12 Site Allocations

Clavering 13

Residential Sites

Policy CLA 1

Land south of Oxleys Close

Quantum of Development: 13 No. dwellings
Site Area: 0.6 hectares
Land South of Oxleys Close, Clavering, as shown on the Policies Map, is allocated for the development of approximately 13 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;

2. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals;

3. Appropriate ecological survey will be required; and

4. Careful consideration to be given to southern boundary treatment of the site.

Site description: This is a greenfield site on the southern edge of Clavering. Site is bound by residential properties to the north, agricultural fields to the south and east and Stortford Road and agricultural fields to the west.
Constraints: No known constraints on site.
Did the site have planning permission at 1st April 2017: Planning Permission granted February 2016 (UTT/15/2606/DFO).

14 Debden

Residential Sites

Policy DEB 1

Land west of Thaxted Road

Quantum of Development: 25 No. dwellings
Site Area: 0.8 hectares
Land west of Thaxted Road, Debden, as shown on the Policies Map, is allocated for the development of approximately 25 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals; and
5. Appropriate ecological survey will be required.

Site description: This is a greenfield site located on the southern edge of Debden. Site is bound by residential properties on the northern and eastern boundaries and agricultural fields on the western and southern boundaries.
Constraints: Development needs to avoid area subject to flooding from the brook to the south of the site.
Did the site have planning permission at 1st April 2017: No

Elsenham 15

Residential Development

Policy ELS 1

Land south of Rush Lane

Quantum of Development: 40 No. dwellings
Site Area: 2.3 hectares
Land south of Rush Lane, Elsenham as shown on the Policies Map, is allocated for the development of approximately 40 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides 40 residential dwellings and recreational open space;
   The informal recreation open space be located on the southern half of the site and link with the open space being provided with the housing development south of Stansted Road;
2. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals; and
5. Appropriate ecological survey will be required.

Site description: This is a greenfield site in the south-western part of Elsenham. Site is bounded by residential development on the western, southern and northern boundaries and a timber yard on the eastern boundary.
Constraints: No known constraints on site
Did the site have planning permission at 1st April 2017: No

15 Elsenham

Policy ELS 2

Land west of Hall Road

Quantum of Development: 130 No. dwellings
Site Area: 6.6 hectares
Land west of Hall Road, Elsenham as shown on the Policies Map, is allocated for the development of approximately 130 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site; The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals; and
5. Part of the development site (approx. 1Ha) be retained for educational purposes as part of expansion of Elsenham Primary School.

Site description: This is a greenfield site in the south-eastern part of Elsenham. Site is bounded by a primary school to the north, a railway line to the west and agricultural fields mark southern and eastern boundaries.
Constraints: Loss of land for educational expansion to housing. However it is proposed that part of the site is safeguarded for educational purposes.
Did the site have planning permission at 1st April 2017: Allocation. Permission granted April 2015 for access road into development site approved under UTT/13/0177/OP (UTT/15/0792/FUL)

Elsenham 15

Policy ELS 3

Land north of Leigh Drive

Quantum of Development: 20 No. dwellings
Site Area: 0.8 hectares
Land north of Leigh Drive, Elsenham as shown on the Policies Map, is allocated for the development of approximately 20 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirements will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site; The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site description: This is a greenfield site and forms part of the larger development north of Stansted Road
Constraints: No known onsite constraints
Did the site have planning permission at 1st April 2017: Outline planning permission granted 14 November 2016 (UTT/15/3090/OP)

15.1 In addition to the above sites there are a number of sites in Elsenham which will contribute to the housing supply within the District. As at April 2017 the following sites have planning permission and are under construction. There are no specific policies for each of these sites. The sites are identified on the policies map

15 Elsenham

Policy ELS 4

Residential Commitments

The following sites identified on the policies map are committed for residential development

Site	Site Area (hectares)	Outstanding capacity as at April 2017
Elsenham Nurseries, Stansted Road	3.4	40
Former Goods Yard, Old Mead Lane	0.29	10
Land north of Stansted Road	7.0	121
Land south of Stansted Road	12.8	116
TOTAL		287

Felsted 16

Residential Sites

Policy FEL 1

Land north of Station Road

Quantum of Development: 40 dwellings
Site Area: 3ha
Land north of Station Road as shown on the Policies Map is allocated for development of approximately 40 houses, community uses and open space. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
4. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
5. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site description: this is a greenfield site located at the western edge of the village.
Constraints: none known on site
Did the site have planning permission at 1st April 2017? No:

16 Felsted

Policy FEL 2

Land east of Braintree Road

Quantum of Development: 30 dwellings
Site Area: 2.5ha
Land east of Braintree Road as shown on the Policies Map is allocated for development of approximately 30 houses and open space. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
4. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
5. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site description: this is a greenfield site located at the eastern edge of the village.
Constraints: none known on site
Did the site have planning permission at 1st April 2017? No:

16.1 In addition to the above sites the following site will contribute to the housing supply within the District. As at April 2017 it had planning permission and is under construction. There are no specific policies for the site. The site is identified on the policies map

Policy FEL 3

Residential Commitments

The following site identified on the Policies Map is committed for residential development.

Site	Site Area (Hectares)	Outstanding capacity as at April 2017
Former Ridleys Brewery Site	1.5	21

Flitch Green 17

Residential Sites

17.1 There are a number of sites in Flitch Green which will contribute to the housing supply within the District. As at April 2017 the following sites have planning permission and are under construction. There are no specific policies for each of these sites. The sites are identified on the policies map

Policy FLI 1

Residential Commitments

The following sites identified on the policies map are committed for residential development.

Site	Site Area (hectares	Outstanding capacity as at April 2017
Land off Tanton Road	3.3	47
Land at Webb Road and Hallett Road	0.6	25
TOTAL		72

18 Great Chesterford

Residential Sites

Policy GtCHE 1

Land north of Bartholomew Close

Quantum of Development: 11 No. dwellings
Site Area: 0.43 hectares
Land North of Bartholomew Close, Great Chesterford as shown on the Policies Map, is allocated for the development of approximately 11 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community; and
2. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

Site description:
This is a Greenfield site located in the north western part of Great Chesterford. Site lies in the heart of a mainly residential area.
Constraints: No known on site constraints.
Did the site have planning permission at 1st April 2017: Outline planning permission granted 16 October 2014 (UTT/14/0425/OP)

18.1 There are a number of sites in Great Chesterford which will contribute to the housing supply within the District. As at April 2017 the following sites have planning permission and are under construction. There are no specific policies for each of these sites. The sites are identified on the policies map

Great Chesterford 18

Policy GtCHE 2

Residential Commitments

The following sites identified on the proposals map are committed for residential development.

