



Uttlesford District Council Local Plan – Regulation 19

Sustainability Appraisal (SA): Environmental Report - June 2018







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Glossary of Acronyms

AA	Appropriate Assessment
ALC	Agricultural Land Classification
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BDC	Braintree District Council
CA	Conservation Area
CBC	Colchester Borough Council
CCC	Chelmsford City Council
CO2	Carbon Dioxide
DCLG	Department for Communities and Local Government
DECC	Department of Energy and Climate Change
DEFRA	Department for Environment, Food and Rural Affairs
DfT	Department for Transport
DPD	Development Plan Document
EA	Environment Agency
EC	European Commission
ECC	Essex County Council
EEFM	East of England Forecasting Model
EHHER	Essex Historic Environment Record
EU	European Union
GC	Garden Community
GCP	Garden City Principle
GTAA	Gypsy & Traveller Accommodation Assessment
Ha	Hectare
HE	Historic England
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
I&O	Issues and Options
IWMP	Integrated Water Management Plan
JNCC	Joint Nature Conservation Committee
KS4	Key Stage 4
LB	Listed Building
LCA	Landscape Character Assessment
LEP	Local Enterprise Partnership
LPA	Local Planning Authority
LNP	Local Nature Partnership
MSA	Minerals Safeguarding Area



NE	Natural England
NEGC	North Essex Garden Communities
NHS	National Health Service
NPPF	National Planning Policy Framework
NVQ	National Vocational Qualification
OAN	Objectively Assessed Need
ONS	Office of National Statistics
PDL	Previously Developed Land
PO	Preferred Options
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SELEP	South East Local Enterprise Partnership
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHELA	Strategic Housing and Employment Land Availability
SLAA	Strategic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SM	Scheduled Monument
SNPP	Sub National Population Projections
SO	Sustainability Objective
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
Sqm	Square Metre
SSSI	Site of Specific Scientific Interest
STW/WRC	Sewage Treatment Works / Water Recycling Centres
SuDS	Sustainable Drainage System
TCPA	Town and Country Planning Association
TDC	Tendring District Council
UDC	Uttlesford District Council
UK	United Kingdom
UPC	Unattributed Population Change
WCS	Water Cycle Study
WPA	Waste Planning Authority



1. Introduction

1.1 Background

Uttlesford District Council commissioned Place Services of Essex County Council to undertake an independent Sustainability Appraisal (SA) of the Regulation 19 Uttlesford Local Plan.

Place Services are acting as consultants for this work; therefore the content of this SA should not be interpreted or otherwise represented as the formal view of Essex County Council.

1.2 The Local Plan

The Uttlesford Local Plan (referred to hereafter as the Plan) responds to a national requirement that Local Planning Authorities (LPAs) must set planning policies in a local authority area. Local plans must be positively prepared, justified, effective and consistent with national policy in accordance with section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework.

The Regulation 19 Local Plan is a full draft for consultation purposes. The Local Plan contains:

- The Council's Spatial Portrait, Vision and Objectives - which provide the overarching framework for planning decisions within the district
- The Spatial Strategy
- Housing Policies
- Employment Policies
- Retail Policies
- Transport Policies
- Infrastructure Policies
- Design Policies
- Environmental Policies
- Countryside Policies
- Strategic and Non-Strategic Site Allocations
- Policies Map and Key Diagram - The policies map will show all the policies and proposals and identify areas of protection on an Ordnance Survey base. The key diagram will illustrate the proposals.

In line with the National Planning Policy Framework, the Local Plan should be clear in setting out the strategic priorities for the area and the policies that address these, and which also provide the strategic framework within which any neighbourhood plans may be prepared to shape development at the community level.



2. Sustainability Appraisal / Strategic Environmental Assessment

2.1 The Requirement for Sustainability Appraisal

The requirement for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) emanates from a high level national and international commitment to sustainable development. The most commonly used definition of sustainable development is that drawn up by the World Trade Commission on Environment and Development in 1987 which states that sustainable development is:

‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs.’

This definition is consistent with the themes of the NPPF, which draws upon The UK Sustainable Development Strategy Securing the Future’s five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

SEA originates from the European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” (the ‘SEA Directive’) which came into force in 2001. It seeks to increase the level of protection for the environment; integrate environmental considerations into the preparation and adoption of plans and programmes; and promote sustainable development. The Directive was transposed into English legislation in 2004 by the Environmental Assessment of Plans and Programmes Regulations (the ‘SEA Regulation’) which requires an SEA to be carried out for plans or programmes,

‘subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and required by legislative, regulatory or administrative provisions’.

