

Housing and Economic Land Availability Assessment (HELAA)

June 2024

Uttlesford District Council

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1. Introduction

What has changed since the 2023 Housing and Economic Land Availability Assessment (HELAA)?

1.1. The updated 2024 HELAA includes:

- sites that have been carried forward from the previous 2023 draft HELAA;
- new HELAA sites that were submitted during the Regulation 18 consultation;
- new HELAA sites that were submitted by email before December 2023 to the Local Plans team after the Call for Sites but outside the Regulation 18 consultation;
- any additional supporting information submitted by the landowners/site promoters for sites carried forward from the 2023 HELAA; and
- any amendments requested by the landowners/site promoters to the site boundaries have also been included in this update.

1.2. 25 new sites were submitted through the Regulation 18 consultation, and a further 6 sites were submitted separately by email outside the formal Call for Sites and consultation processes. This means that the 2024 HELAA includes a total of 31 new sites.

1.3. Amendments were made to the boundaries of 6 sites from the 2023 HELAA at the request of the landowners/site promoters.

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

1.4. The National Planning Policy Framework¹ (NPPF) requires every local planning authority to assess the amount of land that is available for housing and economic development in its area. This is known as the Housing and Economic Land Availability Assessment (HELAA). In the past these assessments tended to focus solely on housing and were known as Strategic Housing Land Availability Assessments (SHLAAs), or in Uttlesford's case a Strategic Land Availability Assessment (SLAA), whereas they now are required to incorporate economic development. The Uttlesford HELAA in addition seeks to consider the full range of possible forms of development promoted, including land promoted for renewable energy generation, community uses, accessible open space, biodiversity net gains and carbon absorption.

1.5. The HELAA provides an assessment of land availability and identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important part of the evidence base to inform plan-making and decision-taking and the identification of a 5 year supply of housing land. The assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the district's development requirements, but it is for the Local Plan itself to determine which of those sites are the most suitable to meet those requirements. The inclusion of the site in the HELAA also does not imply that the Council would grant planning permission for those sites.

¹ National Planning Policy Framework, December 2023. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

1.6. This HELAA has been prepared in accordance with the national Planning Practice Guidance (PPG). This HELAA is presented as a final HELAA for the 'Publication' version (Regulation 19) Local Plan.

2. Policy Context

National Planning Policy Framework

2.1. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.

2.2. Paragraph 69 requires strategic policy making-authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of: specific, deliverable sites for years one to five of the plan period; and specific, developable sites or broad locations for growth, for years 6-10 and, where possible for years 11-15 of the plan.

2.3. Paragraph 72 acknowledges that Local Planning Authorities may make an allowance for windfall sites as part of anticipated supply if there is compelling evidence that such sites will continue to provide a reliable source of supply. Any windfall allowance should have regard to the HELAA, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Planning Practice Guidance

2.4. Further national guidance on housing supply and the assessment methodology for housing and employment housing land availability are set out through the relevant Planning Practice Guidance (PPG)². The PPG is a 'live' resource, with the Housing and Economic Land Availability Assessment section last updated in July 2019.

2.5. Paragraph 001 defines the HELAA as an assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. An assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability)

2.6. It reiterates that the HELAA does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.

2.7. The Guidance also sets out the proposed methodology for the preparation of HELAA through a 5-staged approach with detail covering what is expected in each stage as outlined in Chapter 3 of this paper

² Department for Levelling Up, Housing and Communities, Planning Practice Guidance 'Housing and Economic Land Availability Assessment'. Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

2.8. The Council has undertaken and updated the HELAA to inform the 'Publication' version (Regulation 19) of the Local Plan in accordance with the National Planning Policy Framework and the relevant Planning Practice Guidance.

3. Methodology

3.1. This HELAA 2024 is the latest iteration of a number of land availability studies undertaken by the Council. The HELAA has been prepared in accordance with the methodology flow chart set out in the PPG³ in **Figure 1** below.

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

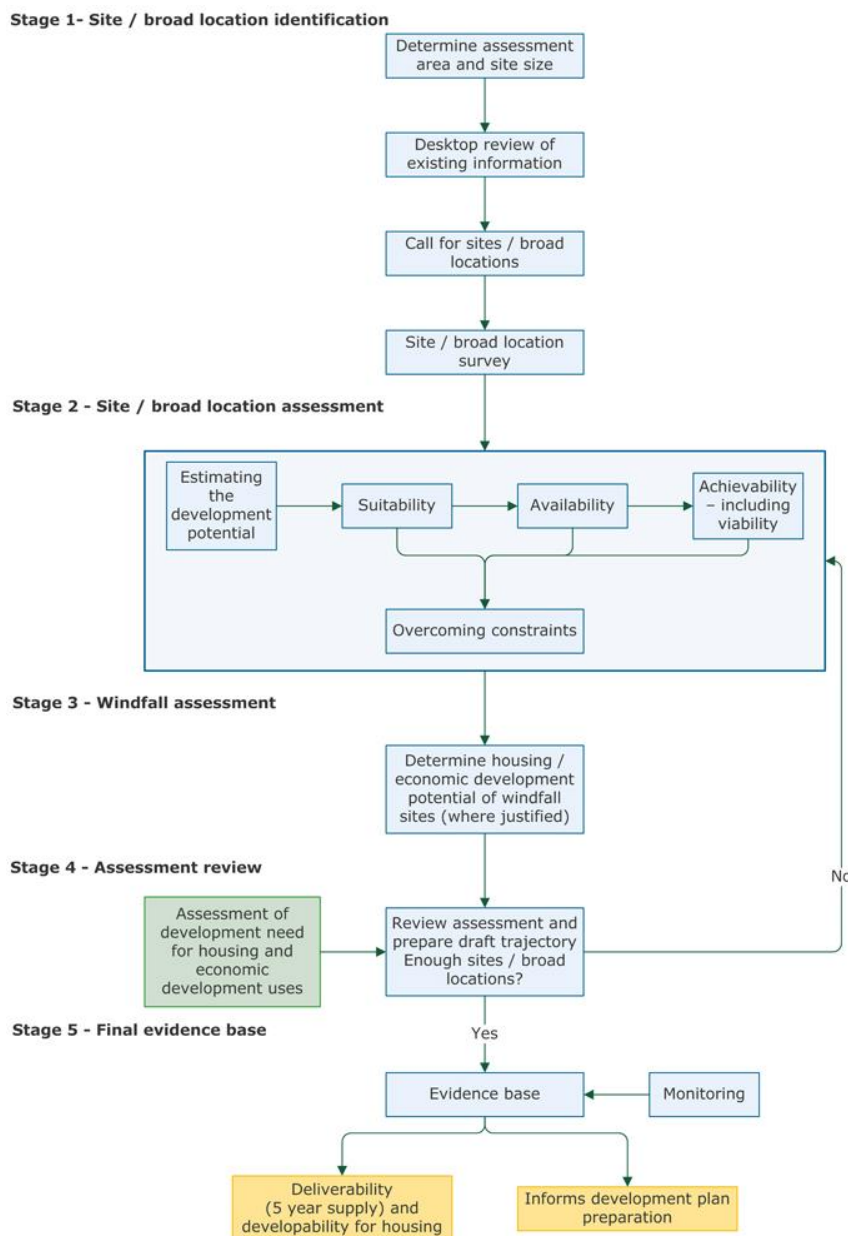


Figure 1: Housing and Economic Land Availability Assessment Method Flowchart
(source: Department for Levelling Up, Housing and Communities)

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

4. Stage 1: Identification of sites and broad locations

Determine assessment area and site size

4.1. The PPG indicates that the area selected for assessment should be the plan-making area. This HELAA covers the district of Uttlesford, which is the plan-making area of the Uttlesford Local Plan. The base date of the assessment is 1st April 2024, factoring in up-to-date planning history at that date.

4.2. In line with the guidance in the PPG, the following thresholds were applied for inclusion in the assessment:

- Sites capable of delivering 5 or more dwellings for housing and residential-led mixed use development sites
- 0.25 hectares (or 500m² floorspace) and above for economic development sites (B-class uses and the new Class E sub-use classes relating to office, research and development, industrial and warehousing)
- Other development – no threshold

4.3. The PPG encourages plan makers to assess a range of different site sizes from small scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. Paragraph 70 of the NPPF recognises the important contribution that small and medium sized sites can make to meeting local housing requirements and that they are often built out quickly. Local authorities are required to identify land to accommodate at least 10% of their housing target on site no larger than 1h hectare unless it can be shown that there are strong reasons why this target cannot be achieved. **Appendix 4** provides a schedule of all sites of less than or equal to 1 hectare included in the HELAA, along with the site area and development capacity.

Call for sites and broad locations for development

4.6. The Council undertook a Call for Sites exercise on 15th January 2021 with a submission deadline of 21st April 2021. The Call for Sites was promoted on the planning policy pages of the Council's website along with a new standalone website for the new Local Plan. The Call for Sites aimed to identify as many potential site opportunities and broad locations for development as possible in accordance with the PPG. It was opened for all to contribute, including those who may not be normally involved in property development.

4.7. The Call for Sites asked for sites or broad locations for development to be submitted either online or via post. In accordance with the PPG, the Call for Sites clearly set out the information sought from the respondents including:

- Site location including Site Plan
- Suggested potential type of development and promoted site capacity
- Known constraints to development, including considerations of what is needed to overcome or mitigate identified constraints and how long might this take
- Site availability (is the site currently available and proposed for development, if not when would it likely be available, is there interest from a developer)
- Delivery timescales (when the site could be brought forward and the likely completion rate (1-5 years, 6-10, or 11-15)

4.9. The questionnaire and information provided has been considered through the site assessment and these are presented in a standard 'proforma' template format with an accompanying site location plan (**Appendix 1**).

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

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

Other Sources of Sites

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

- Active Engagement (Engagement with Landowners): 2 sites
- Brownfield Land Register: 6 sites
- Employment Land Monitoring: 19 Sites
- Housing Land Monitoring: 70 sites
- Housing Team Engagement: 5 Sites
- Neighbourhood Plan Allocation: 8 Sites
- Refused Applications: 13 sites
- Regulation 18 Representations: 31 sites

4.13. The total number of sites that the 2024 HELAA considered was **452** sites.

Coding of the Sites

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

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

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

Technical Consultation

4.16. A Technical Consultation on what was then called the Strategic Land Availability Assessment (SLAA) was undertaken between 18 October 2021 and 29 November 2021. This

was an optional consultation (i.e. not required in legislation or guidance) to follow up on the Call for Sites.

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

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

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

4.19. The Technical Consultation was not initially intended as an opportunity for respondents to make general comments on the methodology or the suitability of identified sites. However, useful and informative comments were received regarding these matters. Site-specific comments, where factual, were noted and have been taken into account in this HELAA.

Regulation 18 consultation

4.20. A consultation on the Draft Local Plan 2021-2041 was undertaken between 03 November 2023 and 23 December 2023. The Regulation 18 Draft HELAA formed part of the consultation documents and the consultation gave interested parties an opportunity to:

- Review the plotted site boundaries
- Fact-check the key attributes of the sites detailed in the initial Site Information Proformas
- Submit new sites for consideration in the Regulation 19 HELAA

4.21. Over 4,200 representations were received from 920 respondents, including 85 representations promoting sites. These were a mixture of existing and new site promotions, with the majority providing new information on previously assessed sites or resubmission of existing information. The responses also identified 31 new sites which had not been previously assessed, as well as 6 sites which were being promoted with either new boundaries or for alternative uses.

Sites with Planning Permission and completed sites

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

Site/Broad Location Survey

4.23. An initial assessment of the HELAA sites has been undertaken by planning officers in the Strategic Planning team, other specialised officers from within the council and with the assistance of Essex Council County who have all provided advice and information as necessary.

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

4.25. Maps showing all sites submitted by parish are provided in **Appendix 3**.

5. Stage 2: Site/broad location assessment

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

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

Estimating the development potential of each site

5.2. An estimated development capacity has been calculated for each site based on the net developable area. The net developable area was derived from the application of density ratios set out below (**Table 2** and **Table 3**) alongside consideration of the presence of insurmountable constraints within each site, such as areas at high risk of flooding, significant environmental designations, designated open space and Green Belt which were identified through GIS analysis.

5.3. This density differs depending on the location (as set out below) to take account of the diverse nature of the settlements and land supply across the District. The PPG states that the estimates should be guided by existing or emerging plan policy.

5.4. **Table 1** sets out the average densities were applied to the sites. These indicative densities are based on the location within the district, and the recommendations in the Uttlesford Design Code. Saffron Walden and Great Dunmow, along with new large sites, are considered to have capacity for higher density development, whilst other settlements (including the other Key Settlement of Stansted Mountfitchet) are more rural in character and have a reduced capacity to accommodate development at this density.

Table 1: Average densities used for sites in the District

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

Gross to Net Density Calculations

Residential

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

Table 2: Density Matrix (Residential)

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

15 hectares and above	60%
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Employment

5.6. The following plot ratios have been applied for the employment sites. For consistency purposes these are the same ratios used in the latest Uttlesford Employment Needs Assessment⁴. Where submissions do not indicate the proposed use class, a plot ratio of 40% has been applied. Where sites are proposed for a mix of employment uses, a blended ratio is applied (e.g. sites promoted for industrial and warehousing/distribution are assessed at a plot ratio of 45%)

Table 3: Density Matrix (Employment)

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

Other uses

5.7. Where sites were proposed for other uses (e.g. renewable energy, community use or open space), no gross to net ratio was applied.