Site	Site Area (hectares	Outstanding capacity as at April 2017 (net)
New World Timber and Great Chesterford Nursery, London Road	0.9	42
Land at Thorpe Lea, Walden Road	1.43	29
TOTAL		71

Education / Community Sites

Policy GtCHE 3

Land adjacent Community Centre

Site Area: 2.1 hectares
Land adjacent to the east of Great Chesterford Community Centre is safeguarded for potential future education use or other community uses.

1. The application should be accompanied by a Flood Risk Assessment and any improvements/remedial works will be controlled through the legal obligation.

Site Description: This is a greenfield site located on the northern edge of Great Chesterford. Site is bound by residential development to the south, Chesterford Community centre to the west and agricultural fields to the north and east.
Constraints: Heritage, Archaeology and Access. Any application on site will need to be accompanied by a Heritage Impact and Archaeological Assessments to demonstrate that the development will have no adverse impact upon the setting of the adjacent ancient monument and any archaeological remains on site. Any application in site would also need to be accompanied by a Transport Assessment to demonstrate that there would be suitable access to the site and there would be no adverse impact upon Newmarket Road.
Did the site have planning permission at 1st April 2017: No

19 Great Dunmow

Residential Sites

Intentionally left blank

Great Dunmow 19

Policy GtDUN 1

Land west and south west of Great Dunmow

Quantum of Development: 400 No. dwellings
Site Area: 31 Hectares
Land west and south-west of Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 400 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development is an enabling development, in order to part fund/provide land for the provision of a new secondary school;
2. A site of 14 hectares is protected for the development of a new secondary school provision; incorporating replacement playing fields (both natural and artificial) of at least equivalent in quantity and quality to the facilities that they will replaced and to be available for community use outside of school hours;
3. The development provides for a mixed and balanced community and at least 5% of the residential units across tenure shall be 1 or 2 bedrooms suitable for the accommodation of the elderly;
4. It provides land and the provision of a new Health Centre of approximately 1800m² floorspace together with parking and an ambulance pick up / drop off point (and in accordance with Great Dunmow Neighbourhood Plan Policy HEI1);
5. It includes the provision of cycleways / footpath links from the development to the primary schools, existing secondary school and the site of the proposed new secondary school, and the Flitch Way, and makes an appropriate contribution, through a planning obligation, to the provision of cycleways/ footpaths from the development to the Town Centre (in accordance with Great Dunmow Neighbourhood Plan Policy GA2);
6. It provides for open space within the development including informal recreation areas, the provision of children's play spaces (LEAPs and NEAPs) and a substantial strategic landscape buffer to the south along the boundary of the Flitch Way Country Park;
7. Be designed to avoid unnecessary harm to the living conditions of neighbouring residents;
8. This policy links to Great Dunmow Neighbourhood Plan Policy SOS2: Sporting Infrastructure Requirements and position SOS-A in the Neighbourhood Plan. This policy promotes this site as suitable for the ambitions for sporting infrastructure of the Neighbourhood Plan;
9. The existing Flitch Way, which runs through this site, and its setting, must be protected in the event of any development of this site, with a buffer running either side of the Flitch Way;
10. These and any other requirements for contributions through a planning obligation will need to take account of the effect on the viability of the

19 Great Dunmow

development as a whole and its requirement to facilitate the development of the secondary school and medical Centre;

11. Attention must be paid to protecting the setting of the existing properties west of Buttleys Lane, and minimising the light pollution they will experience from development. Attention must likewise be paid to the Grade II Listed Folly Farm, Highwood Farm and Round House to protecting its setting by ensuring a buffer zone separates this collection of buildings from new development;
12. Development of the site must be sympathetic to the fact that the site adjoins the town's Conservation Area;
13. Any successful application for development must be accompanied by a thorough assessment of the site's archaeological deposits.
14. The application must be accompanied by a transport assessment, travel plan and minerals resource assessment.

Great Dunmow 19

Site Description: The 17 hectare site to the west of Great Dunmow, south of Stortford Road and north of the Flitch Way is a strategic allocation enabling residential development to support the provision of a medical centre within the site and a new secondary school with playing fields on a 14 hectare site to the west. The site is on a key approach to Great Dunmow and improvements to this approach will be sought as part of the development.
Constraints: No known constraints on site
Did the site have planning permission at 1st April 2017: No

19 Great Dunmow

Policy GtDUN 2

Land at Helena Romanes School

Quantum of Development: 150 No dwellings
Site Area: 8.8 hectares
Land at Helena Romanes School, Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 150 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development is an enabling development, in order to part fund the development of a new secondary school appropriately located to serve the growing population of Great Dunmow, for example on land adjacent to Buttleys Lane, South of Stortford Road;
2. There will be no loss of sports provision until new playing fields (both natural and artificial) of at least equivalent in quantity and quality are available for community use outside of school hours. Great Dunmow Leisure Centre is to remain operational throughout development of the site;
3. Provide a footpath-cycleway (as per Policy GA1: Core Footpath and Bridleway Network of the Great Dunmow Neighbourhood Plan) running through the site, north-south, from the bypass at Woodland's Park Sector 4 to linking rights of way through the Woodland's Park Sectors 1-3 sites;
4. Make an appropriate contribution, through a planning obligation, to the provision of cycleways / footpaths from the development to the primary and secondary schools and the Town Centre (in accordance with Great Dunmow Neighbourhood Plan Policy GA2);
5. Provide children's play spaces (LEAPs) and the design of the site will take account of the need to ensure a satisfactory relationship with Frederick's Spring and the open countryside;
6. Include a landscaped strip, which may incorporate native trees and hedgerows and a shrubland area for wildflowers, designed so that it can also be used as an informal walkway adjoining the new development and the existing properties of Parsonage Downs;
7. Protect the setting of the listed buildings to the east and west of the site, and the associated Conservation Area;
8. Be designed to avoid unacceptable harm to the living conditions of neighbouring residents;
9. The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation; and
10. Development will need to be implemented in accordance with this policy and the Great Dunmow Neighbourhood Plan.

Great Dunmow 19

Site Description: The 9.7 hectare site of the existing Helena Romanes School is a strategic allocation for residential development. It is recognised by the Helena Romanes School and other appropriate authorities that an increase in secondary school capacity in Great Dunmow is required. The relocation of the school to a new site provides the opportunity to provide a larger and modern school. This site is released for the development of a 150 residential units if Helena Romanes' School relocates to another site appropriately located to serve the growing population of Great Dunmow and the site is no longer required for education use. Permission for the development will not be granted until there is a clear and binding commitment, subject only to funding from the release of this site for development, to the provision of a replacement secondary school.

The policy protects the setting and value-to-wildlife of Parsonage Downs, and of the wildlife corridor of which the school site and the Downs are a part. It also seeks provide a footpath-cycleway (as per Policy GA1: Core Footpath and Bridleway Network of the Great Dunmow Neighbourhood Plan) running through the site, north-south, from the bypass at Woodland's Park Sector 4 to linking rights of way through the Woodland's Park Sectors 1-3 sites.

