development of the site.
Valued Community Spaces – Can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?	
Can the site maintain or enhance recreational facilities?	No recreational facilities exist within the site or adjoin it. The size of the site limits the opportunity for on-site recreational facilities. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance local services (e.g. pubs/restaurants, doctors, shops)?	No local services exist with the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance community facilities (e.g. places of worship, community centres)?	No community facilities exist with the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance educational facilities?	No educational facilities exist within the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance green spaces that add to the character of the villages?	No green spaces that add to the character of the villages exist within the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Local Green Spaces - Can the site protect and enhance local green spaces of value to the local communities?	
Can the site protect and enhance Local Green Spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?	No designated Local Green Spaces are within or adjacent to the site. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?	
Can the site promote or enhance existing employment sites?	No existing or proposed employment sites are within or adjacent to the site. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site support further development of Chesterford Research park for research and development and sustainable travel to/from it?	The site is >800m from Chesterford Research Park. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.

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



Site History:

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

Is the site suitable, achievable and available? (from NPHLA)

The site is suitable, development of the site is achievable. Access is possible from the B184 or Walden Road. Green screening of the site must be maintained.

Does development of the site contribute towards the Neighbourhood Plan Vision and Objectives as follows?

Spatial - does the site positively contribute to an area of potential growth and/or preserve and enhance the distinctive and important historical and landscape features and character of the area?

The proposed development of 10 dwellings represents approximately 10% growth in Little Chesterford, the total of the goal of 10% over 15 years. It has no direct impact on important character areas.

Settlement - does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?

The site adjoins the settlement edges of Little Chesterford. It adjoins the settlement separation zone as this buffer zone slopes down towards Great Chesterford to the north.

Getting around – does the site provide safe pedestrian and cycle access to village amenities? Can it deliver improvements to cycle/footpaths and/or to improve road safety?

The site can provide safe pedestrian and cycle access to the existing pedestrian footpaths and to village bus stops. Access to the village centre via High Street is on a single narrow pavement. No opportunities to contribute to cycle paths or road safety have been identified.

Landscape character - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?

Landscape capacity for change is medium/high. Development must preserve and enhance green feature characteristic of the surrounding area.

Historic environment – can the site enhance and protect the historic features of the local environment?

The site is distant from the historic centre of Little Chesterford. Views to/from the site are limited by existing buildings.

Valued Community Spaces – can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?

There is an opportunity for development to create additional recreational facilities within the site.

Local Green Spaces – can the site protect and enhance local green spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?

No opportunities to preserve Local Green Spaces have been identified.

Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?

The site does not have any impact on any existing employment sites.

Conclusion – does the site positively contribute to the Neighbourhood Plan Vision of organic and proportional growth and changes that promote and enhance the area’s distinctive characteristics, shared resources, rural feel and inclusive community?

The site is selected. It provides proportionate growth and there are opportunities to preserve and enhance green landscape features. Development must preserve the settlement pattern and green screening surrounding the site. This would enhance the northern gateway to the village from the B184 when leaving the settlement separation zone as the brow of the hill is reached. There is the opportunity to provide enhanced recreational facilities. Other opportunities for enhancement of amenities have not been identified given the size of the site. Safe pedestrian access via the Walden Road or B184 must be provided.