This includes Local Plans. The aim of the SEA is to identify potentially significant environmental effects created as a result of the implementation of the plan or programme on issues such as:

‘biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors’ as specified in Annex 1(f) of the Directive.

SA examines the effects of proposed plans and programmes in a wider context, taking into account economic, social and environmental considerations in order to promote sustainable development. It is mandatory for Local Plans to undergo a Sustainability Appraisal in accordance with the Planning and Compulsory Purchase Act 2004 as amended by the Planning Act 2008, and in accordance with paragraph 165 of the NPPF.

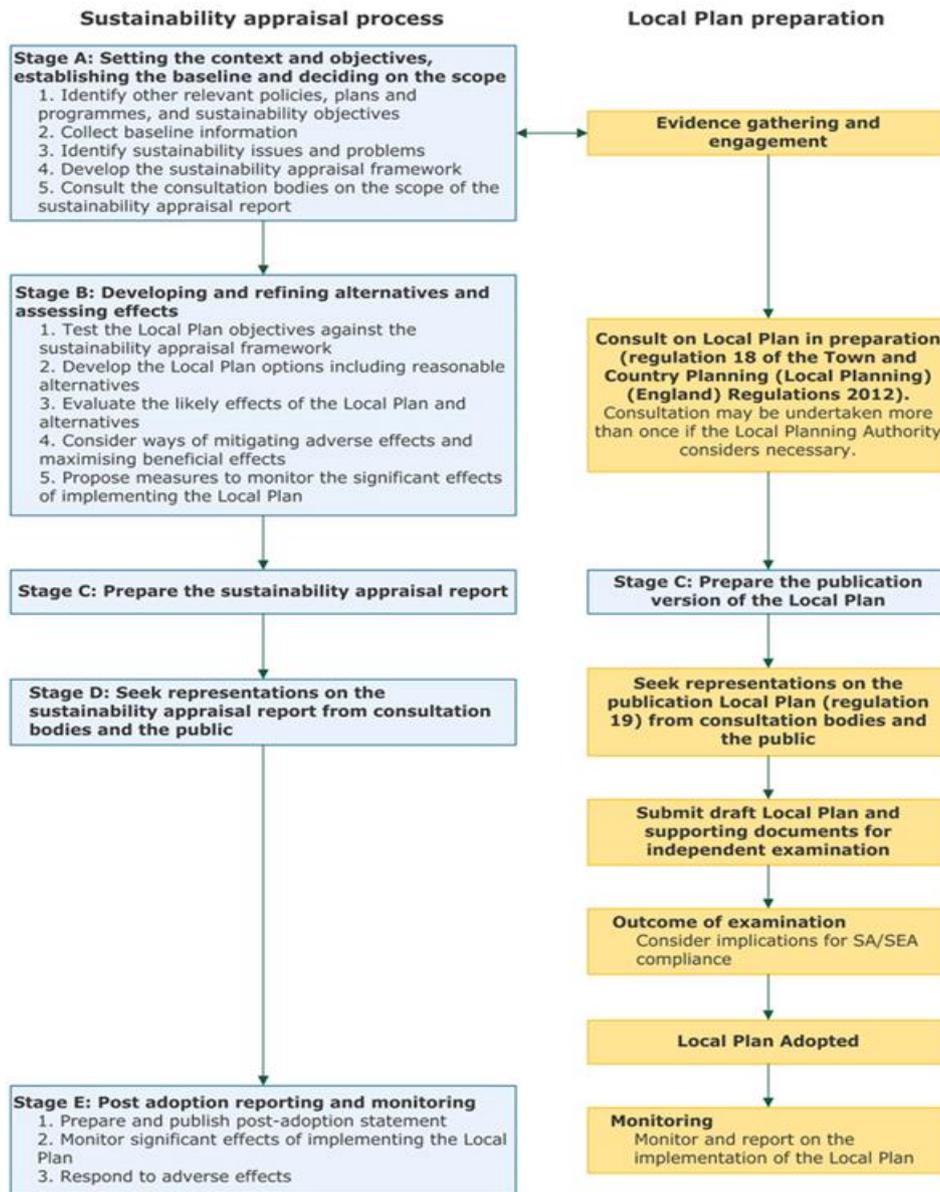
Whilst the requirements to produce a SA and SEA are distinct, Government guidance considers that it is possible to satisfy the two requirements through a single approach providing that the requirements of the SEA Directive are met. This integrated appraisal process will hereafter be referred to as SA.



2.2 The Sustainability Appraisal Process

The methodology adopted for the SA of the Uttlesford Local Plan at this stage follows that of the Sustainability Appraisal process. The following 5 sequential stages are documented below.