Because the full value of the development is required to part fund the building of the new school there will be no requirement for the site to provide the usual community benefits in terms of affordable housing. The existing leisure centre is not affected by this proposal and will remain on the site. When determining planning applications, reference should be made to the Great Dunmow Neighbourhood Plan which sets out the character and assets which need protecting and makes suggestions as to design and layout.

Constraints: There are no known constaints on site

Did the site have planning permission at 1st April 2017: No

19 Great Dunmow

Policy GtDUN 3

Woodfield, Woodside Way

Quantum of Development: 120 No. dwellings
Site Area: 5 hectares
Wood Field, Woodside Way, Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 120 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community, including at least 5% 1 and 2 bed dwellings suitable for the elderly;
2. It provides for open space within the development including informal recreation areas, and the provision of children's play spaces (LEAPs and NEAPs); The application should be accompanied by a Transport Assessment, flood Risk Assessment, Approved Drainage Strategy and other required document and any recommended improvements/remedial works will be controlled through the legal obligation;
3. Development proposals will need to demonstrate that they will have no adverse impact on the ancient woodland adjacent to the site; and
4. Development will need to be implemented in accordance with design guidance approved by the Great Dunmow Neighbourhood Plan and Uttlesford Council.

Site Description: This is a greenfield site located to the west of Great Dunmow. Site is bound by agricultural fields and woodland, with residential properties in close proximity of the eastern boundary of the site.
Constraints: No known constraints on site
Did the site have planning permission at 1st April 2017: No

Great Dunmow 19

Policy GtDUN 4

Land south of B1256 (Stortford Road) and west of Buttleys Lane

Quantum of Development: 60 No. dwellings
Site Area: 2.13 hectares
Land south of B1256 (Stortford Road) and West of Buttleys Lane, Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 60 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of the existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
4. Attention must be paid to protecting listed buildings and their settings particularly Highwood Farmhouse, the Round House, and the Gatehouse to Easton Lodge
5. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals; and
6. Development proposals will need to demonstrate that they will have no adverse impact on the High Wood SSSI located adjacent to the site.

Site Description: This is a part brownfield / part greenfield site located to the west of Great Dunmow. Site is bound by a residential property to the south, a business premise to the west and agricultural fields to the north and east.
Constraints: Site is adjacent to High Wood SSSI on northern side of Stortford Road.
Did the site have planning permission at 1st April 2017: No

19 Great Dunmow

Policy GtDUN 5

Oaklands, Ongar Road

Quantum of Development: 25 No. dwellings
Site Area: 1.2 hectares
Oaklands, Ongar Road, Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 25 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community; Development respects the amenity of the existing dwellings adjoining the site; The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
2. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
3. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site Description: This is a part brownfield/ part greenfield site located to the west of Great Dunmow. Site is bound by A120 to west, residential development to the north east and greenfield land to the east and north west
Constraints: Development will need to mitigate noise pollution from the A120.
Did the site have planning permission at 1st April 2017: No

Great Dunmow 19

Policy GtDUN 6

14 Stortford Road, Perkins Garage site

Quantum of Development: 12 No. dwellings
Site Area: 0.1 hectare
14 Stortford Road, Perkins Garage, Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 12 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. Development respects the amenity of the existing dwellings adjoining the site; The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
2. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
3. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site Description: This is a brownfield site located in the centre of Great Dunmow. Site lies within a predominately residential area with Foakes Hill Town Hall marking the eastern boundary
Constraints: Potential contamination from previous on-site use. Any development proposal on site will require a supporting contamination assessment.
Did the site have planning permission at 1st April 2017: Allocation (planning permission granted October 2013 has expired UTT/12/5270/FUL)

19 Great Dunmow

Policy GtDUN 7

Land east of St Edmunds Lane

Quantum of Development: 22 No. dwellings
Site Area: 1.8 hectares
Land East of St Edmunds Lane, Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 22 self/custom build dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
4. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
5. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site Description: This is a greenfield site located to the east of Great Dunmow centre. Site is bound by residential development to the west, a bowling green to the south and open fields to the east and north.
Constraints: Landscape – The development proposal will need to demonstrate that there will be no adverse impact on the surrounding landscape.
Did the site have planning permission at 1st April 2017: Outline planning permission granted May 2015 (UTT/14/0472/OP)

Great Dunmow 19

Policy GtDUN 8

Land west of Chelmsford Road

Quantum of Development: 370 No. dwellings
Site Area: 20 hectares
Land west of Chelmsford Road, Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 370 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community including a 70 bed residential care facility 1.4 hectares retail and 2.1 hectares employment land;
2. 1.4 hectares retail and 2.1 hectares employment land provided;
3. It provides 1.7 ha of land and an appropriate contribution towards the provision of pre-school and primary education facilities;
4. Development respects the amenity of the existing dwellings adjoining the site; The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
5. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
6. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site Description: This is a vacant greenfield site located to the south of Great Dunmow town centre. Site is bound by residential development to the north and west, the A120 to the south and various business parks to the east.
Constraints: No major constraints on site
Did the site have planning permission at 1st April 2017: Planning permission granted 4 November 2014 (UTT/13/1684/OP) with phase 1 comprising detailed consent for 115 dwellings with no matters reserved and Phase 2 with all matters reserved.

19 Great Dunmow

Policy GtDUN 9

Land west of Woodside Way

Quantum of Development: 790 No. dwellings
Site Area: 53 hectares
West of Woodside Way, Great Dunmow as shown on the Policies Map, is allocated for the development of approximately 790 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community including 2.1 hectares of land for a primary school;
2. Development respects the amenity of existing dwellings adjoining the site; The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals;
5. Prior to approval of development, a Mineral Resource Assessment must be prepared, in consultation with the Mineral Planning Authority, to assess the need for prior extraction.

Site Description: This is a Greenfield site to the west of Great Dunmow. Site is bound by residential development and a supermarket to the east and agricultural fields to the south, west and north.
Constraints: Site is adjacent to an SSSI and Ancient Woodland; any development on site will need to demonstrate that it does not have an adverse impact on these natural assets.
Did the site have planning permission at 1st April 2017: Outline planning permission granted 27 October 2015 (UTT/13/2107/OP). Reserved Matters approved December 2016 for accesses to the site and principal roads (UTT/16/1466/DFO)

19.1 There are a number of sites in Great Dunmow which will contribute to the housing supply within the District. As at April 2017 the following sites have planning permission and are under construction. There are no specific policies for each of these sites. The sites are identified on the policies map

Great Dunmow 19

Policy GtDUN 10

Residential Commitments

The following sites identified on the policies map are committed for residential development

Site	Site Area (hectares)	Outstanding capacity as at April 2017 (net)
Brick Kiln Farm, St Edmunds Lane	12.8	40
North of Ongar Road	3.6	60
South of Ongar Road	4.0	99
Woodlands Park, Sectors 1 - 3	46	638
Woodlands Park Sector 4 Little Easton Parish	11.1	124
TOTAL		961

Development Opportunity Sites

19 Great Dunmow

Policy GtDUN 11

Development Opportunity Sites

Site Area: 0.42
The Council will support development and redevelopment opportunities for town centre uses in the following town centre locations:

1. Council Depot, off New Street (0.3 Hectares); and
2. Post Office Yard (0.12 Hectares)

Development should form part of a comprehensive development or not prevent the development of any other part of the site and should seek to retain or enhance the existing public car parking offer currently available.

Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

Site Description: These are two brownfield sites located in the centre of Great Dunmow.
The Council Depot site is bound by residential development to the west, eastand north and by Dunmow United Reformed Church and Hasler's Yard Industrial Estate to the south.
The Post Office Yard is bound by residential development to the west, east and south and by Great Dunmow High Street to the south.
Constraints: Council Depot: Potential Contamination – Any development proposal will need to be accompanied by a Contamination Report to demonstrate that any on-site contamination will be mitigated against on site.
The Post Office Yard lies within the Conservation Area and the Council Depot lays adjacent to the conservation area. There are numerous listed buildings in close proximity to the sites. Any development must ensure the preservation of the listed buildings and their setting; and also conserve or enhance the conservation area in accordance with policy.
Did the sites have planning permission at 1st April 2017: No

Great Easton 20

Residential Sites

Policy GtEAS 1

Land off Brocks Mead

Quantum of Development: 20 No. dwellings
Site Area: 0.7 hectares
The site off Brocks Mead, Great Easton as shown on the Policies Map is allocated for the development of approximately 20 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
4. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
5. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site description: This is a greenfield site on the southern eastern edge of the town.
Constraints: The site adjoins the conservation area. It is in close proximity to St John's Church, the listed buildings of Easton Hall and the scheduled monument and listed buildings on The Endway
Did the site have planning permission at 1st April 2017: No

21 High Roding

Residential Sites

21.1 There is a site in High Roding which will contribute to the housing supply within the District. As at April 2017 the following site had planning permission and is under construction. There are no specific policies for the site. The site is identified on the policies map.

Policy HROD 1

Residential Commitments

The following site identified on the proposals map is committed for residential development.

Site	Site Area (hectares)	Outstanding Capacity as at April 2017
Land at Meadow Nursery	1.08	40

Little Canfield 22

Employment Sites

Policy LtCAN 1

Land to the south of B1256 Little Canfield

Site Area: 6.2 hectares
Land south of the B1256 Little Canfield is allocated for a new Council Depot comprising vehicle workshop, office building and storage and for employment purposes for Business uses (Use class B1). The following criteria must be met:

1. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
2. A Landscape and Visual Impact Assessment and a Heritage Impact Assessment will be required and should inform the design and layout of the site proposals;
3. The application should be accompanied by a Transport Assessment, Flood Risk Assessment, Approved Drainage Strategy, and other required document and any recommended improvements/remedial works will be controlled through the legal obligation.

Site Description: This greenfield site is located between the Stortford Road, the B1256 and the Flitch Way. There are commercial units to the south east and to the west of the site. There are residential properties located adjacent to the site.
Constraints: Areas of the site are subject to surface water flooding; The site is adjacent to listed buildings and the Flitch Way Local Wildlife Site
Did the site have planning permission at 1st April 2017: No

23 Little Chesterford

Employment Sites

Policy LtCHE 1

Chesterford Research Park

Site Area: 29.4 hectares
The Council will support the development of Chesterford Research Park for B1b (Research and Development) and associated activities and facilities provided the development proposals are in conformity with the latest approved masterplan.

Site Description: This is a part brownfield/ part greenfield site located to the east of Little Chesterford village. Site is bound by agricultural land.
Constraints: There are a number of ancient woodlands in the vicinity of the site and an ancient monument at Paddock Wood to the north of the site.
Did the site have planning permission at 1st April 2017: Initial Master Plan September 2006

Little Dunmow 24

Residential Sites

There is a site in Little Dunmow which will contribute to the housing supply within the District. As at April 2017 the following site had planning permission and is under construction. There are no specific policies for the site. The site is identified on the policies map

Policy LtDUN 1

Residential Commitments

The following site identified on the policies map is committed for residential development.

Site	Site Area (hectares)	Outstanding capacity as at April 2017
Dunmow Skips Site	1.16	16

25 Little Hallingbury

Residential Sites

There is a site in Little Hallingbury which will contribute to the housing supply within the District. As at April 2017 the following site had planning permission and is under construction. There are no specific policies for the site. The site is identified on the policies map

Policy LtHAL 1

Residential Commitments

The following site identified on the proposals map is committed for residential development.

Site	Site Area (hectares)	Outstanding capacity as at April 2017
Land at Dell Lane, Little Hallingbury	0.7	16

Newport 26

Residential Sites

Policy NEWP 1

Land west of London Road

Quantum of development: 94 No. dwellings
Site Area: 4.5ha
Land west of London Road, Newport, as shown on the Policies Map, is allocated for the development of approximately 94 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of the existing dwellings adjoining the site;
3. A transport assessment may be required to support the planning application and appropriate access arrangements to be agreed to the satisfaction of the highway authority; and
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposed.

Site description: this is a greenfield site on the southern edge of the town. Residential development lies to the north east and south of the site and the primary school lies to the west of the site.
Constraints: the site is close to the conservation area
Did the site have planning permission at 1st April 2017: No

26 Newport

Policy NEWP 2

Land at Bricketts, London Road

Quantum of Development: 11 dwellings
Site Area: 0.7 hectare
Bricketts, London Road, Newport, as shown on the Policies Map, is allocated for the development of approximately 11 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of the existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site Description: This is a part brownfield/ part greenfield site located on the southern edge of Newport. Site is bounded by a hedgerow, with residential properties adjacent to the northern boundary of the site, the B1383 to the east and agricultural fields to the south and west.
Constraints: No known constraints on site
Did the site have planning permission at 1st April 2017: Planning permission granted for 11 dwellings on part of the site in January 2016 (UTT/15/3423/FUL)

Newport 26

Policy NEWP 3

Land at Holmewood, Whiteditch Lane

Quantum of Development: 12 No. dwellings
Site Area: 1.4 hectares
Land at Holmwood, Whiteditch Lane, Newport, as shown on the Policies Map, is allocated for the development of approximately 12 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of the existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site Description: This is a part brownfield, part greenfield site located on the northern edge of Newport. Site currently comprises a farm and ancillary land uses. The site is surrounded by a mix of low density residential development and agricultural fields.
Constraints: Access - The development proposal will need to demonstrate through a Transport Assessment that suitable access can be provided.
Did the site have planning permission at 1st April 2017: Planning permission granted May 2016 (UTT/15/0879/OP)

26 Newport

Policy NEWP 4

Land at Bury Water Lane

Quantum of Development: 81 No. extra care units
Site Area: 2.1 hectares
Land at Bury Water Lane, Newport, as shown on the Policies Map, is allocated for a residential care facility comprising a care home and approximately 81 extra care units plus associated communal facilities. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. Development respects the amenity of the existing dwellings adjoining the site;
2. A transport assessment may be required to support the planning application and appropriate access arrangements to be agreed to the satisfaction of the highway authority; and
3. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposed.