Site Selection Category: Selected with minor conditions



Detailed assessment against objectives	Chest 12
Spatial – does the site positively contribute to an area of potential growth? Does it preserve and enhance the distinctive and important historical and landscape features and character of the area?	
Is the site within, adjoining or beyond the Development Limits defined in the Neighbourhood Plan?	The site is beyond the Development Limits.
Is development proportionate to the scale of the village and the quantum of growth defined in the Neighbourhood Plan?	The proposed development of 10 dwellings represents approximately 10% growth in Little Chesterford, the total of the goal of 10% over 15 years.
Is the site within or adjoining the area of Chalk Uplands defined in the Neighbourhood Plan?	The site is not within or adjoining the area of Chalk Uplands.
Is the site within or adjoining the Northern Gateway open area defined in the Neighbourhood Plan?	The site is not within or adjoining the Northern Gateway open area.
Is the site within or adjoining the area important to the setting of the Scheduled Monuments of the Roman Town, Fort, Cemeteries and Temple defined in the Neighbourhood Plan?	The site is not within or adjoining the area important to the setting of the Roman Scheduled Monuments.
Is the site within or adjoining the area of the Cam River Valley as defined in the Neighbourhood plan?	The site is not within the Cam River Valley area.
Settlement – does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?	
Is the site within the current areas of settlement, adjoining or adjacent to the settlement edges or beyond the settlement?	The site adjoins the edges of the current settlement at Little Chesterford.
Does the site lie within, beyond or adjacent to the settlement separation zones that preserve open buffer areas?	The site adjoins the settlement separation zone between Great and Little Chesterford as the buffer zone slopes down towards Great Chesterford to the north.
Does the site preserve the linear settlement pattern of Little Chesterford i.e. is not backland development in that village?	The design of development on the site must preserve the linear settlement pattern and is capable of doing so.
Does the site lie within, adjacent to or beyond the hamlet of Springwell?	The site is not located within/adjacent to the hamlet of Springwell.
Getting around: Does the site promote safe and sustainable transport? – does it promote safe pedestrian use of railway station, access to village services and between villages, and road safety for all in village streets? Does it promote and enhance cycling and pedestrian routes south to Saffron Walden and north towards Cambridge?	
Is the site able to provide access to direct and safe walking routes to all village amenities? (In Great Chesterford, this means including the railway station, shop, surgeries, school, preschool and community centre, and in Little Chesterford this means the Village Hall and Church, and the bus stops on the B184)	The site must provide safe pedestrian access to the existing wide pavements in Walden Road or the B184 that lead to bus stops and onwards. There is a single footway from the end of Walden Road with a narrow pavement leading to the village centre. The width of this road provides little or no opportunities for improvement.

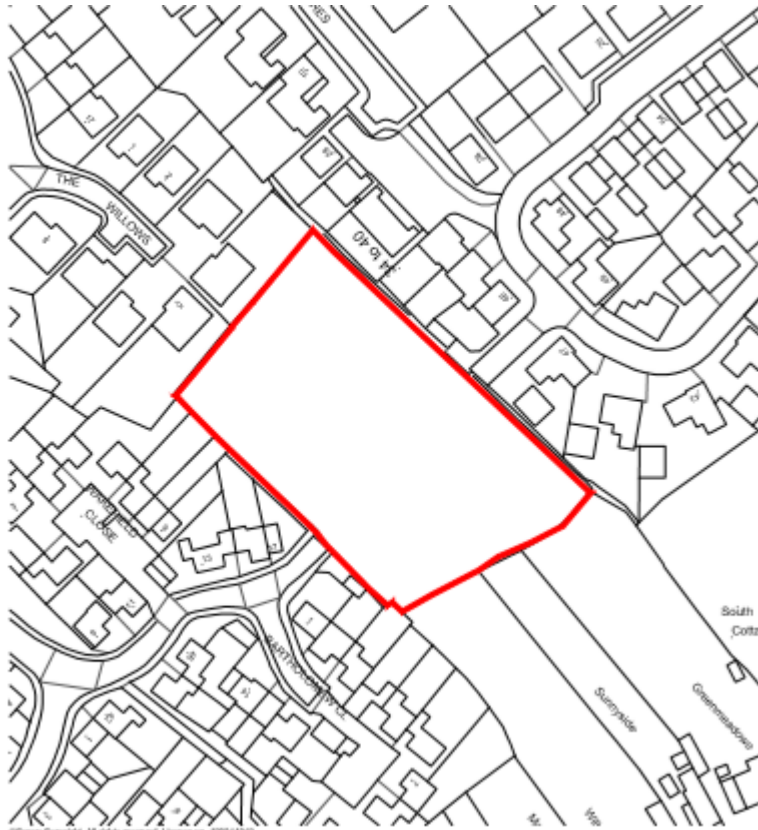
Is the site within Great Chesterford? Is it able to provide a direct cycle/footpath to the Railway Station?	The site is not in Great Chesterford.
Is the site within or adjoining the southern part of the village of Great Chesterford? Is it able to provide direct access to village amenities in the centre of the village by contributing to or providing a route over the River Cam?	This site is not within or adjoining the southern part of the village of Great Chesterford.
Is the site within or adjoining Great Chesterford? Is it able to provide improvements to the de-urbanisation of the B1383 at the junction with Ickleton road and/or widening of pavements along Newmarket Road?	The site is not within or adjoining Great Chesterford.
Can the site contribute to cycle/footpaths to Saffron Walden/Cambridge?	The site cannot allocate land for cycle/footpaths to Saffron Walden/Cambridge. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Will the site increase traffic movements through Great or Little Chesterford? Can it contribute to traffic mitigation measures?	The site will not significantly increase traffic movements through Great or Little Chesterford.
Landscape - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?	
Does the site area lie in a landscape area that has capacity for change?	The site lies in an area that has a medium/high capacity for change.
Can development preserve and enhance locally important views?	Development of the site is unlikely to have an immediate impact on locally important historic or community defined views.
Can development preserve and enhance views to and from the Chalk Uplands/plateaux, local landmarks, historic buildings and landmarks?	Development of the site is unlikely to have an immediate impact on views to and from the Chalk Uplands/plateaux, local landmarks, historic buildings and landmarks.
Can the development preserve and enhance local landscape patterns that include woodland areas, hedgerows and individual trees, and does not diminish their role in views across the landscape?	The site is mostly bordered by hedgerows and individual trees. The impact of any development of the site on local landscape patterns including woodland areas, hedgerows and individual trees would be contingent on a more detailed visual assessment of any proposed development of the site.
Can the development preserve and enhance the historic landscape character of field patterns and field size, greens, commons and verges?	The site is contained within a historic field boundary. The impact of any development of the site on historic landscape character of field patterns and field size, greens, commons and verges would be contingent on a more detailed visual assessment of any proposed development of the site.
Can the development preserve and enhance the landscape significance and better reveal historic links?	The impact of any development of the site on landscape significance and historic links would be contingent on a more detailed visual assessment of any proposed development of the site.
Historic environment – does the development of the site enhance and protect the historic features of the local environment?	
Can development at the site conserve and enhance the Scheduled Monuments of the Roman Town, Fort, and Temple and their settings?	The site is >800 m from the Scheduled Monument of the Roman Town, Fort and Cemeteries and development would be unlikely to have any impact on the site or its setting.