Figure 1: Stages in the Sustainability Appraisal Process and Local Plan Preparation



Source: Planning Practice Guidance – Sustainability appraisal requirements for local plans (Paragraph: 013 Reference ID: 11-013-20140306 Revision date: 06 03 2014)



2.2.1 Scoping Report 2015

A SA Scoping Report was consulted upon in 2015, which covered the following requirements:

- The relationship of the plan with other relevant plans and programmes [Annex I(a)].
- The environmental protection objectives established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation [Annex I(e)].
- Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan [Annex I(b)].
- The environmental characteristics of areas likely to be significantly affected [Annex I(c)].
- Any existing environmental problems which are relevant to the plan including in particular those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/ECC and 92/43/EEC [Annex I(d)].

Annex C contains the sustainability frameworks developed within the Scoping Report. This included frameworks for Plan policies, sites and Garden Communities / New Settlements.

2.2.2 Areas of Search (AoS) and Strategic Scenarios SA, 2015

In September 2015, a Sustainability Appraisal was published to accompany the Council's Areas of Search (AoS) and Strategic Scenarios Plan consultation. This Plan and SA explored a number of New Settlement and distribution options within broad areas of the District.

2.2.3 Interim SA, February 2017

In February 2017, a Sustainability Appraisal was presented to the Council for iterative purposes. This SA explored the progression of the options explored in the Areas of Search (AoS) and Strategic Scenarios Plan consultation. It focused on appraising the following strategic elements of the Plan:

- The appraisal of Housing Numbers for the Local Plan
- The appraisal of New Settlement options
- The appraisal of Housing Growth Scenarios.

This work fed into the Plan making process and the findings are presented within this SA for consultation.

2.2.4 Regulation 18 Draft Local Plan SA, June 2017

In June 2017, a Sustainability Appraisal was completed to accompany the Regulation 18 consultation Local Plan. This SA assessed all relevant elements of the Local Plan that could give rise to any environmental, social or economic effects, including reasonable alternatives. Elements assessed included:

- The Vision and Objectives for the Local Plan;
- The Spatial Strategy (including the roles and relationships of settlements, the distribution of



- development and areas that will be protected from development);
- Policies for new Garden Communities, London Stansted Airport, the Green Belt and the Countryside Protection Zone;
 - Policies covering Housing, Employment, Retail and Tourism, Transport, Infrastructure, Design, the Environment and the Countryside; and
 - Site Allocations which identify areas for development and include the policies which will determine how these areas should be developed.

2.3 The Aim and Structure of this Report

This Report responds to Stage C in the SA process above; including those requirements of Stage B: assessing strategic options including reasonable alternatives, evaluating the likely effects of the strategic options and alternatives, and considering ways of mitigating adverse effects and maximising beneficial effects. It builds on the information contained within the previous Regulation 18 SA and provides the necessary documentation to satisfy the SEA Regulations regarding the entire SA process since 2015.

The production of a Sustainability Appraisal (Environmental) Report is a statutory requirement at this stage, and this SA Report has been produced to accompany the Preferred Options Local Plan consultation for Uttlesford District Council.

This report is accompanied by a number of Annexes. These respond to:

- Annex A – Plans and Programmes
- Annex B – Baseline Information
- Annex C – Sustainability Frameworks

Following the finalisation of this Report, Stage D in the above SA process requires consultation. There are three statutory consultees or 'environmental authorities' that are required to be consulted for all Sustainability Appraisal and Strategic Environmental Assessment documents. These are:

- The Environment Agency;
- Natural England; and
- Historic England.

In addition to these, consultation will seek to engage the wider community in order to encompass comprehensive public engagement. Uttlesford District Council may additionally wish to invite comments from focussed groups, relevant stakeholders and interested parties. The detailed arrangements for consultation are to be determined by Uttlesford District Council. Please refer to the Council's website for details of how to respond and by when.



3. Local Plan Progress to Date

3.1 Areas of Search (AoS) and Strategic Scenarios and Sustainability Report (Issues & Options) 2015

In September 2015, a Sustainability Appraisal was published to accompany the Council's Areas of Search (AoS) and Strategic Scenarios Plan consultation. This Plan and SA explored a number of New Settlement and distribution options within broad areas of the District. These were:

- Area of Search 1: M11 Junction 9a – east
- Area of Search 2: M11 Junction 9 – west
- Area of Search 3: Elsenham area
- Area of Search 4: M11 Junction 8 – north-west
- Area of Search 5: M11 Junction 8 – south-east
- Area of Search 6: South of A120, North of Hatfield Forest
- Area of Search 7: North of A120, west of Great Dunmow
- Area of Search 8: South of the A120
- Area of Search 9: West of Braintree
- Area of Search 10: Urban Extensions in Saffron Walden
- Area of Search 11: Urban Extensions on the edge of Bishop's Stortford
- Area of Search 12: Urban Extensions in Great Dunmow
- Area of Search 13: Village Extensions / Small Sites