Site Description: This site is a former garden nursery previously containing glasshouses.
Constraints: No known constraints on site
Did the site have planning permission at 1st April 2017: Permission granted November 2016 for residential care home facility (UTT/16/0459/OP)

26.1 There are a number of sites in Newport which will contribute to the housing supply within the District. As at April 2017 the following sites have planning permission and are under construction. There are no specific policies for each of these sites. The sites are identified on the policies map

Newport 26

Policy 1

The following sites identified on the proposals map is committed for residential development

Site	Site Area (hectares)	Outsanding capacity as at April 2017
Bury Water Lane/ Whiteditch Lane	6.8	84
Land opposite Branksome, Whiteditch Lnae	1.0	20
Land south of Wyndhams Croft, Whiteditch Lane	1.6	15
Land west of Cambridge Road	1.5	34
Reynolds Court, Gaces Acre	0.3	7
TOTAL		160

Education / Community Sites

Policy NEWP 5

Land adjacent Newport Primary School

Site Area: 0.36 hectares
Land south of Newport Primary School as shown on the policies map, is safeguarded for potential future education use.

Site Description: This is a greenfield site to the south of the primary school
Constraints: none known on site
Did the site have planning permission at 1st April 2017: No

27 Quendon and Rickling

Residential Sites

Policy QUE 1

Land east of Foxley House

Quantum of Development: 19 No. dwellings
Site Area: 0.64 hectares
Land east of Foxley House, Quendon and Rickling, as shown on the Policies Map, is allocated for the development of approximately 19 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals;
5. Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies.
6. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

Site Description: This is currently a vacant greenfield site within the southern part of Quendon. To the west, south and north are residential properties and to the east is the B1383 and agricultural fields.
Constraints: Conservation Area and Listed Buildings – site lies in close proximity to Quendon and Rickling conservation are and listed buildings. Development will need to respect the setting of the Conservation Area and Listed Buildings.
Did the site have planning permission at 1st April 2017: No

27.1 There is a site in Quendon and Rickling which will contribute to the housing supply within the District. As at April 2017 the following site had planning permission and is under construction. There are no specific policies for the site. The site is identified on the policies map.

Quendon and Rickling 27

Policy QUE 2

Residential Commitments

The following site identified on the proposals map is committed for residential development

Site	Site Area (hectares)	Outstanding capacity as at April 2017
Ventnor Lodge, Cambridge Road	0.5	12

28 Radwinter

Residential Sites

28.1 There is a site in Radwinter which will contribute to the housing supply within the District. As at April 2017 the following site had planning permission and is under construction. There are no specific policies for the site. The site is identified on the policies map.

Site	Site Area (hectares)	Outstanding capacity as at April 2017
Land north of Walden Road	1.4	22

Saffron Walden 29

Residential Sites

Intentionally left blank

29 Saffron Walden

Policy SAF 1

Land north of Thaxted Road

Quantum of Development: 150 No. dwellings
Site Area: 7.92 hectares
Land north Thaxted Road, Saffron Walden, as shown on the Policies Map, is allocated for the development of approximately 150 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community to include at least 5% older persons 1 and 2 bed dwellings across tenure;
2. Development respects the amenity of the existing dwellings adjoining the site;
3. A Transport Assessment will be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
4. An Air Quality Assessment will be required to demonstrate the development will have no adverse impact on the Saffron Walden AQMA. The Air Quality Assessment will also need to demonstrate that if there is a potential impact on the AQMA, suitable mitigation measures are put in place;
5. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals;
6. Appropriate ecological survey will be required;
7. Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies.
8. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions;
9. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
10. Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions; and
11. The Master Plan needs to make provision for the delivery of a link road between Thaxted Road and Radwinter Road.

Site Description: This is a greenfield site on the south eastern edge of Saffron Walden. The site is bounded by residential development to the north and south. Constraints: Impact on the Saffron Walden AQMA – An Air Quality Assessment will be required to accompany any application to demonstrate the development of this side will have no adverse impact on the Saffron Walden AQMA.

Saffron Walden 29

Highways Impact - The application will need to be accompanied by Transport Assessment to demonstrate that there will be no adverse impact upon the highway network.
Contamination - A Contamination Report will be required to demonstrate there is no contamination on site due to adjacent landfill site.
Did the site have planning permission at 1st April 2017: No

29 Saffron Walden

Policy SAF 2

Land east of Little Walden Road

Quantum of Development: 85 No. dwellings
Site Area: 3.69 hectares
Land to the east of Little Walden Road, as shown on the Policies Map, is allocated for the development of approximately 85 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of the existing dwellings adjoining the site;
3. A Transport Assessment will be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
4. An Air Quality Assessment will be required to demonstrate the development will have no adverse impact on the Saffron Walden AQMA. The Air Quality Assessment will also need to demonstrate that if there is a potential impact on the AQMA, suitable mitigation measures are put in place;
5. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals;
6. Appropriate ecological survey will be required;
7. Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions; and
8. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

Site Description: This is a greenfield site on the northern edge of the town. The site is bounded by residential development to the south and agricultural land on the other boundaries.
Constraints: No known constraints on site
Did the site have planning permission at 1st April 2017: No

Saffron Walden 29

Policy SAF 3

Land at Viceroy Coaches, to rear of 10-12 Bridge Street

Quantum of Development: 10 No. dwellings
Site Area: 0.25 hectares
Land at Viceroy Coaches, to r/o 10 – 12 Bridge Street, Saffron Walden, as shown on the Policies Map, is allocated for the development of approximately 10 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals;
5. Appropriate ecological survey will be required;
6. Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies.
7. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions;
8. Development does not have an adverse impact on Conservation Area and does not impact upon the Listed building of 12 Bridge Street.

Site Description: This is a brownfield site located in the north western part of Saffron Walden. Site is bound by a public house to the north, residential properties to the south and west and Bridge End Gardens to the east.
Constraints: Site is within a Conservation Area. There is a listed building on the site frontage and there are numerous listed buildings surrounding the site. Any proposals on site will need to demonstrate that they will not impact upon the setting of the Conservation Area, the listed building on site and adjacent listed buildings.
AQMA - Site is within the Saffron Walden AQMA and will need to demonstrate that the development proposal will not have an adverse impact on the AQMA.
Did the site have planning permission at 1st April 2017: No

29 Saffron Walden

Policy SAF 4

Jossaumes, Thaxted Road

Quantum of Development: 12 No. dwellings
Site Area: 0.4 hectares
Jossaumes, Thaxted Road, Saffron Walden, as shown on the Policies Map, is allocated for the development of approximately 12 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals; and
5. A Contamination report will be required to identify and potential contamination on site and mitigation measures.