Can development at the site conserve and enhance the rural setting of the Scheduled Monument of the Fishponds and enclosure at Bordeaux Farm?	The site is >800 m from the Scheduled Monument and development would be unlikely to have any impact on the site or its setting.
Can development at the site conserve and enhance the rural setting of the Scheduled Monument at Paddock Wood?	The site is >800 m from the Scheduled Monument and development would be unlikely to have any impact on the site or its setting.
Can development at the site conserve and enhance the Conservation Area at Great Chesterford?	The site is >800m from the Conservation Area of Great Chesterford. Development of the site is unlikely to have a significant impact on the Conservation Area of Great Chesterford.
Can development at the site conserve and enhance the historic centre of Little Chesterford?	The site is approximately 350m east of the historic centre of Little Chesterford. Views to/from the site are limited by existing buildings.
Can development at the site conserve the historic flint walls and sunken road banks outside of the Conservation Area?	The site is approximately 250m distant from the nearest of these features and is screened from them by existing buildings, Development of the site will have no impact on these features or their setting.
Can the development at the site conserve and enhance locally listed or listed buildings?	The site has no additional impact on these features over and above that on the historic core of Little Chesterford.
Can the development at the site conserve and enhance important archaeological sites?	There is no known existing archaeological site that would be directly impacted by development of the site. The site is close to the possible course of a Roman road from Great Chesterford to Dunmow. The impact of any development of the site on archaeological sites would be contingent on a more detailed assessment of any proposed development of the site.
Valued Community Spaces – Can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?	
Can the site maintain or enhance recreational facilities?	No recreational facilities exist within the site or adjoin it .The size of the site limits the opportunity for on-site recreational facilities. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance local services (e.g. pubs/restaurants, doctors, shops)?	No local services exist with the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance community facilities (e.g. places of worship, community centres)?	No community facilities exist with the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance educational facilities?	No educational facilities exist within the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site maintain or enhance green spaces that add to the character of the villages?	No green spaces that add to the character of the villages exist within the site or adjoin it. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.

Local Green Spaces - Can the site protect and enhance local green spaces of value to the local communities?	
Can the site protect and enhance Local Green Spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?	No designated Local Green Spaces are within or adjacent to the site. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?	
Can the site promote or enhance existing employment sites?	No existing or proposed employment sites are within or adjacent to the site. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site support further development of Chesterford Research park for research and development and sustainable travel to/from it?	The site is >800m from Chesterford Research Park. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.

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



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
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Is the site suitable, achievable and available? (from NPHLA)

The site is available and suitable and development is achievable. Full planning permission with conditions (including access) has been granted.

Does development of the site contribute towards the Neighbourhood Plan Vision and Objectives as follows?

Spatial - does the site positively contribute to an area of potential growth and/or preserve and enhance the distinctive and important historical and landscape features and character of the area?

The proposed development of 13 dwellings represents approximately 2% growth in Great Chesterford, 20% of the goal of 10% over the next 15 years. The site is within the Great Chesterford Development limits. It has no direct impact on important character areas.