Assessing suitability for housing and economic development

5.8. When assessing the sites against the adopted development plan, the PPG advises the need to take account of how up to date the plan policies are and consider the appropriateness of identified constraints on sites/broad location and whether such constraints could be overcome. The adopted Local Plan dates from January 2005 and its policies and the evidence base supporting them are now dated and do not reflect significant changes in national policy in the intervening period, including the introduction of the NPPF.

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

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

5.10. An initial assessment of each site's suitability for development has been made against identified constraints and criteria. Sites have been scored using a 'Red/Amber/Green ('RAG') rating system as set out below in **Table 4**. This assessment was undertaken using a variety of methods and sources, including:

- GIS analysis of identified constraints based on national and local policy;
- Officer assessment of potential constraint mitigation strategies;
- Information received from landowners, site promoters and third parties; and

⁴ Paragraph 5.5, Uttlesford Employment Needs Update August 2023

- Consultation responses from statutory consultees.

5.11. Whereas in the Regulation 18 HELAA a 'Policy Off' position was applied with relation to adopted and emerging Local Plan policy, the Regulation 19 HELAA applies a 'Policy On' position since the draft policies and updated evidence base have been tested through the Regulation 18 consultation and the earlier HELAA has identified sufficient available land to meet the District's Housing Requirement without the need for amendments to the Green Belt. This has resulted in additional 'Red' criteria being added to the following Local Policy constraints:

- Green Belt
- Protected Open Space

5.12. The application of emerging policy is also justified by the age of the adopted Local Plan (January 2005) and the fact that national policy has changed significantly since it was adopted.

5.13. Following the revocation on 19 March 2024 of the Saffron Walden Air Quality Management Area (AQMA), this constraint was removed from consideration in the HELAA as no sites within the district fall within an AQMA.

5.14. In addition to these constraints, the emerging settlement hierarchy has also been applied to the assessment, and the consideration of 'Settlement Development Limits' which appeared in the Regulation 18 HELAA has been replaced with a consideration of the site's location in relation to the built extent of the settlements identified in the top three tiers of the settlement hierarchy (Core Policy 3), as follows:

- **Key Settlements:** Great Dunmow, Saffron Walden, Stansted Mountfitchet
- **Local Rural Centres:** Elsenham, Great Chesterford, Hatfield Heath, Newport, Takeley/Prior's Green/Little Canfield, Thaxted
- **Larger Villages:** Birchanger, Clavering, Debden, Felsted, Hatfield Broad Oak, Henham, Little Hallingbury, Stebbing

5.15. Some sites have been submitted for consideration as new standalone communities. Where these sites are outside and not adjacent to the settlements listed above, they are not considered developable according to the emerging settlement hierarchy in the same manner that small sites in the open countryside have been classified as unsuitable. Should the spatial strategy change in a future iteration of the Local Plan, the conclusions of the HELAA may also change for these sites.

Table 4 Initial Suitability Assessment Criteria

Policy Constraints

Constraint	Criteria	Score
Greenfield or Previously Developed Land	Site is either wholly Greenfield, Previously Developed Land or a mix of both.	No RAG Assessment
Settlement Hierarchy	Site is proposed for residential or mixed-use including residential and is wholly outside and not adjacent to a top three tier settlement	Red

	Site is proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement	Amber
	Site is proposed for residential or mixed-use including residential and is partly within or adjacent to the built extent of a top three tier settlement	Amber
	Site is wholly within the built extent of a top three tier settlement	Green
Green Belt	Site is wholly within the Green Belt and is not previously developed land	Red
	Site is partly within the Green Belt and is not previously developed land	Amber
	Site is not adjacent or within the Green Belt or is previously developed land in the Green Belt	Green
Countryside Protection Zone (CPZ)	Site is wholly or partly within the CPZ adjacent or partially within	Amber
	Site is not adjacent or within the CPZ	Green
Public Safety Zone	Site is wholly or partially within a Public Safety Zone	Amber
	Site is outside a Public Safety Zone	Green
Important Woodland	Site is wholly or partially within Important Woodland	Amber
	Site is not within Important Woodland	Green
Special Verge	Site contains a Special Verge	Amber
	Site does not contain a Special Verge	Green
Protected Lane	Site contains a Protected Lane	Amber
	Site does not contain a Protected Lane	Green
Historic Landscape	Site is wholly or partly within a Historic Landscape	Amber
	Site is not within a Historic Landscape	Green
Local Historic Park/ Garden	Site is wholly or partly within a Local Historic Park/ Garden	Amber
	Site is not within a Local Historic Park/ Garden	Green
Protected Open Space	Site is wholly or partly within a Protected Open Space area	Amber
	Site is not within a Protected Open Space area	Green
Neighbourhood Plan Designation	Site is wholly or partly within a Neighbourhood Plan Designation	No RAG Assessment

Flooding

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

Groundwater Flooding	Site is partly within a Medium to High Groundwater Flooding Area	Amber
	Site is within a Low Risk Groundwater Flood Risk	Green

Pollution

Aircraft Noise Contours	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Groundwater Source Protection Zone	Site is adjacent, partially or wholly within	Amber
	Site is not adjacent or within	Green
Mineral Safeguarding Area	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Waste Consultation Area	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green

Natural Environment

SSSI	Site is wholly within a SSSI	Red
	Site is partly within a SSSI	Amber
	Site is not within a SSSI	Green
SSSI Impact Risk Zone	Site is wholly or partially within an SSSI Impact Risk Zone	Amber
	Site is not within an SSSI Impact Risk Zone	Green
National Nature Reserve	Site is wholly within a National Nature Reserve	Red
	Site is partially within a National Nature Reserve	Amber
	Site is not within a National Nature Reserve	Green
Local Wildlife Site	Site is wholly within a Local Wildlife Site	Red
	Site is partially within a Local Wildlife Site	Amber
	Site is not within a Local Wildlife Site	Green
Priority Habitat	Site is wholly or partly within a Priority Habitat	Amber
	Site is not within a Priority Habitat	Green
Ancient Woodland	Site is wholly within an Ancient Woodland	Red
	Site is partially within or adjacent to an Ancient Woodland	Amber
	Site is not within an Ancient Woodland	Green
Local Geological Site ⁵	Site is wholly or partially within a Local Geological Site	Amber
	Site is not within a Local Geological Site	Green
Right of Way	Site contains a Right of Way	Amber
	Site does not contain a Right of Way	Green
Landscape Sensitivity	Site is wholly or partly within a Moderate to High Landscape Sensitivity Area	Amber
	Site is within a low Landscape Sensitivity Area	Green
	Site not included in Landscape Sensitivity Study	N/A
Tree Preservation Order (TPO)	Site contains TPOs	Amber
	Site does not Contain TPOs	Green
Agricultural Land Classification (ALC)	Site is within a high quality ALC (Grade 1-3a)	Amber
	Site is within a lower quality ALC (Grade 3b-5)	Green
Hatfield Forest Zone of Influence	Site is within the Hatfield Forest Zone of Influence	Amber
	Site is outside the Hatfield Forest Zone of Influence	Green

⁵ Sites agreed by the Local Sites Partnership. Full citations available at GeoEssex:
<http://www.geoessex.org.uk/uttlesford/>

Essex Coast RAMS Zone of Influence	Site is within the Essex Coast RAMS Zone of Influence	Amber
	Site is outside the Essex Coast RAMS Zone of Influence	Green

Historic Environment

Scheduled Monuments	Site is wholly within a Scheduled Monument	Red
	Site is partly within a Scheduled Monument	Amber
	Site is not within a Scheduled Monument	Green
Listed Building	Site is wholly within the curtilage of a Listed Building.	Red
	Site is partially within the curtilage of a Listed Building.	Amber
	Site is not within the curtilage of a Listed Building.	Green
Locally Listed Buildings	Site contains a Locally Listed Building	Amber
	Site does not contain a Locally Listed Building	Green
Conservation Area	Site is wholly or partly within a Conservation Area	Amber
	Site is not within a Conservation Area	Green
Registered Parks and Gardens	Site is wholly or partly within a Registered Parks and Gardens	Amber
	Site is not within a Registered Park and Garden	Green
Heritage Sensitivity	Site is wholly or partly within a Medium to High Heritage Sensitivity Area ⁶	Amber
	Site is within a low Heritage Sensitivity Area	Green
	Site not included in Heritage Sensitivity Assessment	N/A

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

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

Highways and Access

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

⁶ As defined in the Uttlesford District Heritage Sensitivity Assessment Stage 1: Towns and Key Villages report, Oxford Archaeology 2022

Table 5: Highways and Access – Initial Assessment Criteria

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

Suitability Conclusion

5.18. The assessment resulted in sites being assigned a suitability rating, as follows:

- **Suitable:** The site is an appropriate location for development with either no identified constraints or minor constraints present;
- **Potentially suitable:** The site is a potentially appropriate location for development subject to further technical investigation and/or mitigation of identified constraints; and
- **Unsuitable:** The site is subject to one or more significant constraints which could not be reasonably mitigated in order to provide an appropriate location for development.

5.19. If any of the sites have a single 'Red' classification when assessed against the suitability criterion, for the purposes of the HELAA the site is not considered suitable.

5.20. 123 sites were categorised as unsuitable due to their location in respect of the settlement hierarchy. 40 sites were classed as unsuitable as they are in the Green Belt and do not constitute previously developed land (of which one site also scores red in relation to the settlement hierarchy). 4 sites were categorised as unsuitable due to access.

Appendices 7, 9 and 9 identify these sites, while the site proformas in **Appendix 1** provide further information about policy, environmental and heritage constraints.

Assessing Availability

5.21. The following factors were considered to assess availability:

- Land ownership, including whether the site may be in multiple ownership
- Development intention, including if the site is actively promoted for development
- Known legal or ownership issues

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

5.23. Building on the information in the HELAA 2023, the availability assessment incorporated additional or more up-to-date information including information received through the regulation 18 consultation and recent planning history. Sites with partial planning permission were also identified and reviewed in relation to whether the remaining parts of the site could be developed and further considered in the HELAA. Legal and land ownership searches have not been conducted at this stage.

5.24. A site can be considered available for development when, on the best information available, it appears that there is no fundamental motivational, ownership or legal impediment to development. This judgement relies mainly on evidence provided by the

landowner / promoter. Generally, it is assumed that, if actively promoted, the site will be available in the foreseeable future.

5.25. Where there are potential availability issues, for example multiple ownerships that have not been demonstrably resolved, sites have been marked as potentially available. Further investigation, such as landowner engagement, is required to confirm whether these sites are available for development.

5.26. Where a site has been confirmed by the landowner as being unavailable for development within the plan period, sites have been marked as unavailable. A total of 4 sites were discounted due to known availability issues. A further check has then been made to ensure that the latest planning history has been taken into account, with sites marked as 'unavailable' if they have been completed pursuant to a planning permission/permitted development rights.

Assessing Achievability

5.27. Paragraph 020 of the HELAA PPG recommends the achievability assessment to consider whether there is a reasonable prospect that the type of development will be achieved on the site at a particular time, based on the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

5.28. The achievability assessment therefore involved matching each site against the typologies used in the Uttlesford District Council Regulation 18 Local Plan Viability Assessment Stage 1 study (Dixon Searle Partnership, 2023) to identify viability issues from particular types of sites to provide a robust, yet proportionate assessment on achievability.

5.29. The Viability Study compared the residual land values of 13 non-site specific development typologies and 3 specific potential site allocations to a range of benchmark land values, based on policy requirements within the Regulation 18 version of the Local Plan. The development typologies used include multiple variables, including site size, existing and proposed land use, development density, building typology and value levels.

5.30. These have been matched at a high level to the HELAA sites based on four site characteristics explored (**Appendix 12**), including:

- Value level range that the site is likely to fall within, based on their location by parish
- Existing land use on site (such as greenfield or previously developed land) and its associated benchmark land value;
- Proposed or assessed land use; and,
- Proposed scheme size and building typology.

5.31. The analysis was also complemented by site-by-site considerations of key abnormal costs identified from factors impacting achievability identified through Call for Sites submissions, previous HELAA analysis, specialist assessment and desktop observations.

Key factors considered include:

- Costs associated with treatment for contaminated sites or listed buildings;
- Cost associated with brownfield, phased or complex sites;
- Demolition of existing structures;
- Flood prevention measures at waterside locations;
- Remodelling land levels;

- Relocating infrastructure such as substations or power lines; and,
- Significant access improvements required

5.32. Based on the assessment of the above factors, sites were classified under the following categories:

- **Achievable:** Site is of a viable development typology based on land use, price point area, site type and development density. There are no known factors that may impact its achievability
- **Potentially Achievable:** Site is of a potentially viable development typology based on land use, price point area, site type and development density. It may be subject to policy or physical factors that may impact its achievability.
- **Unachievable:** Site is not considered to be achievable due to viability or other factors. No sites were classified as unachievable in this assessment.

5.33. It is important to note that the work undertaken is based on the assessment of typologies that are broadly representative of the potential sites in the plan-making area and does not involve site specific assessments of viability or delivery.