Site Description: This brownfield site is located within the town and surrounded by residential development
Constraints: There are 2 listed buildings on the site frontage. Any proposals on the site will need to conserve and enhance the listed buildings.
Need to assess whether there is contamination from past and existing uses and undertake any mitigation measures if needed.
Site is within the Saffron Walden AQMA and will need to demonstrate that the development proposal will not have an adverse impact on the AQMA
Did the site have planning permission at 1st April 2017: No

Saffron Walden 29

Policy SAF 5

Land at De Vigier Avenue

Quantum of Development: 14 No. dwellings
Site Area: 0.5 hectare
Land at De Vigier Avenue, Saffron Walden, as shown on the Policies Map, is allocated for the development of approximately 14 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site Description: This is a greenfield site located at the north eastern corner of Saffron Walden. Site is bounded by residential development to the south, the Ridgeons development site to the east and by agricultural fields to the west and north
Constraints: No known constraints on site
Did the site have planning permission at 1st April 2017: No

29 Saffron Walden

Policy SAF 6

Land south of Tiptofts, Thaxted Road

Quantum of Development: 13 No. dwellings
Site Area: 0.26 hectares
Land South of Tiptofts Lane, Thaxted Road, Saffron Walden, as shown on the Policies Map, is allocated for the development of approximately 13 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals;
5. Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies; and
6. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

Site Description: This is a brownfield site is bounded by residential development to the north, a retail store to the south, B184 to the west and agricultural fields to the east.
Constraints: Noise impact. Development proposals will need to demonstrate that any noise impacts from the adjacent commercial uses can be mitigated against.
Did the site have planning permission at 1st April 2017: No

Saffron Walden 29

Policy SAF 7

Land west of Lime Avenue

Quantum of Development: 31 No. dwellings
Site Area: 0.77 hectares
Land west of Lime Avenue, Saffron Walden, as shown on the Policies Map, is allocated for the development of approximately 31 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals; and
5. Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies.
6. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

Site Description: This is a greenfield site located in the northern part of the town. Site is bounded by residential development to the east and south and by green fields to the west and north.
Constraints: Site has a substantive surface water flooding risk which any development proposal will need to reduce.
Did the site have planning permission at 1st April 2017: No

29 Saffron Walden

Policy SAF 8

Land south of Radwinter Road

Quantum of Development: 200 No. dwellings
Site Area: 14.2
Land South of Radwinter Road, Saffron Walden as shown on the Policies Map, is allocated for development of approximately 200 dwellings, 42 extra care dwellings, 0.5ha for employment (B1 offices) and 1.2 ha for a primary school. A further 0.9 ha is safeguarded for school use.

Site Description: This is a greenfield site on the eastern boundary of Saffron Walden.
Constraints: No known constraints on site
Did the site have planning permission at 1st April 2017: Planning permission granted January 2017 (UTT/16/1856/DFO)

Saffron Walden 29

Policy SAF 9

Land rear of The Kilns, Thaxted Road

Quantum of Development: 35 No. dwellings
Site Area: 1.3 hectares
Land r/o The Kilns, Thaxted Road, Saffron Walden, as shown on the Policies Map, is allocated for the development of approximately 35 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority;
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals; and
5. Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies.
6. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

Site Description: This is a brownfield site located to the south of Saffron Walden. Site is bounded on the west by residential properties, a retail store to the south and agricultural fields to the north and east.
Constraints: Potential contamination from previous use as a landfill site. A contamination assessment will be required to accompany any application on site to demonstrate that any contamination issues can be mitigated against.
Did the site have planning permission at 1st April 2017: Planning permission granted November 2016 (UTT/16/1444/OP

29.1 There are a number of sites in Saffron Walden which will contribute to the housing supply within the District. As at April 2017 the following sites have planning permission and are under construction. There are no specific policies for each of these sites. The sites are identified on the policies map.

29 Saffron Walden

Policy SAF 10

Residential Commitments

The following sites identified on the proposals map is committed for residential development.

Site	Site Area (hectares)	Outstanding capacity as at April 2017
Former Willis and Gambier Site, 119 Radwinter Road	0.9	73
Former Willis and Gambier Site ,121 Radwinter Road	3.2	11
Land at Ashdon Road Commercial Centre	7.2	167
Moores Garage, Thaxted Road	0.18	10
TOTAL		261

Employment Sites

Saffron Walden 29

Policy SAF 11

Land north of Ashdon Road

Site area: 4.25 hectares
Land north of Ashdon Road, as shown on the policies map is allocated for Business, General Industrial and storage and distribution uses (use classes B1, B2 and/or B8) and other ancillary employment creating uses. The following criteria must be met:

1. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
2. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals
3. The application should be accompanied by a Transport Assessment and any other required document and any recommended improvements/remedial works will be controlled through the legal obligation.

Site Description: This is a brownfield site on the eastern edge of the town and already contains the new Ridgeons Builders Merchant
Constraints: Site is to the north of the petroleum storage depot
Did the site have planning permission at 1st April 2017: Planning permission granted November 2014 (UTT/13/2423/OP)

29 Saffron Walden

Policy SAF 12

Land south of Ashdon Road

Site area: 1ha
Land south of Ashdon Road, as shown is allocated for employment purposes for Business uses (Use class B1). The following criteria must be met:

1. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
2. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals;
3. The application should be accompanied by a Transport Assessment and any other required document and any recommended improvements/remedial works will be controlled through the legal obligation.

Site Description: This is a greenfield site on the eastern edge of the town and adjoins residential development and the fuel storage depot.
Constraints: Site adjoins the petroleum storage depot
Did the site have planning permission at 1st April 2017: No

Retail Sites

Policy SAF 13

Land at Thaxted Road

Site area: 3 hectares
The Council will support the development of land at Thaxted Road, Saffron Walden, as shown on the Policies map, for mixed uses which could include retail, retail warehousing, and leisure uses.

The application should be accompanied by a Retail Impact Assessment, Transport Assessment, Air Quality Impact Assessment, Contamination Report and other required document and any recommended improvements/remedial works will be controlled through the legal obligation.

Site Description: This is a brownfield site on the south eastern edge of the town. The site already contains retail uses and the Recycling Centre.
Constraints: potential contamination
Did the site have planning permission at 1st April 2017: Planning permission granted in May 2013 (UTT/13/0268/FUL)

Saffron Walden 29

Development Opportunity Sites

Policy SAF 14

Development Opportunity Sites

Site Area: 0.83 hectares
The Council will support development and redevelopment opportunities for town centre uses in the following town centre locations.