The Plan and SA also explored the following Strategic Scenarios, responding to the distribution implications of housing need at either 580 dwellings a year or 750 dwellings a year. These needs represented those highlighted at the time as responding to the District's Objectively Assessed Need (OAN) within a Strategic Housing Market Assessment. In line with the findings of the areas of search (above), these scenarios were:

- Scenario A: Focus on a new settlement (580 dwellings per year)
- Scenario B: Focus on Villages and the edge of Bishop's Stortford (580 dwellings per year)
- Scenario C: Focus on Towns (580 dwellings per year)
- Scenario D: Hybrid Option 1 (580 dwellings per year)
- Scenario E: Two new settlements (750 dwellings per year)
- Scenario F: Towns and Villages (750 dwellings per year)
- Scenario G: Hybrid Option 2 (750 dwellings per year)
- Scenario H: No additional Local Plan provision



3.1.1 Interim Appraisal of New Settlements, February 2017

As part of the iterative process of SA and plan-making, Place Services provided the Council with an interim non-statutory Sustainability Appraisal of new settlement options that were submitted to the Council as part of the Local Plan's call-for-sites exercise. This SA individually appraised all those large, strategic sites that were submitted in order to assist the Council in their site selection process ahead of the Regulation 18 Local Plan consultation. It should be noted that this Interim Sustainability Appraisal was not subject to formal consultation.

The Interim Appraisal of New Settlement Options represented an informal stage of appraisal and options assessment between the Areas of Search and Strategic Scenarios 2015 Local Plan and the Regulation 18 stage Plan and consultation and aided the wider site selection process. This SA looked at the sustainability effects of development within specific areas of land as they were submitted, and whether they were suitable in line with Garden City Principles using a sustainability framework developed relevant to proposals of such a scale.

Seven potential new settlement sites were submitted by promoters under the call for sites and these were all subject to assessment within the Interim Sustainability Appraisal. These were at (with SHLAA reference number):

- Easton Park (06LtEas15)
- Great Chesterford (10Gte15)
- West of Braintree (05Ste15 & 06Ste15)
- Takeley (13Tak15 & 11Tak15)
- Elsenham (07Els15)
- Birchanger (05Bir15)
- Chelmer Mead (03LtDun14)

These assessments have been updated since this Interim Sustainability Appraisal and are included within this Environmental Report as either preferred allocations or alternatives that have not been selected.

3.1.2 Regulation 18 Preferred Options Local Plan, June 2017

As part of the iterative process of SA and plan-making, Place Services provided the Council with an interim non-statutory Sustainability Appraisal of the Draft Plan at the Regulation 18 stage. This Report was consulted upon in Summer 2017. This SA individually appraised all large, strategic sites that were submitted in order to assist the Council in their site selection process ahead of the Regulation 18 Local Plan consultation. It also included an updated appraisal of the Garden Community options explored at the Interim Appraisal of New Settlements February 2017 stage and ensured early and effective engagement on the assessment of these options through consultation. The SA also explored and appraised all of the Plan policies and non-strategic sites including those that were preferred and reasonable alternatives.



4. Sustainability Context, Baseline and Objectives

4.1 Introduction

The following section outlines the key findings of the SA Scoping Report which includes an outline of the plans and programmes and the baseline information profile for the area

4.2 Plans and Programmes (Stage A1)

Local Plans must have regard to existing policies, plans and programmes at national and regional levels and strengthen and support other local plans and strategies. It is therefore important to identify and review those policies, plans and programmes and Sustainability Objectives which are likely to influence the Local Plan at an early stage. The content of these plans and programmes can also assist in the identification of any conflicting content of plans and programmes in accumulation with the Local Plan. Local supporting documents have also been included within this list as they will significantly shape policies and decisions in the area.

It is recognised that no list of plans or programmes can be definitive and as a result this report describes only the key documents which influence the Plan. Table 1 outlines the key documents, whilst a comprehensive description of these documents together with their relevance to the Plan is provided within Annex A.

Table 1: Key Documents

International Plans and Programmes

European Commission (EC) (2011) A Resource-Efficient Europe – Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, The European Economic and Social Committee of the Regions.