Overcoming constraints

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

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

Site Classification

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

Table 6: HELAA Red / Amber / Green classifications

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

suitability, availability, and achievability within 5-15 years	within the plan period. This could include, for example, mitigating impacts of noise or air pollution, mitigating against flooding, or minimising the impact on neighbouring uses or the landscape, historic or natural assets.
C: Not considered developable 15+ years	<p>These sites are not considered developable for one or more of the following reasons:</p> <ul style="list-style-type: none"> • Development is unlikely or will not take place within the plan period • Unable or unlikely to address physical constraints • Unable or unlikely to address achievability issues

5.37. Once completions and commitments had been removed from the HELAA, 338 sites remained for consideration. The assessment has identified the following breakdown of classifications according to **Table 6** above:

- **Category A:** 2 sites (1 residential, 1 employment)
- **Category B:** 170 sites (110 residential, 20 mixed-use, 32 employment, 8 community/ other)
- **Category C:** 166 sites (144 residential, 12 mixed-use, 8 employment, 2 community/ other)

5.38. Classifications for individual sites are shown in the proformas in **Appendix 1** and in the site assessment spreadsheet at **Appendix 11**. **Appendix 2** provides maps showing the site assessment conclusions for sites within or in close proximity to the main settlements in each parish, along with the committed and completed development sites that were discounted in Stage 1. It should be noted that these maps do not show all sites assessed in the HELAA but are presented to aid understanding of the potential development options which are well-related to existing built-up areas. It is also important to note that the completed and committed site information shown on the maps does not reflect all sites with planning permission, but only those that were submitted/identified for consideration in the HELAA.

6. Stage 3: Windfall Assessment

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

6.2. NPPF Paragraph 72 states that:

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

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

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

6.5. Whilst in recent years, large windfall sites have made a significant contribution to housing delivery, this has resulted from the lack of an up-to-date Local Plan, and it is not envisaged that this trend will continue once the draft Local Plan and is adopted and strategic sites are allocated. Therefore, this form of windfall development is not considered to be a reliable source of future supply.

6.6. The historic delivery rates are set out in **Table 7** below which averages 126 dwellings over a 10 year period. In order to be realistic over the plan period it is considered that an average of 110 dwellings per annum can be expected to be delivered annually over the plan period. To avoid double-counting known permissions (which generally have three years to be implemented) the windfall allowance can be applied in the fourth year from the base date of this HELAA and the 5YHLS calculation, i.e. from 2027/28 onwards. Over the plan period to 2041 this equates to 1,650 dwellings from small sites windfall.

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

Year	Completions (net additional dwellings)
2012/13	108
2013/14	76
2014/15	148

2015/16	144
2016/17	95
2017/18	156
2018/19	155
2019/20	166
2020/21	79
2021/22	127
2022/23	133
Total	1254
Annual Average	126

6.7. Paragraph 70 of the NPPF states that “small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should... identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved”.

6.8. Calculating 10% of the Local Housing Need housing requirement (675 dwellings per annum) is 67.5 dwellings per annum from small sites. The small sites windfall allowance shows that the 10% requirement is met from windfall alone. Furthermore **Appendix 4** shows the HELAA sites that are under 1 ha and can also contribute to the 10% requirement. It is considered that there is therefore no need to specifically identify small site allocations, though Neighbourhood Plans may choose to do so when making non-strategic site allocations.

7. Stage 4: Assessment review

7.1 Paragraph 024 of the HELAA PPG states that “Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future”.

7.2 **Table 8** below summarises the number of residential dwellings which could be delivered on the ‘Category A’ (0-5 years) and ‘Category B’ (5-15 years) HELAA sites which are considered suitable, available and achievable. Sites with extant planning permission, including those which are expected to deliver within years 0-5 have been excluded as they are captured elsewhere in the 5YHLS and employment monitoring; whilst the ‘Category C’ sites are not developable within the plan period. **Table 9** provides the same ‘Category A’ and ‘Category B’ information, but for land promoted for economic development.

7.3 It should be noted that some of the sites overlap one another and in some cases may be promoted for housing and employment, therefore the theoretical capacity is not fully achievable in practice.

Table 8: Residential Capacity of HELAA Sites, by parish

Parish	Theoretical Residential Capacity of HELAA Sites (no. of dwellings)
Arkesden	0
Ashdon	0
Barnston	0
Birchanger	19
Broxted	0
Chrishall	0
Clavering	637
Debden	29
Elmdon	0
Elsenham	0
Farnham	0
Felsted	569
Great Canfield	0
Great Chesterford	24,760
Great Dunmow	12,516
Great Easton	0
Great Hallingbury	0
Great Sampford	0
Hadstock	0
Hatfield Broad Oak	352
Hatfield Heath	0
Hempstead	0
Henham	334
High Easter	0
High Roding	0
Langley	0
Leaden Roding	0
Lindsell	0
Little Bardfield	0

Parish	Theoretical Residential Capacity of HELAA Sites (no. of dwellings)
Little Canfield	552
Little Chesterford	0
Little Dunmow	0
Little Easton	591
Little Hallingbury	0
Little Sampford	0
Littlebury	0
Manuden	0
Margaret Roding	0
Newport	1,869
Quendon and Rickling	0
Saffron Walden	2,482
Sewards End	0
Stansted Mountfitchet	1,997
Stebbing	2,970
Takeley	9,381
Thaxted	1,868
Ugley	345
Wendens Ambo	0
White Roding	0
Widdington	0
Wimbish	0
TOTAL	61,271

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

Site reference	Site address	Area (ha)	Theoretical Floorspace (m ²)
Arkesden 002 EMP	Buildings To The Rear Of Mulberry House, Wenden Road, Arkesden, CB11 4HD	0.83	3,320
Elsenham 002 EMP	Land at Tye Green, Elsenham, CM22 6DY	181.26	519,360
Elsenham 003 MIX	Water Circle, London Stansted, CM22 6DR	18.46	55,368
Elsenham 004 EMP	Land adjoining Elsenham Meadows, Gaunts End, Elsenham, CM22 6DS	0.71	2,840
Elsenham 006 EMP	Tri Sail Water Circle Elsenham Meadows Elsenham CM2 6DS	3.91	15,640
Felsted 004 MIX	Land south and west of Watch House Green, Braintree Road, Felsted, CM6 3EQ	2.37	9,480
Felsted 007 MIX	Sunnybrook Farm, Braintree Road, Felsted, CM6 3EW	1.70	5,527
Felsted 014 EMP	Dunmow Road, Blake End, Rayne, CM6 3LD	4.57	15,881
Felsted 017 MIX	Frontage land to the east of Chelmsford Road, Felsted, CM6 3ET	0.86	3,440
Felsted 018 MIX	Land to the east of Chelmsford Road, Felsted, CM6 3ET	4.66	15,400
GtChesterford 005 EMP	Burtonwood Farm Cow Lane, Great Chesterford	141.17	423,510
GtChesterford 006 MIX	Land south east of A11 and north east of B184 (1500 scheme)	148.78	583,218

Site reference	Site address	Area (ha)	Theoretical Floorspace (m ²)
GtChesterford 007 MIX	Land south east of A11 and north east of B183 (3500 scheme)	332.44	1,309,681
GtChesterford 011 MIX	Land North of Walden Road, Great Chesterford	647.00	2,573,248
GtDunmow 002 EMP	The Yard, Stortford Road, Great Dunmow	1.24	4,960
GtDunmow 004 OTH	Land east of B1008 and north of A120, Great Dunmow	0.77	7,700
GtDunmow 005 OTH	Land west of B1008 and south of A120, Great Dunmow	3.68	1,500
GtDunmow 006 MIX	Land between B1008 and Clapton Hall Lane, Great Dunmow	28.84	750-1,500
GtDunmow 011 EMP	Land east of Braintree Road, Great Dunmow	4.21	16,840
GtDunmow 019 MIX	Land east of Braintree Road, Great Dunmow	9.08	40,860
GtDunmow 023 EMP	Unit 9 Hoblongs Chelmsford Road, Great Dunmow, CM6 1LW	0.17	680
GtHallingbury 002 EMP	Thremhall Park, Start Hill, Bishop's Stortford	0.28	2,750
GtHallingbury 004 EMP	Hall Farm Barns, Church Road, Great Hallingbury	0.43	1,720
GtHallingbury 008 EMP	Land at Hall Farm Church Road, Great Hallingbury	0.78	3,120
GtHallingbury 014 EMP	Land At Tilekiln Green, Start Hill, Great Hallingbury, CM22 7TA	5.17	20,680
HatfieldBO 003 EMP	Land West of Station Road, Takeley	18.71	74,840
HatfieldH 004 EMP	Land to rear of High Pastures, Hatfield Heath	2.01	680
Henham 007 COM	Land rear of warehouse, Old Mead Road, Elsenham	1.18	5,900
HighEaster 001 EMP	Bury Farm, High Easter	0.03	120
Langley 002 EMP	Land adj. Brices Yard, Butts Green, Saffron Walden	0.87	3,480
Littlebury 002 EMP	Rectory Farm, Littlebury	1.08	3,920
LtCanfield 001 EMP	Huntingfields House, Stortford Road, Little Canfield	1.53	6,120
LtCanfield 002 EMP	Land south of Stortford Road, Little Canfield	6.33	25,320
LtCanfield 004 EMP	Land south of A120 North of Stortford Road, Great Dunmow	23.46	93,840
LtChesterford 006 EMP	Extension of Chesterford Research Park	14.95	44,828
LtDunmow 014 EMP	The Ley Dunmow Road, Dunmow, south of B1256	4.24	16,960
LtEaston 004 MIX	Easton Park, Great Dunmow	808.95	5,600
QuendonR 007 EMP	Mace's Farmyard, Rickling Green	0.92	3,680
SafWalden 016 MIX	UBLR/17/001 56 High Street, Saffron Walden CB10 1EF	0.09	266
SafWalden 037 MIX	Land to the South of Debden Road	2.5 ⁷	11,250

⁷ Total site area is 10.91ha, of which 2.5ha proposed for employment use

Site reference	Site address	Area (ha)	Theoretical Floorspace (m ²)
Stansted 007 EMP	Land South of Alsa Business Park, Alsa Street, Stansted	0.55	2,200
Stansted 020 EMP	Stansted Youth Centre, Lower Street Stansted	0.18	600
Stansted 027 EMP	14 Cambridge Road, Stansted, CM24 8BZ	0.45	1,350
Stebbing 013 EMP	Electromagnetic Testing Services, Lubberhedges Lane, Stebbing, CM6 3BT	0.68	2,720
Takeley 002 MIX	Land north of Dunmow Road, Takeley Street	34.47	135,826
Takeley 005 EMP	Land north of Taylors Farm, Takeley Street	27.34	109,360
Takeley 006 MIX	Land at Bambers Green	307.06	1,205,272
Takeley 012 EMP	Land adjoining Stansted Courtyard, Parsonage Road, Takeley	1.25	5,000
Takeley 013 EMP	Land around Stansted Courtyard, Takeley	3.80	15,200
Takeley 014 EMP	Land east of Parsonage Road, Takeley	1.30	5,200
Takeley 019 EMP	Taylors Farm, The Street, Takeley, CM22 6LY	0.88	3,438
Takeley 021 EMP	Site 600, Taylors End, Stansted Airport, Takeley	5.15	20,600
Takeley 031 EMP	Land north of Dunmow Road, Takeley Street	34.47	135,826
TOTAL		2,928.02	7,576,719 m² (757.67 ha)

7.4 As can be seen from **Table 8** and **Table 9**, the HELAA identifies an indicative capacity of **61,271** dwellings and **757.67ha** of economic development floorspace which is significantly higher than the identified Local Housing Need (13,680 dwellings) and the need for economic development floorspace (27.7ha for office and research and development and 52.2ha industrial) within the District over the plan period. The windfall allowance identifies a further 1,650 dwellings over the plan period.

7.5 The site selection topic papers for housing and economic development deal with this further and outline how the proposed allocations in the 'Publication' version (Regulation 19) of the Local Plan have been identified to meet the District's development requirements.

Housing and employment trajectories

7.6 For all sites which have been given a HELAA classification of A and B, an indicative trajectory has been calculated showing the potential delivery from 1st April 2024 (the base date of the HELAA), broken down into the following periods:

- 0-5 years
- 6-10 years
- 11-15 years
- 16-17 years
- Beyond plan period

7.7 The trajectory has been calculated using the build-out rates in the third edition of the Lichfields Start to Finish report (March 2024)⁸ which take into account a variety of factors, including:

- site size;
- average time to secure planning permission;
- housing type and tenure; and
- housing demand.

7.8 The trajectory for the HELAA is shown in **Table 10**. Trajectories for individual sites are shown in the site proformas at **Appendix 1** and the site assessment spreadsheet at **Appendix 11**. It should be noted that the trajectory has a base date of 1 April 2024. The HELAA trajectory should be read alongside the monitoring data to understand the total potential supply within the whole plan period (2021-2041) including completions and commitments.

Table 10: HELAA trajectory (base date 1st April 2024)

	0-5 years	6-10 years	11-15 years	16-17 years	Total within plan period	Beyond plan period	Total
Housing (dwellings)	13	18,320	11,313	3,124	32,770	28,501	61,271
Employment (m ²)	15,640	2,382,912	1,506,748	833,218	4,738,518	2,838,201	7,576,719

⁸ Lichfields Start to Finish, third edition, available at: https://lichfields.uk/media/w3wjmw0/start-to-finish-3_how-quickly-do-large-scale-housing-sites-deliver.pdf

8. Stage 5: Final Evidence Base

8.1 The PPG requires the following outputs in a completed HELAA:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, including:
 - where these have been discounted, evidence justifying reasons given;
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - an indicative trajectory of anticipated development based on the evidence available.