1. The Fire Station/Saffron Walden Laundry (0.24 Hectares);
2. Emson Close/Rose and Crown Walk and car parks to the rear of Boots and Saffron Building Society (0.5 Hectares); and
3. 56 High Street (0.09 Hectares)

Development should form part of a comprehensive development or not prevent the development of any other part of the site. Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.
An application relating to the redevelopment of the Fire Station site should be accompanied by a Flood Risk Assessment and any improvements/remedial works will be controlled through the legal obligation.

Site Description: All three town centre opportunity sites are brownfield sites located in Saffron Walden Town Centre. The Fire Station is bound by retail units and a public house to the west, a café and associated gardens to the east, retail units and a restaurant to the north and residential units to the south.
Emson Close/ Rose and Crown Walk comprises a mix of retail and residential units. The site is bound by the Common to the east, residential properties to the north, retail units to the south and market square and retail units to the west.
56 High Street currently comprises a yard and two properties. The site is bound by retail units to the west, a car park to the north, residential properties and offices to the east and a restaurant and car showroom to the south.
Constraints: All the sites lie within the Conservation Area and there are numerous listed buildings in the vicinity of the sites. Any development must ensure the preservation of the listed buildings and their setting; and also conserve or enhance the conservation area in accordance with policy.
Due to the brownfield nature of the sites, any development proposals will be required to be accompanied by a Contamination report to demonstrate that the development proposals will mitigate against any potential on site contamination issues. Each development proposal will also need to be accompanied by an Air Quality Management Plan to demonstrate that the development proposal will no adverse effect on the Saffron Walden AQMA, as well as a Transport Assessment to demonstrate that each site can be suitably accessed and will have no adverse impact upon the town centre transport network.
Did the sites have planning permission at 1st April 2017: No

29 Saffron Walden

Sites for Healthcare

29.2 Saffron Walden Community Hospital offers a range of services. The site comprises existing buildings are an area of undeveloped land. The NHS seek to ensure local health services are fit for the future, delivering care safely, effectively and reflecting local changes in demographics and health. With a particular emphasis on providing care closer to communities the NHS are looking at opportunities to transform care. The NHS therefore requires flexibility in its estate including the sale of surplus sites and properties to help fund new and improved services and facilities.

Policy SAF 15

Saffron Walden Community Hospital

Site Area: 2.25 Hectares
Land and buildings at Saffron Walden Community Hospital, as shown on the proposals map, are safeguarded for the provision of healthcare. Planning permission will be granted for development or a change of use to alternative uses when it can be demonstrated that the land or buildings are surplus to the operational healthcare requirements of the NHS.

Any application for development should be accompanied by a Transport Assessment, Flood Risk Assessment and any other required document. Development is designed to mitigate any adverse effects upon residential and community interests. Any recommended improvements/remedial works will be controlled through the legal obligation.

Site Description: The hospital lies on the eastern side of the town and comprises community hospital buildings, the ambulance station and an area of undeveloped land. The site is bounded by residential development.
Constraints: The site is liable to surface water flooding and land along the northern boundary lies within flood zones 2 and 3.
Did the site have planning permission at 1st April 2017: No

Stansted Airport 30

Employment Sites

Policy SA 1

North Stansted Employment Area

Site Area: 55 Hectares
The North Stansted Employment Area, , Stansted Mountfitchet, is allocated for employment purposes for business, industry and non-strategic warehousing which need not be airport-related. This 55 hectare site will facilitate the development of 145,000sqm of industrial (Use Class B1 'Business', Class B2 'Industrial' and B8 'Warehousing'). The following criteria must be met:

1. The development is designed to mitigate adverse effects upon existing residential and community interests and may be required, by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
2. The development should contribute to the Stansted Airport Surface Access Strategy [66] or equivalent to make sure that the number of travel to work trips to the site made by private car are minimised;
3. The application should be accompanied by a Transport Assessment, Approved Drainage Strategy, Flood Risk Assessment and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation; and
4. Development will need to be implemented in accordance with the Master Plan and design guidance approved by the Council and other Development Management policies. Implementation of the Master Plan proposals will be regulated by legal obligation in association with the grant of planning permissions.

Site Description: This is a brownfield site located on the north western boundary of Stansted Airport.
Constraints: Contamination Issues – Any development proposals on this site will be required to be accompanied by a Contamination Report to demonstrate that any potential on site contamination issues can be mitigated against.
The site is adjacent to listed buildings at Bury Lodge. Developments of the site must ensure the preservation of the listed buildings and their setting and consider the potential for archaeology in accordance with policy
Did the site have planning permission at 1st April 2017: No

66 Leading the way forward: Airport Surface Access Strategy (London Stansted Airport, 2010).

31 Stansted Mountfitchet

Residential Site

Policy STA 1

Land east of Cambridge Road (B1383) and west of High Lane

Quantum of Development: 40 No. dwellings
Site Area: 1.2 hectares
Land east of Cambridge Road (B1383) and west of High Lane, Stansted Mountfitchet, as shown on the Policies Map, is allocated for the development of approximately 40 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site Description: This is a greenfield site located on the northern edge of Stansted Mountfitchet. Site is bound by a church to the south, junction of B1383 and B1381 to the north, a farm and agricultural fields to the west and agricultural fields to the north west and east.
Constraints: Surface Water Flooding: Whilst development on site could be designed to avoid areas affected by surface water flooding, site access could be affected and as such should be designed to mitigate against such impacts.
Did the site have planning permission at 1st April 2017: No

Stansted Mountfitchet 31

Policy STA 2

Land west of 8 Water Lane

Quantum of Development: 12 No. dwellings
Site Area: 0.15 hectares
Land west of 8 Water Lane, Stansted Mountfitchet, as shown on the Policies Map, is allocated for the development of approximately 12 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. A noise assessment will be required to ensure that there are no adverse impacts from the adjacent railway station;
4. A Flood Risk Assessment will be required to demonstrate there are no adverse Flood Risk from Stansted Brook on the northern boundary of the site;
5. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority and any mitigation; and
6. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site Description: This is a brownfield site located adjacent to Stansted Railway station and residential properties.
Constraints: Access and residential amenity – Future applications on site will need to demonstrate that adequate access to the site can be provided and that the layout of a scheme does not impact on the amenity of surrounding properties.
Contamination - A Contamination Assessment will be required to demonstrate that any potential on site contamination can be mitigated against.
Did the site have planning permission at 1st April 2017: Planning permission granted November 2016 (UTT/16/0075/OP)

31.1 There are a number of sites in Stansted Mountfitchet which will contribute to the housing supply within the District. As at April 2017 the following sites have planning permission and are under construction. There are no specific policies for each of these sites. The sites are identified on the policies map

31 Stansted Mountfitchet

Policy STA 3

Residential Commitments

The following sites identified on the proposals map are committed for residential development.