European Landscape Convention (Florence, 2002)

European Union Water Framework Directive 2000

European Union Nitrates Directive 1991

European Union Noise Directive 2002

European Union Floods Directive 2007

European Union Air Quality Directive 2008 (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC)



European Union Directive on the Conservation of Wild Birds 2009

European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992

European Community Biodiversity Strategy to 2020

United Nations Kyoto Protocol

World Commission on Environment and Development 'Our Common Future' 1987

The World Summit on Sustainable Development Johannesburg Summit 2002

Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

The Conservation of Habitats and Species Regulations, 2010

Review of the European Sustainable Development Strategy (2009)

Environment 2010: Our Future, Our Choice (2003)

SEA Directive 2001

The Industrial Emissions Directive 2010

Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU

The Drinking Water Directive 1998

The Packaging and Packaging Waste Directive 1994

EU Seventh Environmental Action Plan (2002-2012)

European Spatial Development Perspective (1999)

European Convention on the Protection of the Archaeological Heritage (Valletta, 1992)

Aarhus Convention (1998)

National Plans and Programmes

Planning Practice Guidance (updated)

The Localism Act 2011

National Planning Policy Framework (March 2012)

Draft revised National Planning Policy Framework, MHCLG (March, 2018)



The Future of Air Transport White Paper (December 2003) (to be superseded by Developing a sustainable framework for UK aviation once adopted)

Developing a sustainable framework for UK aviation - Scoping document (March 2011)

Building a Greener Future: Policy Statement (July 2007)

Community Infrastructure Levy An Overview, DCLG (9th May 2011)

Underground, Under Threat - Groundwater protection: policy and practice (GP3)

Model Procedures for the Management of Land Contamination – Contaminated Land Report 11 (September 2004)

Natural Environment and Rural Communities Act 2006

Countryside and Rights of Way Act 2000

Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

Planning and Compulsory Purchase Act 2004

The Conservation of Habitats and Species Regulations, 2010

Sub-national Plans and Programmes

Essex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment – on behalf of EPOA (July 2014)

Essex Local Transport Plan 2011 (LTP3)

ECC Development Management Policies Adopted by UDC (February 2011)

ECC Parking Standards: Design and Good Practice Adopted by UDC (September 2009)

Essex Wildlife Trust Living Landscape Statements

Leading the way forward: Surface Access Strategy for Stansted 2008-2015

2011 Essex Biodiversity Action Plan

Commissioning School Places in Essex 2014-2019

Stansted Airport Environmental Noise Directive Noise Action Plan 2010-2015 - Draft for Consultation (June 2009)

River Basin Management Plan Anglian River Basin District (draft 2015)

River Basin Management Plan Thames River Basin District (draft 2015)

Essex Wildlife Trust Living Landscape plans



The Essex Local Area Agreement – ‘Health and Opportunity for the People of Essex’ 2008 – 2011 (2010 Refresh)

Essex Rural Strategy: 2020 Vision for Rural Essex 2010

The Essex Strategy 2008 – 2018

Local Plans and Programmes

Uttlesford Adopted Local Plan (January 2005) + Saved Policy Direction (December 2007)

Sustainability Appraisal of the Uttlesford Pre-Submission Local Plan (2014)

Uttlesford Cycling Strategy (ECC, October 2014)

Employer and Business Survey (CN Research, 2009)

Employment Land Review (UDC, 2011)

Employment Land Monitoring (UDC, October 2014)

Housing Strategy 2012-15 (Uttlesford District Council, 2012)

Infrastructure Development Plan (UDC, April 2014)

Local Wildlife Site Review (Essex Ecology Services, October 2007)

Open Space, Sport Facility and Playing Pitch Strategy (The Landscape Partnership, 2012)

The Great Dunmow Neighbourhood Plan (and accompanying SEA)

Arkesden Parish plan (2009)

Ashdon Parish plan (2007)

Birchanger Parish Plan (2006)

Chrishall Parish Plan (2007)

Farnham Parish Plan (2014)

Felsted Parish Plan (2014)

Great Canfield Village Design Statement (2010)

Great Chesterford Parish Plan (2015)

Great Dunmow Town Design Statement (2009)



Hadstock Parish Plan (2007)

Little Bardfield Village Design Statement (2009)

Littlebury Parish Plan (2009)

Newport Village Plan (2010)

Radwinter Parish Plan 2007-2012

Stansted Parish Plan (2011)

Thaxted Village Design Statement (2010)

Wendens Ambo Parish Plan (2012)

White Roding Parish Plan (2009)

Widdington Village Design Statement (2009)

Quendon & Rickling Neighbourhood Plan Regulation 14

Local Reports and Assessments (Evidence Base)

Assessment of Uttlesford District's Local Plan on Air Quality in Saffron Walden (2013)