8.2 The PPG requires the following outputs in a completed HELAA:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, including:
 - where these have been discounted, evidence justifying reasons given;
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - an indicative trajectory of anticipated development based on the evidence available.

8.3 The new Local Plan covers the period from 2021 to 2041 which means that some of the required dwellings for the new Local Plan have already been built or have planning permission.

8.4 The HELAA has indicated that there is a theoretical capacity (if all of the developable sites came forward) within the district to deliver approximately **61,271** dwellings from HELAA sites, and a further 1,650 dwellings from windfall. Using the Government's standard methodology there is currently a requirement to provide in the region of 13,500 dwellings over the plan period and, whilst this housing figure may change as a result of updates to the input data or Government changes to the standardised methodology, there will only be a requirement to allocate sites to deliver approximately 22% of the theoretical capacity of the sites that have been put forward in the HELAA.

8.5 It is important to reiterate that at this stage in the process that any sites which have scored amber and green in the updated HELAA still require further assessment in respect of their suitability for allocation in the new Local Plan. Any sites identified as suitable for inclusion in the new Local Plan does not imply either that a site will be allocated in the Local Plan or that permission will be granted. The HELAA is a list of sites which have been assessed as potentially suitable, available and achievable, but the document **does not** recommend which sites should be allocated for development in the new Local Plan.

Monitoring

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

APPENDIX 1: SITE PROFORMAS

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

APPENDIX 2: SETTLEMENT SUITABILITY MAPS

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

The settlement maps show the HELAA conclusions for all Category A, B and C sites within and adjacent to the principal settlement in each parish. Sites in isolated areas are not displayed, but conclusions for these sites can be found in the site proformas (**Appendix 1**).

APPENDIX 3: SUBMITTED SITE MAPS

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

The maps show all sites considered through the HELAA by parish. Two parishes outside Uttlesford (The Sailings and Rayne in Braintree District) are also included within the mapping to show the full extent of Stebbing 005 MIX which crosses administrative boundaries.

APPENDIX 4: SCHEDULE OF SMALL HOUSING SITES <1HA

Paragraph 70 of the NPPF expressly recognises the role that small and medium sized sites can play in meeting housing requirements. Local authorities are required to identify (through the Local Plan and brownfield registers) land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, unless it can be shown there are strong reasons why this target cannot be achieved. The following schedule shows the small sites which have been assessed as being developable.

Site Ref	Parish	Address	Area (ha)	Capacity
Birchanger 003 RES	Birchanger	Former builder's yard at 285-287 Birchanger Lane, Birchanger, CM23 5QP	0.53	19
Clavering 002 RES	Clavering	Land to the South of Oxley's Close, Stortford Road, Clavering, CB11 4PB	0.61	13
Clavering 009 RES	Clavering	Land off Clatterbury Lane, Clavering, CB11 4QR	0.83	26
Clavering 010 RES	Clavering	Land North of Hill House, Clavering, CB11 4QT	0.38	13
Felsted 001 RES	Felsted	Land south of Braintree Road (opposite Chaffix Farm), Felsted, CM6 3DZ	0.68	21
Felsted 002 RES	Felsted	Land north west of Bannister Green Felsted, CM6 3NL	0.87	27
Felsted 013 RES	Felsted	Land east of The Bungalow, Causeway End Road, Felsted, CM6 3LU	0.46	14
Felsted 017 MIX	Felsted	Frontage land to the east of Chelmsford Road, Felsted, CM6 3ET	0.86	21
Felsted 028 RES	Felsted	Land at Rayne Road, Bannister Green	0.27	9
GtChesterford 001 RES	Great Chesterford	The old chalk pit Walden Road, Great Chesterford	0.91	29
GtDunmow 020 RES	Great Dunmow	Alexia House, Randall Close. Dunmow, CM6 1UN	0.91	28
GtDunmow 022 RES	Great Dunmow	UBLR/17/008 Council Depot, New Street, Great Dunmow, CM6 1BH	0.29	9
GtDunmow 034 RES	Great Dunmow	Dunmow Farm, The Broadway, Great Dunmow, CM6 3BJ	0.94	38
GtDunmow 035 RES	Great Dunmow	Tiggers Ongar Road, Great Dunmow, CM6 1EX	0.50	23
GtDunmow 039 RES	Great Dunmow	Green Hollow, Clapton Hall Lane, Great Dunmow, CM6 1JF	0.48	22
HatfieldBO 006 RES	Hatfield Broad Oak	Land South of New Bury Meadow, Hatfield Broad Oak	0.99	31
Henham 001 RES	Henham	Land west of Old Mead Road, Elsenham	0.61	19
Henham 005 RES	Henham	Land at Chickney Road, Henham	0.69	22
Henham 014 RES	Henham	Land to the rear of Saffron House and Henleys, Henham	0.74	23
Newport 003 RES	Newport	Land south of Bricketts, London Road, Newport	0.64	22

Site Ref	Parish	Address	Area (ha)	Capacity
Newport 005 RES	Newport	Land south of Bury Water Lane, Newport	0.49	15
Newport 006 RES	Newport	Five Acres, Whiteditch Lane, Newport	0.58	18
Newport 007 RES	Newport	The Old Chalk Pit, Chalk Farm Lane, Newport	0.95	30
Newport 011 RES	Newport	Wyndhams Croft, Whiteditch Lane, Newport	0.79	25
Newport 018 RES	Newport	Coach And Horses Inn, Cambridge Road, Newport, Saffron Walden, CB11 3TR	0.44	9
SafWalden 004 RES	Saffron Walden	46 Radwinter Road, Saffron Walden	0.43	17
SafWalden 016 MIX	Saffron Walden	UBLR/17/001 56 High Street, Saffron Walden CB10 1EF	0.09	4
SafWalden 017 RES	Saffron Walden	UBLR/17/002 Viceroy Coaches, Rear of 10-12 Bridge Street, Saffron Walden, CB10 1BU	0.24	5
SafWalden 018 RES	Saffron Walden	UBLR/17/005 Jossaume, Thaxted Road, Saffron Walden CB11 3AA	0.42	12
SafWalden 031 RES	Saffron Walden	Auton Croft, Saffron Walden	0.52	21
Stansted 019 RES	Stansted Mountfitchet	Stansted Youth Centre, Lower Street Stansted	0.18	5
Stansted 026 RES	Stansted Mountfitchet	Almont House, High Lane, Stansted, CM24 8LE	0.65	19
Stansted 032 RES	Stansted Mountfitchet	Police Station Hargrave Close Stansted, CM24 8DL	0.08	3
Stebbing 007 RES	Stebbing	Land at Stebbing (Parcel 1A)	0.98	31
Stebbing 008 RES	Stebbing	Land at Stebbing (Parcel 1B)	0.90	28
Stebbing 010 RES	Stebbing	Hornsea Lodge, Bran End, Stebbing	0.30	10
Stebbing 012 RES	Stebbing	Land at Elm Croft, The Downs, Bran End, Stebbing	0.98	31
Takeley 017 RES	Takeley	United House, The Street, Takeley	0.28	8
Takeley 020 RES	Takeley	Beech Close, Takeley	0.15	5
Thaxted 010 RES	Thaxted	Hunters, Bardfield Road, Thaxted	0.15	5
Thaxted 011 RES	Thaxted	East of Dunmow Road, Thaxted	0.88	28
Thaxted 014 RES	Thaxted	Land south of Thaxted between B1051 and B184	0.91	30
Thaxted 021 RES	Thaxted	TX HD8, Brethren Hall	0.30	10

APPENDIX 5: SCHEDULE OF DISCOUNTED SITES

Site Ref	Parish	Address	Area (ha)	Reason for discounting
Felsted 008 RES	Felsted	Land south east of Clifford Smith Drive, Felsted (site 1 - part of field), CM6 3UG	0.37	Duplicate/access to Felsted 022 RES
Felsted 015 RES	Felsted	Land east of The Bungalow, Causeway End Road, Felsted, CM6 3LU	1.14	Duplicate of Felsted 016 RES
Stansted 002 RES	Stansted Mountfitchet	Land south of Elsenham Road, Stansted Mountfitchet	4.34	Duplicate of Stansted 022 RES
Stansted 011 RES	Stansted Mountfitchet	Land west of Pennington Lane, Stansted Mountfitchet	9.12	Wholly within Stansted 012 RES
Stansted 029 RES	Stansted Mountfitchet	West Winds Normans Way, Stansted	0.20	Wholly within Stansted 026 RES
Takeley 003 RES	Takeley	Land adjoining Millers, Takeley (Option 1)	0.42	Wholly within Takeley 004 RES
Thaxted 002 RES	Thaxted	Land at Barnards Fields, Thaxted (2ha)	1.79	Wholly within Thaxted 003 RES
Thaxted 006 RES	Thaxted	Land at Sibley's Lane, Sibley's Green, Thaxted	0.99	Wholly within Thaxted 005 RES
Thaxted 009 MIX	Thaxted	Land south of Sampford Road, Thaxted (Option 4)	30.44	Wholly within Thaxted 009 MIX
Thaxted 018 RES	Thaxted	Land south of Sampford Road, Thaxted (Option 2)	12.93	Wholly within Thaxted 020 RES
Thaxted 019 RES	Thaxted	Land south of Sampford Road, Thaxted (Option 1)	9.19	Wholly within Thaxted 020 RES

APPENDIX 6: SCHEDULE OF SITES NOT CONSIDERED DEVELOPABLE

Site Ref	Parish	Address	Area (ha)
Arkesden 001 RES	Arkesden	Land North of Brand's Grove, Poore Street, Arkesden, CB11 3UJ	2.26
Arkesden 003 RES	Arkesden	Buildings To The Rear Of Mulberry House, Wenden Road, Arkesden	0.83
Ashdon 001 RES	Ashdon	Land to the west of Walden Road, Church End, Ashdon, CB10 2HJ	1.30
Barnston 001 MIX	Barnston	Land at Barnston, Dunmow, CM6 1NA	36.59
Birchanger 001 MIX	Birchanger	Sion House, Birchanger Lane, Birchanger, CM23 5PU	4.50
Birchanger 004 MIX	Birchanger	Land between Stansted Mountfitchet, Birchanger and M11 Junction 8	222.43
Birchanger 005 EMP	Birchanger	Land east of Stansted Road, Bishop's Stortford, CM23 5QG	12.25
Birchanger 006 RES	Birchanger	Land adjacent to Forest Hall Road and Tot Lane, Birchanger, CM24 8TS	8.63
Birchanger 007 RES	Birchanger	Land south of Forest Hall, Forest Hall Road, Stansted Mountfitchet, CM24 8TU	5.38
Birchanger 008 RES	Birchanger	Land at Stansted Road, Birchanger	4.95
Birchanger 009 RES	Birchanger	Land at Tot Lane, Birchanger	6.00
Birchanger 010 RES	Birchanger	Land at Tot Lane, Stansted Mountfitchet	3.28
Birchanger 011 RES	Birchanger	Land at Forest Hall Road, Stansted Mountfitchet	2.54
Birchanger 012 RES	Birchanger	Land south of Forest Hall Road, Stansted Mountfitchet	8.10
Birchanger 013 RES	Birchanger	Land between Parsonage Lane and Forest Hall School, Stansted Mountfitchet	2.10
Birchanger 014 MIX	Birchanger	Land east of Parsonage Lane, Stansted Mountfitchet	15.60
Broxted 001 RES	Broxted	Land West of Broxted Road, Broxted, CM6 2BX	2.72
Broxted 002 RES	Broxted	Land to the south of Thaxted Road, Broxted, CM6 2BX	6.23
Chrishall 001 RES	Chrishall	Land North of Wire Farm, Chrishall, SG8 8QN	0.36
Chrishall 002 RES	Chrishall	Gigneys Meadow, Chrishall, SG8 8QR	2.47
Clavering 006 RES	Clavering	Land adjoining Spinney Cottage, Wicken Road, Clavering, CB11 4QT	0.87
Clavering 007 RES	Clavering	Hill Green Farm Hill Green, Clavering, CB11 4QS	4.62
Clavering 021 RES	Clavering	Graylings, Mill Lane, Clavering	0.72
Clavering 022 RES	Clavering	Land west of Eldridge Close, Clavering	1.67