Settlement - does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?

The site is within the village of Great Chesterford.

Getting around – does the site provide safe pedestrian and cycle access to village amenities? Can it deliver improvements to cycle/footpaths and/or to improve road safety?

The site can provide safe pedestrian and cycle access to village bus stops.

Landscape character - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?

Development must preserve and enhance green features of the site.

Historic environment – can the site enhance and protect the historic features of the local environment?

The site adjoins the Conservation Area. Opportunities to conserve or enhance this area through design and materials have been identified.

Valued Community Spaces – can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?

No opportunities have been identified.

Local Green Spaces – can the site protect and enhance local green spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?

No opportunities to preserve Local Green Spaces have been identified.

Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?

The site does not have any impact on any existing employment sites. No opportunities have been identified for creation of new employment.

Conclusion – does the site positively contribute to the Neighbourhood Plan Vision of organic and proportional growth and changes that promote and enhance the area's distinctive characteristics, shared resources, rural feel and inclusive community?

The site is selected. It has an extant full planning permission. It provides proportionate growth within the built village environment. Views to/from the adjoining Conservation Area must be protected/enhanced through protection of green features, design and materials. Access must be provided as defined in the planning consent.



Site Selection Category: Selected with minor conditions

Detailed assessment against objectives	Chest 13
Spatial – does the site positively contribute to an area of potential growth? Does it preserve and enhance the distinctive and important historical and landscape features and character of the area?	
Is the site within, adjoining or beyond the Development Limits defined in the Neighbourhood Plan?	The site is within the Development Limits of Great Chesterford.
Is development proportionate to the scale of the village and the quantum of growth defined in the Neighbourhood Plan?	The proposed development of 13 dwellings represents approximately 2% growth in Great Chesterford. This represents 20% of the total of the goal of 10% growth over 15 years.
Is the site within or adjoining the area of Chalk Uplands defined in the Neighbourhood Plan?	The site is not within or adjoining the area of Chalk Uplands.
Is the site within or adjoining the Northern Gateway open area defined in the Neighbourhood Plan?	The site is not within or adjoining the Northern Gateway open area.
Is the site within or adjoining the area important to the setting of the Scheduled Monuments of the Roman Town, Fort, Cemeteries and Temple defined in the Neighbourhood Plan?	The site is not within or adjoining the area important to the setting of the Roman Scheduled Monuments.
Is the site within or adjoining the area of the Cam River Valley as defined in the Neighbourhood plan?	The site is not within the Cam River Valley area.
Settlement – does the site retain and protect the individuality of the three main settlements and their distinct settlement patterns?	
Is the site within the current areas of settlement, adjoining or adjacent to the settlement edges or beyond the settlement?	The site is within the current area of settlement at Great Chesterford.
Does the site lie within, beyond or adjacent to the settlement separation zones that preserve open buffer areas?	The site is not within the settlement separation zones.
Does the site preserve the linear settlement pattern of Little Chesterford i.e. is not backland development in that village?	The site is not located within/adjacent to Little Chesterford
Does the site lie within, adjacent to or beyond the hamlet of Springwell?	The site is not located within/adjacent to the hamlet of Springwell.
Getting around: Does the site promote safe and sustainable transport? – does it promote safe pedestrian use of railway station, access to village services and between villages, and road safety for all in village streets? Does it promote and enhance cycling and pedestrian routes south to Saffron Walden and north towards Cambridge?	
Is the site able to provide access to direct and safe walking routes to all village amenities? (In Great Chesterford, this means including the railway station, shop, surgeries, school, preschool and community centre, and in Little Chesterford this means the Village Hall and Church, and the bus stops on the B184)	The site provides safe walking access to the village centre. Access to the community centre is along a single narrow pavement. Opportunities for improvement have not been identified.