Gypsy and Traveller Issues and Options Sustainability Appraisal (ECC, December 2014)

Habitats Regulation Assessment (UDC, April 2014)

Green Belt Boundary Scoping Report (Uttlesford District Council, 2011)

Historic Settlement Character Assessment (Uttlesford District Council, 2007)

Affordable Housing Viability Assessment (Level, August 2010 & update 2012)

Demographic Forecasts Phases 1-6 (Edge Analytics, Quarter 1 - 2015)

Developer Contribution Guidance Viability Testing (KIFT Consulting, February 2014)

Housing Supply as at 31 March 2014 (Uttlesford District Council, 2014)

Housing Supply Windfall Allowance (Uttlesford District Council, 2014)

Housing Trajectory and Five-Year Land Supply 2015 (Uttlesford District Council, 2015)

Objectively Assessed Housing Need, Technical Assessment (Uttlesford District Council, October 2013)



Sites Viability Assessment (BNP Paribas Real Estate, March 2014)
Strategic Housing Land Availability Assessment 2013
Strategic Housing Market Assessment (2012 [new assessment commissioned expected 2015])
Landscape Character Assessment (Chris Blandford Associates, September 2006)
Protected Lanes Assessment (Essex County Council, March 2012)
Renewable Energy Study of the District of the District (Altechnica, January 2008)
District Retail Study (Savills, 2012, 2014)
Uttlesford Strategic Flood Risk Assessment (JBA Consulting, March 2008)
Town and Village Profiles (Uttlesford District Council, January 2012)
Great Chesterford Cycle Route Feasibility Study (Essex Highways, April 2014)
Local Plan Highway Impact Assessment (Essex Highways, March 2014)
Uttlesford District Historic Environment Characterisation Project (Essex County Council, 2009)
Water Cycle Study (Arcadis Design and Consultancy, January 2017 and April 2018)
West Essex and East Hertfordshire Assessment of Employment Needs (Hardisty Jones Associates, October 2017)
Economic Evidence to Support the Development of the OAHN for West Essex and East Herts (Hardisty Jones Associates, September 2015)
Commercial Workspace Study (BE Group, June 2015)
Employment Land Review Update (Aecom, July 2016) and update (May, 2017)
Uttlesford Gypsy and Traveller Accommodation Assessment (Opinion Research Services, June 2017)
Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Summary 2016-2033 (Opinion Research Services, January 2018)
Archaeological Impact Assessments (Place Services, 2018)
Heritage Impact Assessments (Donald Insall Associates, 2018)
West Essex and East Hertfordshire Strategic Housing Market Assessment (SHMA) (Opinion Research Services, September 2015 and July 2017)
Housing Supply Windfall Allowance (Uttlesford District Council, March 2017)



East Cambridgeshire Objectively Assessed Housing Need (Cambridgeshire County Council Research Group, January 2016 and October 2016)

Strategic Land Availability Assessment (SLAA) 2015

Housing Trajectory and Five-Year Land Supply (Uttlesford District Council, 2015 - 2017)

Affordable Housing Viability Update (Level, March 2012)

Infrastructure Delivery Plan (IDP) (Troy Planning, May to July 2017 and May 2018)

Sports Facilities Development Strategy (Ploszajski Lynch Consulting, January 2016)

District Retail Study (Savills, 2016 and 2018)

Uttlesford Local Plan Transport Study (2018)

Uttlesford Local Plan Spatial Strategy (including Garden Communities) Background Paper (2018)

4.3 Baseline Information (Stage A2)

Annex B details the complete Baseline Information profile for the strategic area relevant to the content of the Local Plan.

The following section outlines a summary of the key baseline information and therefore the current state of the environment for the District.

4.3.1 Economy and Employment

- There has been a slight increase in the number of active businesses in Uttlesford due to a higher rate of registrations than de-registrations. Compared to sub-national and national figures the district has experienced a higher start up rate and a lower de-registration rate indicating a more robust local economy.
- Uttlesford District is predominantly rural in nature and as such a significant proportion of businesses are based within rural locations with only 15% defined as being urban based. This is in total contrast to county and national business compositions which recorded highest proportions within urban areas.
- There are comparatively more businesses within agriculture, forestry and fishing within the district than the county but noticeable fewer businesses within construction, retail and health. Other industries with proportionately higher business numbers than the county and national levels are production, professional, scientific & technical and Business Administration and Support Services.
- 81.7% of the working population in Uttlesford District are in employment which is higher than sub-national and national employment levels. The proportion of the District's working population who are economically active but unemployed is 3.0% which is below sub-national



and national unemployment figures.