Site Ref	Parish	Address	Area (ha)
Debden 001 RES	Debden	Land north of Henham Road, Debden Green, CB11 3LZ	0.56
Debden 003 RES	Debden	Land east of The Allotment Gardens, Ivy Todd Hill, Debden, CB11 3LA	2.96
Elmdon 001 MIX	Elmdon	Farm Drive Ickleton Drive, Elmdon, CB11 4LT	2.54
Elsenham 001 RES	Elsenham	Land at Tye Green, Elsenham, CM22 6DY	181.26
Elsenham 003 MIX	Elsenham	Water Circle, London Stansted, CM22 6DR	18.59
Elsenham 011 RES	Elsenham	South of Hall Lane, Gaunt's End	8.03
Felsted 003 RES	Felsted	Land north of Garnetts Lane and Chestnut Walk, Felsted, CM6 3EE	1.29
Felsted 005 RES	Felsted	Land off Rayne Road Bannister Green, Felsted, CM6 3NL	4.52
Felsted 010 RES	Felsted	Kinvara Business Park, Felsted, CM6 3LB	0.68
Felsted 011 RES	Felsted	Sparlings Farm, Braintree Road, Felsted (Parcels ABCD and western part of E), CM6 3LB	46.22
Felsted 012 RES	Felsted	Sparlings Farm, Braintree Road, Felsted (Eastern part of Parcel E), CM6 3LD	75.56
Felsted 019 RES	Felsted	Land at Willows Green, Felsted, CM3 1QD	1.61
GtCanfield 001 RES	Felsted	Land at Canfield Road, Great Canfield	0.44
GtCanfield 002 RES	Great Canfield	Land at Great Canfield Road, Takeley	23.06
GtCanfield 003 RES	Great Canfield	Land west of Canfield Road, Hope End Green	1.88
GtCanfield 004 RES	Great Canfield	Land east of Hobbs Farm, Bacon End, Great Dunmow	1.12
GtChesterford 003 RES	Great Chesterford	Burtonwood Farm Cow Lane, Great Chesterford	141.17
GtChesterford 008 RES	Great Chesterford	Field House Farm Field Farm Drive, Great Chesterford	7.98
GtDunmow 016 RES	Great Dunmow	Brands Farm, Pharisee Green, Great Dunmow	7.38
GtDunmow 048 MIX	Great Dunmow	Land at Marks Farm House, Great Dunmow	2.93
GtEaston 002 RES	Great Easton	Land off Brocks Mead, Great Easton	2.85
GtHallingbury 005 RES	Great Hallingbury	Hall Farm Barns, Church Road, Great Hallingbury	0.43
GtHallingbury 006 RES	Great Hallingbury	Land south of Beldams Lane, Bishop's Stortford	1.93
GtHallingbury 007 RES	Great Hallingbury	Land at Hall Farm Church Road, Great Hallingbury	0.95
GtHallingbury 009 RES	Great Hallingbury	Beldams Lane, Bishop's Stortford	6.49
GtHallingbury 010 RES	Great Hallingbury	Newlands, Woodside Cottage & Oakside Church Road, Great Hallingbury	0.53

Site Ref	Parish	Address	Area (ha)
GtHallingbury 011 RES	Great Hallingbury	Land South East Of Great Hallingbury, Manor Bedlars, Green Road, Tilekiln Green, Great Hallingbury	2.02
GtHallingbury 012 RES	Great Hallingbury	Barnmead, Start Hill, Stane Street, Great Hallingbury, Bishops Stortford, CM22 7TA	0.44
GtSampford 001 RES	Great Sampford	Monks Field, Parsonage Farm, Lane Great Sampford	2.01
GtSampford 002 RES	Great Sampford	Land east of Moor End, Great Sampford	0.20
GtSampford 003 RES	Great Sampford	Land at Sparepenny Lane, Great Sampford	5.60
GtSampford 004 RES	Great Sampford	Land south of Spare Penny Lane North Great Sampford	2.78
Hadstock 001 RES	Hadstock	Land to 5 The Row, Linton Road, Hadstock	1.30
Hadstock 002 RES	Hadstock	Land on Linton Road, Hadstock	1.71
HatfieldBO 001 RES	Hatfield Broad Oak	Land formerly part of Woodlands, Hatfield Broad, Oak Road, Takeley	1.93
HatfieldBO 005 MIX	Hatfield Broad Oak	Land at the Forest, Hatfield Broad Oak	580.71
HatfieldH 001 RES	Hatfield Heath	Land south of Sawbridgeworth Road, Hatfield Heath	1.24
HatfieldH 002 RES	Hatfield Heath	Land south of A1060 (Chelmsford Road), Hatfield Heath	0.90
HatfieldH 003 RES	Hatfield Heath	Rainbow Field (land to the west of) Dunmow Road, Hatfield Heath	1.42
HatfieldH 005 RES	Hatfield Heath	Land on the north west of Mill Lane, Hatfield Heath	4.16
HatfieldH 006 RES	Hatfield Heath	Land on the East of Mill Lane, Hatfield Heath	0.81
HatfieldH 007 RES	Hatfield Heath	Land at Peggerells Farm, Hatfield Heath	1.67
HatfieldH 008 RES	Hatfield Heath	Land at Cox Ley, Hatfield Heath	3.59
HatfieldH 009 RES	Hatfield Heath	Land east of Oakhanger, Friars Lane, Hatfield Heath	0.74
HatfieldH 011 RES	Hatfield Heath	Land at Hatfield Heath	1.61
HatfieldH 012 RES	Hatfield Heath	Land at Stonebridge Farm, Hatfield Heath	2.36
Hempstead 001 RES	Hempstead	Land to the rear of Fanes Cottage, High Street, Hempstead	1.25
Henham 004 RES	Henham	Land at Four Winds, South of Old Mead Lane, Henham	1.37
Henham 013 RES	Henham	Land south of School Lane, Henham	6.71
Henham 015 RES	Henham	Land on the south side of Henham Road, Elsenham	1.42
HighEaster 002 RES	High Easter	Land at Lawn Hall Farm - South of Lawn Hall Chase North End, Dunmow	2.89
HighEaster 003 RES	High Easter	Land at Lawn Hall Farm - North of Lawn Hall Chase, North End, Dunmow	4.72

Site Ref	Parish	Address	Area (ha)
HighRdg 001 RES	High Roding	Land south of Ware Farm, Dunmow Road, High Roding	0.68
HighRdg 003 RES	High Roding	Attridges Farm, Rands Road, High Roding, CM6 1NQ	1.71
Langley 001 RES	Langley	Land immediately south of Bury/Moat Farm Langley, Upper Green	1.23
Langley 003 RES	Langley	Land North of The Kangles, Upper Green, Langley	1.44
Langley 004 RES	Langley	Next Longley Langley Upper Green	1.15
LeadenRdg 001 RES	Leaden Roding	Land fronting Stortford Road, Leaden Roding	3.39
LeadenRdg 002 RES	Leaden Roding	Land at Leaden Roding	140.15
Lindsell 001 RES	Lindsell	The Orchard Bowles Farm, Lindsell	2.62
Littlebury 001 RES	Littlebury	Rectory Farm, Littlebury	1.08
Littlebury 003 RES	Littlebury	Land west of Cambridge Road	5.11
LtBardfield 001 RES	Little Bardfield	Land east of Styles, Little Bardfield	0.55
LtBardfield 002 RES	Little Bardfield	Land South of Bardfield Road, Little Bardfield	1.71
LtCanfield 005 RES	Little Canfield	Land south west of Crumps Farm, Stortford Road, Little Canfield	47.4
LtCanfield 007 RES	Little Canfield	Land east of Crumps Farm, south of Stortford Road, Little Canfield	0.97
LtCanfield 008 RES	Little Canfield	Canfield Moat, High Cross Lane West, Little Canfield	3.43
LtCanfield 009 RES	Little Canfield	Land south west of Crumps Farm, Stortford Road, Little Canfield	15.30
LtChesterford 002 RES	Little Chesterford	Land off Walden Road, Little Chesterford	1.19
LtDunmow 001 RES	Little Dunmow	Land to the east of Station Road, Flitch Green, Little Dunmow	7.87
LtDunmow 004 RES	Little Dunmow	Land off Station Road, Flitch Green	11.52
LtDunmow 005 RES	Little Dunmow	Land east of Station Road, Little Dunmow (200 residential)	7.83
LtDunmow 006 RES	Little Dunmow	Land east of Station Road, Little Dunmow (150 residential)	5.08
LtDunmow 007 RES	Little Dunmow	Land east of Station Road, Little Dunmow (150 retirement)	5.08
LtDunmow 008 RES	Little Dunmow	Land west of Station Road, Little Dunmow (200 residential)	7.17
LtDunmow 009 RES	Little Dunmow	Land west of Station Road, Little Dunmow (100 residential)	3.78
LtDunmow 010 RES	Little Dunmow	Land west of Station Road, Little Dunmow (100 retirement)	3.78
LtEaston 001 RES	Little Easton	Mawbyns Mill End, Lt Easton	1.00

Site Ref	Parish	Address	Area (ha)
LtEaston 009 RES	Little Easton	Brook End Farm Stables, Easton Lodge, Park Road, Little Easton, Dunmow, CM6 2BD	0.55
LtHallingbury 001 RES	Little Hallingbury	Land at Latchmore Bank, Little Hallingbury	0.96
LtHallingbury 002 RES	Little Hallingbury	Land East of Lower Road and West of Wrights Green Lane, Little Hallingbury	3.24
LtHallingbury 003 RES	Little Hallingbury	Land South of Goose Lane and East of Wrights Green Lane, Little Hallingbury	5.10
LtHallingbury 004 RES	Little Hallingbury	Land at Lower Road, Little Hallingbury	4.17
LtHallingbury 005 RES	Little Hallingbury	Land at Bonningtons, Little Hallingbury	1.49
LtHallingbury 007 RES	Little Hallingbury	Dovecote, Lower road Little Hallingbury, Bishops Stortford, CM22 7QZ	1.78
LtSampford 001 RES	Little Sampford	Land at Merrylands Fields, north of B1051 Mill House Farm Gt Sampford	0.50
LtSampford 002 RES	Little Sampford	Tindon Field Opposite Salix Farm, Gt Sampford	1.17
Manuden 001 RES	Manuden	Land To The North Of Stewarts Way, Manuden	7.39
Manuden 002 RES	Manuden	Land at Cock Farm, Manuden	0.53
Manuden 003 RES	Manuden	Land east of Carters Hill, Manuden	0.97
Manuden 004 RES	Manuden	Land west of Carters Hill, Manuden	0.50
MargaretRdg 001 RES	Margaret Roding	Land at Margaret Roding	1.38
MargaretRdg 002 RES	Margaret Roding	Farm Building at Marks Hall, Marks Hall Lane, Margaret Roding, Dunmow CM6 1QT	0.03
Newport 002 RES	Newport	Land south of Bury Water Lane, Newport	2.28
QuendonR 001 RES	Quendon and Rickling	Land north east of St Simon and St Jude, Quendon	0.88
QuendonR 002 RES	Quendon and Rickling	Land south of St Simon and St Jude, Quendon	2.56
QuendonR 003 RES	Quendon and Rickling	Land at Coney Acre, South of Brick Kiln Lane, Rickling Green	1.47
QuendonR 004 RES	Quendon and Rickling	Land at Belcham's Lane, Rickling Green	6.36
SafWalden 010 RES	Saffron Walden	Former Friends School Playing Field, Saffron Walden	7.05
SafWalden 013 RES	Saffron Walden	Land east of Petts Lane, Little Walden	1.00
SewardsEnd 001 RES	Sewards End	Plots 41, 43, 45, 47, 49, 51, Radwinter Road, Sewards End, Saffron Walden	0.60
SewardsEnd 002 RES	Sewards End	Land west of Cole End Lane, Sewards End	2.27
SewardsEnd 003 RES	Sewards End	Land at 6 Walden Road, Sewards End	1.81
Stansted 003 RES	Stansted Mountfitchet	Land at Pines Hill, Stansted Mountfitchet	1.71

Site Ref	Parish	Address	Area (ha)
Stansted 004 EMP	Stansted Mountfitchet	Land adjacent to M11 Business Link, Parsonage Lane Stansted (option 1)	0.49
Stansted 005 EMP	Stansted Mountfitchet	Land adjacent to M11 Business Link, Parsonage Lane, Stansted (option 2)	3.58
Stansted 006 EMP	Stansted Mountfitchet	Land adjacent to M11 Business Link Parsonage Lane Stansted (option 3)	11.07
Stansted 008 RES	Stansted Mountfitchet	Land off B1051 Elsenham	0.43
Stansted 009 RES	Stansted Mountfitchet	Land to the west of Stansted Mountfitchet	39.70
Stansted 010 RES	Stansted Mountfitchet	Land south of Bentfield End Causeway, Stansted Mountfitchet	5.96
Stansted 014 RES	Stansted Mountfitchet	Land at Snakes Lane, Stansted Mountfitchet	0.30
Stansted 016 RES	Stansted Mountfitchet	Eastfield Stables, May Walk, Stansted Mountfitchet	3.30
Stansted 017 RES	Stansted Mountfitchet	B1051, Stansted	3.55
Stansted 018 RES	Stansted Mountfitchet	Land at Elms Farm, Stansted Mountfitchet	8.81
Stansted 021 RES	Stansted Mountfitchet	Land to rear of 19 Bentfield Causeway, Stansted Mountfitchet	1.23
Stansted 035 EMP	Stansted Mountfitchet	Land At Walpole Farm Cambridge Road Stansted, CM24 8TA	10.37
Stansted 037 EMP	Stansted Mountfitchet	Land at Burton End, Stansted Mountfitchet	30.90
Stansted 038 MIX	Stansted Mountfitchet	Land northwest of Stansted Airport, Stansted Mountfitchet	60.70
Stebbing 002 MIX	Stebbing	Cafe Field, Land north of Dunmow Road, Stebbing	5.07
Stebbing 003 RES	Stebbing	Land north of A120, Boxted Wood, Stebbing Green	109.45
Stebbing 005 MIX	Stebbing	Land north of the B1256 adjacent Saling Airfield	805.59
Thaxted 004 RES	Thaxted	Land north of Mayes Place, Monk Street, Thaxted	0.85
Thaxted 005 RES	Thaxted	Land at Sibley's Lane, Sibley's Green, Thaxted	2.78
Ugley 001 RES	Ugley	Land South East of Homestead Farm, Bedwell Road, Ugley Green	1.09
Ugley 002 RES	Ugley	Hascombe Farm, North Hall Road, Quendon	1.19
Ugley 003 MIX	Ugley	Bollington Hall Farm, Cambridge Road, Ugley	322.88
Ugley 005 RES	Ugley	Hft Bradley Resource Centre, Pound Lane, Ugley, Bishops Stortford, CM22 6HP	1.23
WenAmbo 001 RES	Wendens Ambo	Land north of Royston Road, Wendens Ambo	1.05
WenAmbo 002 RES	Wendens Ambo	Land North West of Wenden Place Farm, Wendens Ambo	0.95
WenAmbo 004 RES	Wendens Ambo	Land South Of The Mill Royston Road, Wendens Ambo	2.90
WhiteRdg 002 RES	White Roding	St Martin's Close, White Roding	0.67