Is the site within Great Chesterford? Is it able to provide a direct cycle/footpath to the Railway Station?	The site is within Great Chesterford. The opportunity no longer exists to provide a direct cycle/footpath through the narrow internal thoroughfares.
Is the site within or adjoining the southern part of the village of Great Chesterford? Is it able to provide direct access to village amenities in the centre of the village by contributing to or providing a route over the River Cam?	This site is not within or adjoining the southern part of the village of Great Chesterford.
Is the site within or adjoining Great Chesterford? Is it able to provide improvements to the de-urbanisation of the B1383 at the junction with Ickleton road and/or widening of pavements along Newmarket Road?	The site is within Great Chesterford. The opportunity no longer exists for it to contribute to de-urbanisation of the B1383 or pavements on Newmarket Road.
Can the site contribute to cycle/footpaths to Saffron Walden/Cambridge?	The location and size of the site does not enable it to contribute to cycle/footpaths to Saffron Walden/Cambridge.
Will the site increase traffic movements through Great Chesterford or Little Chesterford? Can it contribute to traffic mitigation measures?	The site will not significantly increase traffic movements through Little Chesterford but there are and have always been significant concerns about the impact of the development of the site on the immediate road network in Great Chesterford. The opportunity no longer exists for it to contribute to traffic mitigation measures.
Landscape - does the site landscape area have the capacity for development? Can development preserve and enhance important views and landscape features?	
Does the site area lie in a landscape area that has capacity for change?	The site lies within the built village environment.
Can development preserve and enhance locally important views?	The site does not have any impact on important views.
Can development preserve and enhance views to and from the Chalk Uplands/plateaus, local landmarks, historic buildings and landmarks?	No opportunities have been identified.
Can the development preserve and enhance local landscape patterns that include woodland areas, hedgerows and individual trees, and does not diminish their role in views across the landscape?	The site will not have an impact on these features in the landscape and will not be contributing towards their enhancement.
Can the development preserve and enhance the historic landscape character of field patterns and field size, greens, commons and verges?	The site lies within the built village environment, no opportunities have been identified.
Can the development preserve and enhance the landscape significance and better reveal historic links?	No opportunities have been identified.
Historic environment – does the development of the site enhance and protect the historic features of the local environment?	
Can development at the site conserve and enhance the Scheduled Monuments of the Roman Town, Fort, and Temple and their settings?	The site is >800m distant from this Scheduled Monument. Development of the site will have no impact on the SM or its setting.
Can development at the site conserve and enhance the rural setting of the Scheduled Monument of the Fishponds and enclosure at Bordeaux Farm?	The site is >800m distant from this Scheduled Monument. Development of the site will have no impact on the SM or its setting.

Can development at the site conserve and enhance the rural setting of the Scheduled Monument at Paddock Wood?	The site is >800m distant from this Scheduled Monument. Development of the site will have no impact on the SM or its setting.
Can development at the site conserve and enhance the Conservation Area at Great Chesterford?	The site adjoins the Conservation Area. There are opportunities to preserve and enhance the character of this area through design and materials.
Can development at the site conserve and enhance the historic centre of Little Chesterford?	The site is >800m from the historic centre of Little Chesterford.
Can development at the site conserve the historic flint walls and sunken road banks outside of the Conservation Area?	The site is >800m distant from these features. Development of the site will have no impact on these features or their setting.
Can the development at the site conserve and enhance locally listed or listed buildings?	The site has no additional impact on these features over and above that on the historic core of Little Chesterford.
Can the development at the site conserve and enhance important archaeological sites?	There is no known existing archaeological site that would be directly impacted by development of the site. The impact of any development of the site on archaeological sites would be contingent on a more detailed assessment of any proposed development of the site.
Valued Community Spaces – Can the site maintain and enhance spaces that are valued for recreation, education and/or services which contribute to the wellbeing of residents, and/or the aesthetic quality of the plan area?	
Can the site maintain or enhance recreational facilities?	No opportunity to create on-site recreational facilities have been identified due to the size of the site.
Can the site maintain or enhance local services (e.g. pubs/restaurants, doctors, shops)?	No local services exist with the site or adjoin it. No opportunities for enhancement have been identified.
Can the site maintain or enhance community facilities (e.g. places of worship, community centres)?	No community facilities exist with the site or adjoin it. No opportunities for enhancement have been identified.
Can the site maintain or enhance educational facilities?	No educational facilities exist within the site or adjoin it. There is no longer an opportunity to make contributions to improvement.
Can the site maintain or enhance green spaces that add to the character of the villages?	The site does not have any impact on these green spaces.
Local Green Spaces - Can the site protect and enhance local green spaces of value to the local communities?	
Can the site protect and enhance Local Green Spaces that the community value for their beauty, historic significance, recreational value, tranquillity or richness of wildlife?	No listed Local Green Spaces are within or adjacent to the site. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Employment – can the site protect or enhance local employment, preserving village and local environments and promoting sustainable travel?	
Can the site promote or enhance existing employment sites?	No existing or proposed employment sites are within or adjacent to the site. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.
Can the site support further development of Chesterford Research park for research and development and sustainable travel to/from it?	The site is >800m from Chesterford Research Park. The opportunity to make contributions to improvement are limited given the size of the site and the potential impact on viability.