- Uttlesford has a low number of people who are of an economically active age but are unemployed when compared to the county, regional and national average.
- The majority of jobs within the district and across all areas are in Soc 2010 major group 1-3 consisting of managers and professionals. For the district this accounts for 61.4% of all employee jobs. The other industry in the district which provides a higher proportion of employee jobs compared to the sub-national and national equivalent is Caring, leisure and Other Service occupations, while the rest of the sectors are lower than the Essex, regional and national levels.
- The Council commissioned an Employment Land Review (ELR) which was completed in August 2016 and subsequently updated in May 2017. The ELR assessed three potential growth options in relation to jobs growth in Uttlesford District over the Local Plan period:
 1. Baseline growth: Assumes 322 net additional jobs per annum (JPA) in Uttlesford;
 2. Medium growth: Based on the historic share of total SHMA area, equating to 665 net additional JPA; and
 3. High growth: Based on EEFM projected share of total SHMA area jobs, equating to 675 net additional JPA in Uttlesford.
- The West Essex and East Hertfordshire Assessment of Employment Needs, completed in October 2017, updated the forecast growth across the Functional Economic Market Area (FEMA). For Uttlesford it identified two scenarios for job growth in the plan period:
 1. Moderated Baseline: Assumes 7,200 net additional jobs in Uttlesford (327 JPA);
 2. Preferred Scenario: Adjusted the moderated baseline to better balance the labour market and maintain commuting and unemployment patterns in line with 2011 rates, this resulted in 16,000 net additional jobs in Uttlesford (727 JPA)

4.3.2 Housing

- A 2015 SHMA concludes that the combined level of housing need across the four local authority areas is 46,058 homes for the period 2011-2033. This figure has been disaggregated amongst the four authorities.
- In terms of the supply of housing already identified to meet the objectively assessed need 3,190 dwellings have already been built in Uttlesford between 2011 and 2017. At 1 April 2017 a further 3,939 dwellings had been granted planning permission.
- Historical evidence shows that windfall sites make a contribution to the number of annual completions, and it is forecast that in the light of available sites and planning policy, windfall sites will continue to be permitted and built in the future at a rate of 70 dwelling per year. This equates to a total windfall allowance between 2017 and 2033 of 1,120 dwellings. The total supply is therefore 8,249 dwellings.
- The Government released new household projections in July 2016. These figures show that, by 2033, the population of Uttlesford is likely to be greater than originally expected. Following the release of these figures, further work on the SHMA has shown that the level of housing need in the District has increased to around 13,332 new homes by 2033. The Local Plan



provides for a higher figure of 14,000, incorporating the need for growth in communal establishments.

- There are 33,930 dwellings within Uttlesford District, 86.7% of which are privately owned.
- The average dwelling price within Uttlesford District is £317,132. This is significantly higher than the county and national averages. The average dwelling prices for the District and Essex are both above the national average while the regional average is lower.
- The Gypsy and Traveller Showpeople Accommodation Assessment identified that in the District there are 39 'unknown' households that may meet the new definition of traveller and 15 households that do not meet the new definition. There was an additional need for 10 net pitches arising from the gypsy and traveller community that do not meet the gypsy and traveller definition under the PPTS and an additional need for 8 net pitches arising from the gypsy and traveller community where it is unknown whether they meet the definition under the PPTS. There is one 1 Travelling Showperson household identified in the District and details from the interview showed that there is no current or future need.

4.3.3 Population and Society

- Uttlesford District has an estimated population of 81,000. Since 2001 the population has grown at a higher rate than that of the county, the region and the country. At 14.81% it is considerably above the national population growth rate of 6.99%.
- The majority of Uttlesford District's population are adults within the age bands of 20-44 years and 45-64 years. The district has a lower proportion of young persons under the age of 15 at 18.58% compared to the proportion of persons aged 65 and over at 18.78%. The proportion of young persons is above the county, regional and national equivalent.
- The population of Uttlesford District is projected to increase to 111,000 by 2039 which represents a 32.14% growth on the 2014 population figures. This percentage change is significantly higher than sub regional and national growth figures.
- The population within Uttlesford is projected to increase overall, but with a shift in structure. Categorised as aged 65 years and over, there is projected to be 31,000 older people by 2039. By 2039 the projected number of children is 20,000 meaning that the population will be an aging one, which will likely result in changing requirements of the District's residents. This is further demonstrated by the slight increase in children as a percentage of the population in 2039 and a substantial, increase in the percentage of older people
- Household projections are 2012 based and are linked to the 2012 based population projections. In 2012 there were estimated to be 22,305 households within Uttlesford and by 2037 this is projected to increase by 19.1% to 27,548. This proportional increase is below the county projected increases but in line with the national increase of 19.0%
- When adjustments are made to the pupil forecast figures to take account of the numbers of primary and secondary pupils it is anticipated will be produced by new housing that is likely to be built by 2019 the forecasts show a deficit of some 400 places for primary schools and only a very small surplus of secondary school places.
- At 77.1% a higher proportion of pupils within Uttlesford attained five or more A*-C grades at key stage 4 (KS4) than the county, regional and national equivalent. 64.3% of pupils who