Site Ref	Parish	Address	Area (ha)
Widdington 001 RES	Widdington	Land to rear of Malt House, Cornells Lane, Widdington	0.45
Widdington 002 RES	Widdington	Land north of Cornells Lane (part paddock), Widdington	0.48
Widdington 003 RES	Widdington	Land north of Cornells Lane (whole paddock), Widdington	1.39
Widdington 004 RES	Widdington	Land Rear Of Malt Place, Cornells Lane, Widdington	14.00
Wimbish 001 RES	Wimbish	Land east of Cole End Lane, Swards End	4.30
Wimbish 002 RES	Wimbish	Land south of Swards End	15.44
Wimbish 003 MIX	Wimbish	UBLR/19/009 Carver Barracks, Wimbish, Saffron Walden, CB10 2YA	79.00

APPENDIX 7: SCHEDULE OF SITES NOT IN ACCORDANCE WITH SPATIAL STRATEGY

Site Ref	Parish	Address	Area (ha)
Arkesden 001 RES	Arkesden	Land North of Brand's Grove, Poore Street, Arkesden, CB11 3UJ	2.26
Arkesden 003 RES	Arkesden	Buildings To The Rear Of Mulberry House, Wenden Road, Arkesden	0.83
Ashdon 001 RES	Ashdon	Land to the west of Walden Road, Church End, Ashdon, CB10 2HJ	1.30
Barnston 001 MIX	Barnston	Land at Barnston, Dunmow, CM6 1NA	36.59
Birchanger 006 RES	Birchanger	Land adjacent to Forest Hall Road and Tot Lane, Birchanger, CM24 8TS	8.63
Broxted 001 RES	Broxted	Land West of Broxted Road, Broxted, CM6 2BX	2.72
Broxted 002 RES	Broxted	Land to the south of Thaxted Road, Broxted, CM6 2BX	6.23
Chrishall 001 RES	Chrishall	Land North of Wire Farm, Chrishall, SG8 8QN	0.36
Chrishall 002 RES	Chrishall	Gigneys Meadow, Chrishall, SG8 8QR	2.47
Clavering 021 RES	Clavering	Graylings, Mill Lane, Clavering	0.72
Elmdon 001 MIX	Elmdon	Farm Drive Ickleton Drive, Elmdon, CB11 4LT	2.54
Elsenham 001 RES	Elsenham	Land at Tye Green, Elsenham, CM22 6DY	181.26
Elsenham 003 MIX	Elsenham	Water Circle, London Stansted, CM22 6DR	18.59
Elsenham 011 RES	Elsenham	South of Hall Lane, Gaunt's End	8.03
Felsted 010 RES	Felsted	Kinvara Business Park, Felsted, CM6 3LB	0.68
Felsted 011 RES	Felsted	Sparlings Farm, Braintree Road, Felsted (Parcels ABCD and western part of E), CM6 3LB	46.22
Felsted 012 RES	Felsted	Sparlings Farm, Braintree Road, Felsted (Eastern part of Parcel E), CM6 3LD	75.56
Felsted 019 RES	Felsted	Land at Willows Green, Felsted, CM3 1QD	1.61
GtCanfield 001 RES	Felsted	Land at Canfield Road, Great Canfield	0.44
GtCanfield 002 RES	Great Canfield	Land at Great Canfield Road, Takeley	23.06
GtCanfield 003 RES	Great Canfield	Land west of Canfield Road, Hope End Green	1.88
GtCanfield 004 RES	Great Canfield	Land east of Hobbs Farm, Bacon End, Great Dunmow	1.12
GtCanfield 005 RES	Great Canfield	Land South of Canfield Park Cottage, Great Canfield Road, Great Canfield	0.58
GtChesterford 003 RES	Great Chesterford	Burtonwood Farm Cow Lane, Great Chesterford	141.17
GtChesterford 008 RES	Great Chesterford	Field House Farm Field Farm Drive, Great Chesterford	7.98

Site Ref	Parish	Address	Area (ha)
GtDunmow 016 RES	Great Dunmow	Brands Farm, Pharisee Green, Great Dunmow	7.38
GtDunmow 048 MIX	Great Dunmow	Land at Marks Farm House, Great Dunmow	2.93
GtEaston 002 RES	Great Easton	Land off Brocks Mead, Great Easton	2.85
GtEaston 003 RES	Great Easton	Woodside Farm, Gallows Green Road, Lindsell	1.15
GtEaston 004 RES	Great Easton	Land to the South of The Endway Great, Easton,	0.35
GtHallingbury 001 RES	Great Hallingbury	Cannons Yard Bedlar's Green, Great Hallingbury	0.93
GtHallingbury 005 RES	Great Hallingbury	Hall Farm Barns, Church Road, Great Hallingbury	0.43
GtHallingbury 007 RES	Great Hallingbury	Land at Hall Farm Church Road, Great Hallingbury	0.95
GtHallingbury 010 RES	Great Hallingbury	Newlands, Woodside Cottage & Oakside Church Road, Great Hallingbury	0.53
GtHallingbury 011 RES	Great Hallingbury	Land South East Of Great Hallingbury, Manor Bedlars, Green Road, Tilekiln Green, Great Hallingbury	2.02
GtHallingbury 012 RES	Great Hallingbury	Barnmead, Start Hill, Stane Street, Great Hallingbury, Bishops Stortford, CM22 7TA	0.44
GtSampford 001 RES	Great Sampford	Monks Field, Parsonage Farm, Lane Great Sampford	2.01
GtSampford 002 RES	Great Sampford	Land east of Moor End, Great Sampford	0.20
GtSampford 003 RES	Great Sampford	Land at Sparepenny Lane, Great Sampford	5.60
GtSampford 004 RES	Great Sampford	Land south of Spare Penny Lane North Great Sampford	2.78
Hadstock 001 RES	Hadstock	Land to 5 The Row, Linton Road, Hadstock	1.30
Hadstock 002 RES	Hadstock	Land on Linton Road, Hadstock	1.71
HatfieldBO 001 RES	Hatfield Broad Oak	Land formerly part of Woodlands, Hatfield Broad, Oak Road, Takeley	1.93
HatfieldBO 005 MIX	Hatfield Broad Oak	Land at the Forest, Hatfield Broad Oak	580.71
Henham 004 RES	Henham	Land at Four Winds, South of Old Mead Lane, Henham	1.37
Henham 015 RES	Henham	Land on the south side of Henham Road, Elsenham	1.42
HighEaster 002 RES	High Easter	Land at Lawn Hall Farm - South of Lawn Hall Chase North End, Dunmow	2.89
HighEaster 003 RES	High Easter	Land at Lawn Hall Farm - North of Lawn Hall Chase, North End, Dunmow	4.72
HighRdg 001 RES	High Roding	Land south of Ware Farm, Dunmow Road, High Roding	0.68
HighRdg 002 RES	High Roding	Land Opposite Roding Hall, Dunmow Road, High Roding	0.34
HighRdg 003 RES	High Roding	Attridges Farm, Rands Road, High Roding, CM6 1NQ	1.71
Langley 001 RES	Langley	Land immediately south of Bury/Moat Farm Langley, Upper Green	1.23

Site Ref	Parish	Address	Area (ha)
Langley 003 RES	Langley	Land North of The Kangles, Upper Green, Langley	1.44
Langley 004 RES	Langley	Next Longley Langley Upper Green	1.15
LeadenRdg 001 RES	Leaden Roding	Land fronting Stortford Road, Leaden Roding	3.39
LeadenRdg 002 RES	Leaden Roding	Land at Leaden Roding	140.15
Lindsell 001 RES	Lindsell	The Orchard Bowles Farm, Lindsell	2.62
Littlebury 001 RES	Littlebury	Rectory Farm, Littlebury	1.08
Littlebury 003 RES	Littlebury	Land west of Cambridge Road	5.11
LtBardfield 001 RES	Little Bardfield	Land east of Styles, Little Bardfield	0.55
LtBardfield 002 RES	Little Bardfield	Land South of Bardfield Road, Little Bardfield	1.71
LtCanfield 005 RES	Little Canfield	Land south west of Crumps Farm, Stortford Road, Little Canfield	47.4
LtCanfield 007 RES	Little Canfield	Land east of Crumps Farm, south of Stortford Road, Little Canfield	0.97
LtCanfield 008 RES	Little Canfield	Canfield Moat, High Cross Lane West, Little Canfield	3.43
LtCanfield 009 RES	Little Canfield	Land south west of Crumps Farm, Stortford Road, Little Canfield	15.30
LtChesterford 001 RES	Little Chesterford	Land East of London Road, Little Chesterford	7.08
LtChesterford 002 RES	Little Chesterford	Land off Walden Road, Little Chesterford	1.19
LtChesterford 005 RES	Little Chesterford	Land To The South West Of London Road Little Chesterford	3.20
LtDunmow 001 RES	Little Dunmow	Land to the east of Station Road, Flitch Green, Little Dunmow	7.87
LtDunmow 002 RES	Little Dunmow	East of Station Road, Little Dunmow	1.61
LtDunmow 003 RES	Little Dunmow	Moors Fields, Station Road, Flitch Green	14.09
LtDunmow 004 RES	Little Dunmow	Land off Station Road, Flitch Green	11.52
LtDunmow 005 RES	Little Dunmow	Land east of Station Road, Little Dunmow (200 residential)	7.83
LtDunmow 006 RES	Little Dunmow	Land east of Station Road, Little Dunmow (150 residential)	5.08
LtDunmow 007 RES	Little Dunmow	Land east of Station Road, Little Dunmow (150 retirement)	5.08
LtDunmow 008 RES	Little Dunmow	Land west of Station Road, Little Dunmow (200 residential)	7.17
LtDunmow 009 RES	Little Dunmow	Land west of Station Road, Little Dunmow (100 residential)	3.78
LtDunmow 010 RES	Little Dunmow	Land west of Station Road, Little Dunmow (100 retirement)	3.78
LtDunmow 011 RES	Little Dunmow	Priory Lodge Station Road, Little Dunmow CM6 3HF	0.54

Site Ref	Parish	Address	Area (ha)
LtDunmow 012 RES	Little Dunmow	Land to the East Of Station Road, Little Dunmow	1.08
LtDunmow 013 RES	Little Dunmow	The Moors, Moors Lane, Little Dunmow	0.54
LtEaston 001 RES	Little Easton	Mawbyns Mill End, Lt Easton	1.00
LtEaston 007 RES	Little Easton	Land at the rear of The Stag PH, Little Easton	3.72
LtEaston 008 RES	Little Easton	Sector 4, Parsonage Park, Gt Dunmow, Parsonage Downs, Gt Dunmow	11.94
LtEaston 009 RES	Little Easton	Brook End Farm Stables, Easton Lodge, Park Road, Little Easton, Dunmow, CM6 2BD	0.55
LtSampford 001 RES	Little Sampford	Land at Merrylands Fields, north of B1051 Mill House Farm Gt Sampford	0.50
LtSampford 002 RES	Little Sampford	Tindon Field Opposite Salix Farm, Gt Sampford	1.17
Manuden 001 RES	Manuden	Land To The North Of Stewarts Way, Manuden	7.39
Manuden 002 RES	Manuden	Land at Cock Farm, Manuden	0.53
Manuden 003 RES	Manuden	Land east of Carters Hill, Manuden	0.97
Manuden 004 RES	Manuden	Land west of Carters Hill, Manuden	0.50
MargaretRdg 001 RES	Margaret Roding	Land at Margaret Roding	1.38
MargaretRdg 002 RES	Margaret Roding	Farm Building at Marks Hall, Marks Hall Lane, Margaret Roding, Dunmow CM6 1QT	0.03
QuendonR 001 RES	Quendon and Rickling	Land north east of St Simon and St Jude, Quendon	0.88
QuendonR 002 RES	Quendon and Rickling	Land south of St Simon and St Jude, Quendon	2.56
QuendonR 003 RES	Quendon and Rickling	Land at Coney Acre, South of Brick Kiln Lane, Rickling Green	1.47
QuendonR 004 RES	Quendon and Rickling	Land at Belcham's Lane, Rickling Green	6.36
QuendonR 006 RES	Quendon and Rickling	Foxley House, Rickling Green Road, Rickling Green, Saffron Walden CB11 3YD	0.90
SewardsEnd 001 RES	Sewards End	Plots 41, 43, 45, 47, 49, 51, Radwinter Road, Sewards End, Saffron Walden	0.60
SewardsEnd 002 RES	Sewards End	Land west of Cole End Lane, Sewards End	2.27
SewardsEnd 003 RES	Sewards End	Land at 6 Walden Road, Sewards End	1.81
Stansted 014 RES	Stansted Mountfitchet	Land at Snakes Lane, Stansted Mountfitchet	0.30
Stansted 016 RES	Stansted Mountfitchet	Eastfield Stables, May Walk, Stansted Mountfitchet	3.30