Site	Site Area (hectares)	Outstanding capacity as at April 2017
Land at Waldpole Farm	10	147
Land at Elms Farm	2.64	53
TOTAL		200

Employment Sites

Policy STA 4

Land at Alsa Street

Site area: 3hectares
The land at Alsa Street, Stansted Mountfitchet is allocated for an extension of and/or supporting and related businesses to the adjacent auction house.
The application should be accompanied by a Transport Assessment, Approved Drainage Strategy and other required documents and any recommended improvements/remedial works will be controlled through the legal obligation.

Site Description: This site north of Stansted Mountfitchet is currently used by an auction house
Constraints: No known constraints on site
Did the site have planning permission at 1st April 2017: No

Development Opportunity Sites

Stansted Mountfitchet 31

Policy STA 5

Development Opportunity Development Site

Site Area: 0.6 hectares
The Council will support development and redevelopment opportunities for town centre including residential uses in the following local centre location:

1. East of Cambridge Road/Crafton Green incorporating 10 residential dwellings on land rear of 14 Cambridge Road

Development of any part of the site should not prevent the development of any other part of the site. Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of planning permissions.

Site Description: Located to the east of Cambridge Road and including the car park at Crafton Green.
Constraints: Potential Contamination and Access - Any development proposals on site will need to be accompanied by a Contamination Report will need to be demonstrating that any potential on site contamination can be mitigated against. A Transport Assessment will also be required to demonstrate that suitable access and parking arrangements are provided on site.
There are a number of listed buildings adjacent to and in vicinity of the site along the B1383. The conservation area lies to the south of the site. Any development must ensure the preservation of the listed buildings and their setting; and also conserve or enhance the conservation area in accordance with policy.
Did the site have planning permission at 1st April 2017: Planning permission granted for 10 dwellings on part of the site February 2017 (UTT/16/2632/FUL)

Education / Community Site

31 Stansted Mountfitchet

Policy STA 6

Land adjacent to Forest Hall School

Site Area: 1.81 hectares
Land to the west and south east of Forest Hall School is safeguarded for secondary education use.

Site Description: The two areas of greenfield land lie to the west and south east of the current Forest Hill site. The school itself lies to on the south eastern edge of Stansted Mountfitchet in a predominantly rural setting with residential properties and a caravan park located in close proximity to the school.
Constraints: There are a number of listed buildings in the vicinity of the site notably St Mary's Church, Stansted Hall and other buildings in the grounds. Any development must ensure the preservation of the listed buildings and their setting and consider the potential for archaeology in accordance with policy
Did the site have planning permission at 1st April 2017: No

Stebbing 32

Residential Sites

Policy STE 1

Land east of Parkside and rear of Garden Fields

Quantum of Development: 30 No. dwellings
Site Area: 0.7 hectares
Land to east of Parkside and r/o Garden Fields, Stebbing, as shown on the Policies Map, is allocated for the development of approximately 30 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site Description: This is a greenfield site located on the northern part of Stebbing. Site is bound by residential development to the west and south and by agricultural fields to the north and east.
Constraints: No known constraints on site
Did the site have planning permission at 1st April 2017: Planning permission granted February 2015 (UTT/14/1069/OP)

33 Takeley/Little Canfield

Residential Sites

Policy TAK 1

Land between 1 Coppice Close and Hillcroft, South of B1256, Takeley Street

Quantum of Development: 20 No. dwellings
Site Area: 1.4 hectares
Land between 1 Coppice Close and Hillcroft, as shown on the Policies Map, is allocated for the development of approximately 20 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site Description: This is a greenfield site located to the west of Takeley centre. Site is bounded by residential development to the west, east and north and by the Flitch Way to the south.
Constraints: Proximity to Hatfield Forest and Flitch Way.
Did the site have planning permission at 1st April 2017: No

33.1 There is a site in Takeley and Little Canfield which will contribute to the housing supply within the District. As at April 2017 the following site had planning permission and is under construction. There are no specific policies for the site. The site is identified on the policies map.

Policy TAK 2

Residential Commitments

The following sites identified on the proposals map is committed for residential development.

Site	Site Area (hectares)	Outstanding capacity as at April 2017
Land at Dunmow Road, Little Canfield	0.5	12

Takeley Mobile Home Park

Takeley/Little Canfield 33

33.2 The Mobile Home Park, Takeley was granted permission in 1985 to enable the removal of mobile homes from the airport site before the airport development permitted in 1985 could take place. It makes a contribution to the supply of affordable housing within the District and its redevelopment for more conventional forms of housing will not be permitted. Any additional mobile homes must respect the existing layout, open space provision and quality of landscaping. Areas of open space to be protected are identified on the policies map.

Policy TAK 3

Takeley Mobile Home Park

Site Area: 8 hectares
Redevelopment of the Takeley Mobile Home Park as defined on the policies map for conventional residential or other development proposals will not be permitted. Any additional mobile homes must respect the existing layout, open space provision and quality of landscaping.

Site Description: This existing mobile home park lies on the southern edge of Takeley.
Constraints: No known constraints on site

34 Thaxted

34.1 Residential Sites

Policy THA 1

Land at Claypits Farm, Bardfield Road

Site: Land at Claypits Farm, Bardfield road, Thaxted
Quantum of Development: 20 No. dwellings
Site Area: 0.87 hectares
Site Specific Policy: THA1
The land at Claypits Farm, Barfield Road, as shown on the Policies Map, is allocated for the development of approximately 20 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

- The development provides for a mixed and balanced community
- The Development respects the amenity of the existing dwellings adjoining the site;
- A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority.
- A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site description: This is a brownfield site on the south eastern side of the village. The site lies between residential properties and agricultural land.
Constraints: The access road lies within the conservation area with the remainder of the site lies adjacent to it. Claypits Farm house, located adjacent to the access road is a listed building. Other listed buildings are located near the site.
Did the site have planning permission at 1st April 2017: No

34.2 There are a number of sites in Thaxted which will contribute to the housing supply within the District. As at April 2017 the following sites have planning permission and are under construction. There are no specific policies for each of these sites. The sites are identified on the policies map.

Thaxted 34

Policy THA 2

Residential commitments

The following sites identified on the proposals map is committed for residential development.

Site	Site Area (hectares)	Outstanding capacity as at April 2017
Land off Wedow road	2.27	40
Moelcular Products Site, Mill Road	0.9	29
TOTAL		69

Education / Community Sites

Policy THA 3

Land east of The Mead, Thaxted

Site Area: 0.9 hectares
The land east of The Mead, as shown on the Policies map, is safeguarded for potential future education use or other community uses.
A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority.
The application should be accompanied by a Flood Risk Assessment and any improvements/remedial works will be controlled through the legal obligations.

Site description: This is a greenfield site located on the northern edge of Thaxted. Site is bounded by residential properties to the south and west and by agricultural fields to the north.
Constraints: some small areas of the site are subject to a higher risk of surface water flooding. An accompanying Flood Risk Assessment will be required to demonstrate against surface water flood risk.
Did the site have planning permission at 1st April 2017: No