Site Ref	Parish	Address	Area (ha)
Stansted 017 RES	Stansted Mountfitchet	B1051, Stansted	3.55
Stansted 038 MIX	Stansted Mountfitchet	Land northwest of Stansted Airport, Stansted Mountfitchet	60.70
Stebbing 002 MIX	Stebbing	Cafe Field, Land north of Dunmow Road, Stebbing	5.07
Stebbing 003 RES	Stebbing	Land north of A120, Boxted Wood, Stebbing Green	109.45
Stebbing 005 MIX	Stebbing	Land north of the B1256 adjacent Saling Airfield	805.59
Thaxted 004 RES	Thaxted	Land north of Mayes Place, Monk Street, Thaxted	0.85
Thaxted 005 RES	Thaxted	Land at Sibley's Lane, Sibley's Green, Thaxted	2.78
Ugley 001 RES	Ugley	Land South East of Homestead Farm, Bedwell Road, Ugley Green	1.09
Ugley 002 RES	Ugley	Hascombe Farm, North Hall Road, Quendon	1.19
Ugley 003 MIX	Ugley	Bollington Hall Farm, Cambridge Road, Ugley	322.88
Ugley 005 RES	Ugley	Hft Bradley Resource Centre, Pound Lane, Ugley, Bishops Stortford, CM22 6HP	1.23
WenAmbo 001 RES	Wendens Ambo	Land north of Royston Road, Wendens Ambo	1.05
WenAmbo 002 RES	Wendens Ambo	Land North West of Wenden Place Farm, Wendens Ambo	0.95
WenAmbo 004 RES	Wendens Ambo	Land South Of The Mill Royston Road, Wendens Ambo	2.90
WhiteRdg 002 RES	White Roding	St Martin's Close, White Roding	0.67
Widdington 001 RES	Widdington	Land to rear of Malt House, Cornells Lane, Widdington	0.45
Widdington 002 RES	Widdington	Land north of Cornells Lane (part paddock), Widdington	0.48
Widdington 003 RES	Widdington	Land north of Cornells Lane (whole paddock), Widdington	1.39
Widdington 004 RES	Widdington	Land Rear Of Malt Place, Cornells Lane, Widdington	14.00
Wimbish 001 RES	Wimbish	Land east of Cole End Lane, Swards End	4.30
Wimbish 002 RES	Wimbish	Land south of Swards End	15.44
Wimbish 003 MIX	Wimbish	UBLR/19/009 Carver Barracks, Wimbish, Saffron Walden, CB10 2YA	79.00

APPENDIX 8: SCHEDULE OF GREEN BELT SITES

The following table shows sites which are within the Metropolitan Green Belt and which do not constitute previously developed land.

Site Ref	Parish	Address	Area (ha)
Birchanger 001 MIX	Birchanger	Sion House, Birchanger Lane, Birchanger, CM23 5PU	4.50
Birchanger 004 MIX	Birchanger	Land between Stansted Mountfitchet, Birchanger and M11 Junction 8	222.43
Birchanger 005 EMP	Birchanger	Land east of Stansted Road, Bishop's Stortford, CM23 5QG	12.25
Birchanger 006 RES	Birchanger	Land adjacent to Forest Hall Road and Tot Lane, Birchanger, CM24 8TS	8.63
Birchanger 007 RES	Birchanger	Land south of Forest Hall, Forest Hall Road, Stansted Mountfitchet, CM24 8TU	5.38
Birchanger 008 RES	Birchanger	Land at Stansted Road, Birchanger	4.95
Birchanger 009 RES	Birchanger	Land at Tot Lane, Birchanger	6.00
Birchanger 010 RES	Birchanger	Land at Tot Lane, Stansted Mountfitchet	3.28
Birchanger 011 RES	Birchanger	Land at Forest Hall Road, Stansted Mountfitchet	2.54
Birchanger 012 RES	Birchanger	Land south of Forest Hall Road, Stansted Mountfitchet	8.10
Birchanger 013 RES	Birchanger	Land between Parsonage Lane and Forest Hall School, Stansted Mountfitchet	2.10
Birchanger 014 MIX	Birchanger	Land east of Parsonage Lane, Stansted Mountfitchet	15.60
GtHallingbury 006 RES	Great Hallingbury	Land south of Beldams Lane, Bishop's Stortford	1.93
GtHallingbury 009 RES	Great Hallingbury	Beldams Lane, Bishop's Stortford	6.49
HatfieldH 001 RES	Hatfield Heath	Land south of Sawbridgeworth Road, Hatfield Heath	1.24
HatfieldH 002 RES	Hatfield Heath	Land south of A1060 (Chelmsford Road), Hatfield Heath	0.90
HatfieldH 003 RES	Hatfield Heath	Rainbow Field (land to the west of) Dunmow Road, Hatfield Heath	1.42
HatfieldH 005 RES	Hatfield Heath	Land on the north west of Mill Lane, Hatfield Heath	4.16
HatfieldH 006 RES	Hatfield Heath	Land on the East of Mill Lane, Hatfield Heath	0.81
HatfieldH 007 RES	Hatfield Heath	Land at Peggerells Farm, Hatfield Heath	1.67
HatfieldH 008 RES	Hatfield Heath	Land at Cox Ley, Hatfield Heath	3.59
HatfieldH 009 RES	Hatfield Heath	Land east of Oakhanger, Friars Lane, Hatfield Heath	0.74
HatfieldH 011 RES	Hatfield Heath	Land at Hatfield Heath	1.61
HatfieldH 012 RES	Hatfield Heath	Land at Stonebridge Farm, Hatfield Heath	2.36

Site Ref	Parish	Address	Area (ha)
Hempstead 001 RES	Hempstead	Land to the rear of Faness Cottage, High Street, Hempstead	1.25
LtHallingbury 001 RES	Little Hallingbury	Land at Latchmore Bank, Little Hallingbury	0.96
LtHallingbury 002 RES	Little Hallingbury	Land East of Lower Road and West of Wrights Green Lane, Little Hallingbury	3.24
LtHallingbury 003 RES	Little Hallingbury	Land South of Goose Lane and East of Wrights Green Lane, Little Hallingbury	5.10
LtHallingbury 004 RES	Little Hallingbury	Land at Lower Road, Little Hallingbury	4.17
LtHallingbury 005 RES	Little Hallingbury	Land at Bonningtons, Little Hallingbury	1.49
LtHallingbury 006 RES	Little Hallingbury	Land South Of Green Corners, George Green, Latchmore Bank, Little Hallingbury	0.33
LtHallingbury 007 RES	Little Hallingbury	Dovecote, Lower road Little Hallingbury, Bishops Stortford, CM22 7QZ	1.78
Stansted 003 RES	Stansted Mountfitchet	Land at Pines Hill, Stansted Mountfitchet	1.71
Stansted 004 EMP	Stansted Mountfitchet	Land adjacent to M11 Business Link, Parsonage Lane Stansted (option 1)	0.49
Stansted 005 EMP	Stansted Mountfitchet	Land adjacent to M11 Business Link, Parsonage Lane, Stansted (option 2)	3.58
Stansted 006 EMP	Stansted Mountfitchet	Land adjacent to M11 Business Link Parsonage Lane Stansted (option 3)	11.07
Stansted 009 RES	Stansted Mountfitchet	Land to the west of Stansted Mountfitchet	39.70
Stansted 010 RES	Stansted Mountfitchet	Land south of Bentfield End Causeway, Stansted Mountfitchet	5.96
Stansted 018 RES	Stansted Mountfitchet	Land at Elms Farm, Stansted Mountfitchet	8.81
Stansted 021 RES	Stansted Mountfitchet	Land to rear of 19 Bentfield Causeway, Stansted Mountfitchet	1.23

APPENDIX 9: SCHEDULE OF SITES WITHOUT ACCESS

The following table shows sites which cannot be accessed from the highway network and where it would not be possible to achieve access.

Site Ref	Parish	Address	Area (ha)
Clavering 007 RES	Clavering	Hill Green Farm Hill Green, Clavering, CB11 4QS	4.62
Felsted 003 RES	Felsted	Land north of Garnetts Lane and Chestnut Walk, Felsted, CM6 3EE	1.29
Felsted 005 RES	Felsted	Land off Rayne Road Bannister Green, Felsted, CM6 3NL	4.52
Henham 013 RES	Henham	Land south of School Lane, Henham	6.71

APPENDIX 10: SCHEDULE OF COMPLETIONS AND COMMITMENTS

The following table shows sites submitted for consideration which have subsequently either been granted planning permission for development or have been completed as of 31st March 2024.

Site Ref	Parish	Address	Area (ha)
Clavering 001 RES	Clavering	Land adjacent to Windy Ridge, Clavering, CB11 4QT	0.91
Clavering 004 RES	Clavering	Land rear of Clavering Primary School, Clavering, CB11 4PE	3.55
Clavering 016 EMP	Clavering	Clavering Farm Mill Lane, Clavering, Saffron Walden, CB11 4RL	0.26
Clavering 017 RES	Clavering	Land West Of Stortford Road, Clavering, CB11 4PB	0.30
Elsenham 005 RES	Elsenham	Land south of Henham Road, Elsenham, CM22 6DH	5.35
Elsenham 007 RES	Elsenham	Land To The West Of The Oak Barn, Green Street, Elsenham, CM22 6DR	0.35
Elsenham 008 RES	Elsenham	Land To The West Of, Isabel Drive, Elsenham, CM22 6LL	3.19
Elsenham 009 RES	Elsenham	Land South Of Rush Lane, Elsenham, CM22 6ED	2.26
Elsenham 010 RES	Elsenham	Land To The North West Of Henham Road, Elsenham, CM22 6DF	19.70
Felsted 020 RES	Felsted	Gransmore Meadow, Chelmsford Road, Felsted, CM6 3LT	0.43
Felsted 021 RES	Felsted	Land off Stevens Lane, Felsted, CM6 3NJ	0.63
Felsted 022 RES	Felsted	Land East And North Of Clifford Smith Drive, Watch House Green, Felsted, CM6 3JX	2.97
Felsted 023 RES	Felsted	Land West Of Maranello Watch House Green, Felsted, CM6 3EF	1.54
Felsted 024 RES	Felsted	Land To The South Of Braintree Road, Felsted, CM6 3DU	2.97
Felsted 025 RES	Felsted	HN2 Sunnybrook Farm, CM6 3EW	2.58
Felsted 026 RES	Felsted	Land at Maranello Watch House Green, Felsted, CM6 3EF	0.24
Felsted 027 RES	Felsted	Land West of Bury Farm Station Road, Felsted, CM6 3HD	4.17
GtCanfield 005 RES	Great Canfield	Land South of Canfield Park Cottage, Great Canfield Road, Great Canfield	0.58
GtChesterford 012 RES	Great Chesterford	Land North Of Bartholomew Close Bartholomew Close, Great Chesterford, CB10 1QA	0.44
GtDunmow 014 RES	Great Dunmow	Land south of Stortford Road and west of Buttleys Lane, Great Dunmow	2.13
GtDunmow 024 RES	Great Dunmow	Sectors 2 & 3 Woodlands Park, Great Dunmow	0.85
GtDunmow 025 RES	Great Dunmow	Sector 3, Phase 3, Woodlands Park, Great Dunmow	3.76

Site Ref	Parish	Address	Area (ha)
GtDunmow 026 RES	Great Dunmow	Sector 3, Woodland Park, Great Dunmow	12.37
GtDunmow 027 RES	Great Dunmow	Sector 2, Phase 4, Woodlands Park, Great Dunmow	8.56
GtDunmow 028 RES	Great Dunmow	Sector 1, Emblems 2, Land to the north of Godfrey Way, Great Dunmow, CM6 1EF	4.97
GtDunmow 029 RES	Great Dunmow	Land at Smiths Farm, Chelmsford Road, Great Dunmow (West of Chelmsford Road)	20.62
GtDunmow 030 RES	Great Dunmow	Land East Of Green Hollow, Clapton Hall Lane, Great Dunmow	0.38
GtDunmow 031 RES	Great Dunmow	Sector 3 Woodland Park, Great Dunmow, Woodside Way, Dunmow	0.33
GtDunmow 033 RES	Great Dunmow	Land East Of St Edmunds Lane, Great Dunmow	1.79
GtDunmow 036 RES	Great Dunmow	The Old Mill, Haslers Lane, Great Dunmow, CM6 1XS	0.04
GtDunmow 037 RES	Great Dunmow	Plots 417-546 Woodlands Park	1.41
GtDunmow 038 RES	Great Dunmow	The Cricketers, 22 Beaumont Hill, Great Dunmow, CM6 2AP	0.11
GtDunmow 040 RES	Great Dunmow	DS3 Land South of Stortford Road	17.85
GtDunmow 041 RES	Great Dunmow	DS2 The Existing HRS Site	10.89
GtDunmow 044 RES	Great Dunmow	Land Adjacent The Granary, Stortford Road, Great Dunmow	0.29
GtDunmow 045 RES	Great Dunmow	77 High Street, Great Dunmow, CM6 1AE	0.30
GtDunmow 046 RES	Great Dunmow	Sector 2, Woodlands Park, Great Dunmow	2.17
GtEaston 003 RES	Great Easton	Woodside Farm, Gallows Green Road, Lindsell	1.15
GtEaston 004 RES	Great Easton	Land to the South of The Endway Great, Easton,	0.35
GtHallingbury 001 RES	Great Hallingbury	Cannons Yard Bedlar's Green, Great Hallingbury	0.93
HatfieldBO 010 RES	Hatfield Broad Oak	Oakbourne, Hammonds Road, Hatfield Broad Oak, CM22 7JN	0.42
HatfieldH 010 RES	Hatfield Heath	Millside, Stortford Road, Hatfield Heath, CM22 7DL	0.54
Henham 009 RES	Henham	Land south of Vernon's Close, Mill Road, Henham	5.20
Henham 010 RES	Henham	Land South Of The Farmhouse, Old Mead Road, Henham	0.99
Henham 012 RES	Henham	Land At Old Mead Road, Henham, CM22 6JL	0.44
HighRdg 002 RES	High Roding	Land Opposite Roding Hall, Dunmow Road, High Roding	0.34
LtChesterford 001 RES	Little Chesterford	Land East of London Road, Little Chesterford	7.08
LtChesterford 004 EMP	Little Chesterford	Building 60, Chesterford Park, Little Chesterford, Great Chesterford, CB10 1XJ	1.62
LtChesterford 005 RES	Little Chesterford	Land To The South West Of London Road Little Chesterford	3.20

Site Ref	Parish	Address	Area (ha)
LtDunmow 002 RES	Little Dunmow	East of Station Road, Little Dunmow	1.61
LtDunmow 003 RES	Little Dunmow	Moors Fields, Station Road, Flitch Green	14.09
LtDunmow 011 RES	Little Dunmow	Priory Lodge Station Road, Little Dunmow CM6 3HF	0.54
LtDunmow 012 RES	Little Dunmow	Land to the East Of Station Road, Little Dunmow	1.08
LtDunmow 013 RES	Little Dunmow	The Moors, Moors Lane, Little Dunmow	0.54
LtEaston 005 RES	Little Easton	Land East of High Wood Quarry, Great Dunmow	149.41
LtEaston 007 RES	Little Easton	Land at the rear of The Stag PH, Little Easton	3.72
LtEaston 008 RES	Little Easton	Sector 4, Parsonage Park, Gt Dunmow, Parsonage Downs, Gt Dunmow	11.94
LtHallingbury 006 RES	Little Hallingbury	Land South Of Green Corners, George Green, Latchmore Bank, Little Hallingbury	0.33
Newport 014 RES	Newport	Land West Of London Road, Newport	4.50
Newport 015 RES	Newport	Bricketts, London Road, Newport, CB11 3PP	1.25
Newport 016 RES	Newport	The Joyce, Frankland Academy, Cambridge Road, Newport, CB11 3TR	4.41
Newport 017 RES	Newport	Land At Holmwood, Whiteditch Lane, Newport, Saffron Walden, CB11 3UD	1.42
QuendonR 006 RES	Quendon and Rickling	Foxley House, Rickling Green Road, Rickling Green, Saffron Walden CB11 3YD	0.90
SafWalden 002 RES	Saffron Walden	Land to the north of De Vigier Avenue, Saffron Walden	0.48
SafWalden 003 RES	Saffron Walden	Land south of Radwinter Road, (East of Griffin Place) Saffron Walden	17.47
SafWalden 011 RES	Saffron Walden	Former Friends School, Saffron Walden, CB11 4AL	3.28
SafWalden 014 RES	Saffron Walden	Parkside, Saffron Walden	0.32
SafWalden 021 MIX	Saffron Walden	Commercial Centre, Ashdon Road, Saffron Walden, CB10 2NH	4.78
SafWalden 022 EMP	Saffron Walden	Land To The East Of Shire Hill, Saffron Walden	0.59
SafWalden 023 EMP	Saffron Walden	W Hart And Son Ltd, Shire Hill, Saffron Walden, CB11 3AQ	0.25
SafWalden 024 RES	Saffron Walden	Ashdon Rd, Commercial Centre, Ashdon Rd, Saffron Walden	12.88
SafWalden 025 RES	Saffron Walden	Land South Of Radwinter Road, Saffron Walden	13.13
SafWalden 026 RES	Saffron Walden	Land Off Little Walden Road, Saffron Walden	4.49
SafWalden 027 RES	Saffron Walden	Land Behind The Old Cement Works, Thaxted Road, Saffron Walden	0.96
SafWalden 028 RES	Saffron Walden	Land East Of Thaxted Road, Saffron Walden	9.27
SafWalden 029 RES	Saffron Walden	Land At Thaxted Road, Saffron Walden	0.54

Site Ref	Parish	Address	Area (ha)
SafWalden 030 RES	Saffron Walden	Former Walden Dairy, 135 Thaxted Road, Saffron Walden, CB11 3BJ	0.14
SafWalden 034 RES	Saffron Walden	The Gate Inn, 74 Thaxted Road, Saffron Walden, CB11 3AG	0.13
SafWalden 035 RES	Saffron Walden	Land North Of Shire Hill Farm, Shire Hill, Saffron Walden	7.05
Stansted 023 RES	Stansted Mountfitchet	Land east of High Lane, Stansted Mountfitchet	3.45
Stansted 024 RES	Stansted Mountfitchet	Land east of High Lane, Stansted Mountfitchet	3.45
Stansted 025 EMP	Stansted Mountfitchet	Stansted Northside, First Avenue, Stansted Mountfitchet	103.53
Stansted 028 RES	Stansted Mountfitchet	Land North Of Water Lane, Stansted	0.15
Stansted 036 RES	Stansted Mountfitchet	Marlensdale, Burton End, Stansted	0.27
Stebbing 011 RES	Stebbing	H1 Garden/Paddock adjacent Watch House	0.65
Stebbing 014 RES	Stebbing	Sabre House, Dunmow Road, Stebbing, CM6 3LF	0.45
Takeley 008 RES	Takeley	Land east of Parsonage Road, Takeley	6.05
Takeley 009 RES	Takeley	Land east of Parsonage Road, Takeley	0.72
Takeley 010 RES	Takeley	Land north of Dunmow Road and west of Garnetts, Takeley	14.34
Takeley 011 RES	Takeley	Land west of Parsonage Road, Takeley	9.61
Takeley 018 EMP	Takeley	Endeavour House, Coopers End Road, Takeley, CM24 1HA	1.77
Takeley 022 EMP	Takeley	Stansted Courtyard, Parsonage Road, Takeley, CM22 6PU	2.45
Takeley 023 RES	Takeley	Land Adjacent to Coppice Close, Dunmow Road, Takeley	1.44
Takeley 027 EMP	Takeley	Skyways House Suit B, Parsonage Road, Takeley, CM22 6PU	0.81
Takeley 028 RES	Takeley	Remarc, Dunmow Road, Takeley	0.13
Takeley 029 RES	Takeley	Land To The South Of The Street, Takeley, CM22 6LY	0.46
Thaxted 007 RES	Thaxted	Bardfield Road, Thaxted	0.34
Thaxted 023 RES	Thaxted	UBLR/17/004 Claypits Farm, Bardfield Road, Thaxted, CM6 2LW	0.52
Thaxted 024 RNGY	Thaxted	Terriers Farm, Boyton End, Thaxted, Dunmow, CM6 2RD	52.28
Thaxted 026 RES	Thaxted	J F Knight Roadworks Ltd (Warners Field) Cophall Lane, Thaxted, CM6 2LG	0.83
Thaxted 027 RES	Thaxted	Land East Of Claypit Villas, Bardfield Road, Thaxted	0.35
Thaxted 029 RES	Thaxted	Cutlers Green Farm, Cutlers Green, Cutlers Green Lane, Thaxted	0.86
Thaxted 031 OTH	Thaxted	TX HD7 Coach Park	0.18

Site Ref	Parish	Address	Area (ha)
Ugley 006 RES	Ugley	Land south of Bedwell Road, Ugley	1.72

APPENDIX 11: SITE ASSESSMENT

Available as a separate Excel spreadsheet.

APPENDIX 12: VIABILITY BY DEVELOPMENT TYPOLOGY

Sites proposed for residential use

Residential Typology	Development Typology Characteristics				Likely viability
	Scheme Size (dwellings)	Typology	Existing land use	Gross site size threshold (Ha) ⁹	
A	5	Houses	PDL ¹⁰	0.2	Viable
B	10	Houses	Greenfield	0.4	Viable (except for VL1 areas)
C	10	Houses	PDL	0.4	Potentially Viable - Viable (except for VL1 areas)
D	25	Houses	Greenfield	1	Viable
E	25	Houses	PDL	1	Potentially Viable - Viable (except VL1 areas)
F¹¹	30	Flats (Sheltered/Retirement)	PDL	N/A	Unviable (except VL11 which is Viable)
G	50	Mixed (Houses/Flats)	Greenfield	2	Viable (except for VL1 areas)
H	50	Mixed (Houses/Flats)	PDL	2	Potentially Viable - Viable (except VL1 areas)
I¹²	50	Flats	PDL	N/A	Unviable (VL1-5), Potentially Viable - Viable (VL6-11)

⁹ Gross site size upper range, adjusted from site specific examples appraised in the Regulation 18 Local Plan Viability Assessment

¹⁰ Previously developed land (PDL)

¹¹ No HELAA sites of the identified development typology found.

¹² No HELAA sites of the identified development typology found.

J¹³	60	Flats (Sheltered/Retirement/Extra Care)	PDL	N/A	Unviable
K	100	Mixed (Houses/Flats)	Greenfield	4	Viable (except for VL1-2 areas)
L	100	Mixed (Houses/Flats)	PDL	2+	Potentially Viable - Viable (except for VL1-2 areas)
M	250	Mixed (Houses/Flats)	Greenfield	10	Viable (except for VL1-2 areas)
N	900+	Strategic Mixed	Greenfield	10 +	Viable

Sites proposed for economic use

- Proposals for offices in Saffron Walden and the wider Stansted area would align with market demand and identified need. For the purposes of the HELAA, this includes the parish of Saffron Walden and parishes around the wider Stansted area (Stansted Mountfitchet, Takeley, Elsenham, Broxton, Great Hallingbury).
- Proposals for offices outside of Saffron Walden and the wider Stansted area could support local SME businesses in the wider District (i.e. all other parishes).
- Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need. For the purposes of the HELAA, this includes parishes of those bordering / most close to Bishop's Stortford (Farnham and Birchanger, Great Hallingbury, Little Hallingbury), parishes around M11 Junction 8 (Birchanger and Great Hallingbury), Great Dunmow, Saffron Walden, and Stansted vicinity (Stansted Mountfitchet, Takeley and Elsenham).
- Other economic development uses, including general employment use, are considered potentially achievable subject to further deliverability testing

¹³ No HELAA sites of the identified development typology found.

APPENDIX 13: VALUE LEVEL RANGES BY PARISH

Ward Area ¹⁴	Parishes	Value Level (VL) Range ¹⁵
Ashdon	Ashdon	VL4- VL7
	Hadstock	
	Saffron Walden	
	Sewards End	
Broad Oak & The Hallingburys	Great Canfield	VL2- VL5
	Great Hallingbury	
	Hatfield Broad Oak	
	Little Hallingbury	
Littlebury, Chesterford & Wenden Lofts	Chrishall	VL2- VL5
	Elmdon	
	Littlebury	
	Strethall	
	Wenden Lofts	
	Wendens Ambo	
	Great Chesterford	
	Little Chesterford	
Clavering	Arkesden	VL3- VL5
	Clavering	
	Langley	
	Wicken Bonhunt	
Debden & Wimbish	Debden	VL2- VL3
	Wimbish	
Elsenham & Henham	Elsenham	VL3- VL4
	Henham	
Felstead & Stebbing	Felsted	VL3- VL5
	Stebbing	
Flitch Green & Little Dunmow	Little Dunmow	VL1-VL3
	Flitch Green	
Great Dunmow North	Great Dunmow	VL1 - VL3
Great Dunmow South & Barnston	Barnston	VL2- VL5
	Great Dunmow	
Hatfield Heath	White Roothing	VL3- VL6
	Hatfield Heath	
High Easter& The Rodings	Aythorpe Roding	VL2- VL5
	High Easter	
	High Roothing	
	Leaden Roding	
	Margaret Roding	

¹⁴ Value level ranges are provided by ward areas in the Uttlesford District Council Local Plan Regulation 18 Viability Assessment Stage 1 Report. This has been matched with parish areas for the purposes of the HELAA.

Ward Area¹⁴	Parishes	Value Level (VL) Range¹⁵
Newport	Newport	VL2- VL4
	Quendon and Rickling	
	Widdington	
Saffron Walden Audley	Saffron Walden	VL4- VL7
Saffron Walden Castle	Saffron Walden	VL3- VL5
Saffron Walden Shire	Saffron Walden	VL5- VL7
Stansted North	Stansted Mountfitchet	VL2- VL4
Stansted South & Birchanger	Birchanger	VL3- VL5
	Stansted Mountfitchet	
Stort Valley	Berden	VL2- VL3
	Farnham	
	Manuden	
	Ugley	
Takeley	Broxted	VL2- VL5
	Chickney	
	Little Canfield	
	Takeley	
Thaxted & The Eastons	Great Easton	VL2- VL3
	Lindsell	
	Thaxted	
	Tilty	
	Little Easton	
The Sampfords	Great Sampford	VL2- VL5
	Hempstead	
	Little Bardfield	
	Little Sampford	
	Radwinter	