gained five or more A*-C grades did so in English and Mathematics which is considerably more than the national proportion of 53.4%. The proportion of pupils attaining five or more A*-G grades was also above the national figure and only 0.4% of all pupils in the District didn't receive any passes at KS4.

- Uttlesford has comparatively higher proportions of the population qualified at Level 3 and Level 4 and above. With 59.3% of the population having attained at least 2 or more A levels, advanced GNVQ, NVQ 3 or equivalent (level 3) and 35.6% achieving a higher national diploma, degree and higher degree level or equivalent (level 4). Uttlesford has a significantly higher skilled workforce in comparison to the county and a slightly higher proportion than the regional level.
- Uttlesford has the lowest level of deprivation for a local authority within Greater Essex. Of the 326 local authorities within England Uttlesford ranks within the bottom 10% for the four measures – extent, local concentration, average score and average rank.

4.3.4 Health

- Life expectancy of residents within Uttlesford District is higher than the regional and national averages with men living for an average of 81.8 years and women on average living 85.1 years. In general, life expectancy is increasing within the District and nationwide. The implications of this will mean that as people live longer there will be increased pressure on services for the elderly.
- The prevalence of child obesity within the District is 5.4% which is lower than the county average of 8.1% and considerably below the national average of 9.4%. Adult obesity is 18.2% within the District which is considerably below both the county average of 24.5% and the national average of 23.0%.
- The proportion of adults participating in 30 minutes, moderate intensity sport has decreased in the most recent survey at the local, sub-national and national levels. In the District 42.0% of those in the survey were active in sport between October 2013 and October 2014.
- Accessible Natural Greenspace Standard (ANGSt) created by Natural England sets out the minimum amount of accessible natural greenspace that any household should be within reach of. As much as 54% of households within Uttlesford do not have any access to natural greenspace. The District covers around 64,000ha of land but only 894ha of it is considered to be accessible natural greenspace.

4.3.5 Transport

- 90.4% of households in Uttlesford own at least one vehicle, a far higher percentage than for the East of England (82.3%) and for England and Wales (73.9%). The highest percentage of residents own 2 cars or vans whereas in both the East of England and England and Wales the majority of the population own 1 car or van.
- Uttlesford District has a higher proportion of residents driving to work by either car or van (46.34%) when compared to regional and national levels as well as a larger proportion of residents working from home (6.43%). This could be related to the District being mainly rural. There is also a higher usage of trains as a mode of transport within the District compared to



the national trend but fewer residents cycle or travel by underground or on a bus, minibus or coach. The proportion of residents who walk to work is comparatively similar to the regional and national levels.

- The work destination attracting the highest proportion of Uttlesford residents was the City of London (10.9%). The next most popular destinations for employment were the neighbouring areas of Cambridge with 991 commuters (5.5%) and Harlow with 410 (2.3%).
- Accessibility is a general issue within Uttlesford District, with only just over one third of residents being within 15 minutes of an employment site or retail centre and 50% being within 15 minutes of a GP. Over four fifths of the population of Uttlesford District live within 30 minutes of a primary school. The proportion of residents with access to a secondary school within 30 minutes walking or public transport is significantly smaller at 60%.

4.3.6 Cultural Heritage

- The majority of archaeological sites and deposits in Uttlesford District remain buried, hidden and thus preserved. However, the known archaeological resource in the District is very varied and highly significant. There are approximately 4,064 in records of archaeological sites and finds recorded on the Essex Historic Environment Record (EHER) for Uttlesford District as of December 2010.
- There are 3,731 designated listed buildings within the District and the majority of them are grade II listed. This means they are nationally important and of special interest. 1.8% of all the listed buildings are considered to be of exceptional interest and internationally important (grade I) and 4.6% are classed as particularly important buildings of more than special interest (grade II*).
- There are 73 Scheduled Monuments within the District which represents 24.5% of all Scheduled Monuments within Essex. They range from prehistoric burial mounds to unusual examples of World War II defensive structures and have been designated due to their national importance. Audley End located west of Saffron Walden, is designated as a Scheduled Monument, as well as a landscape park and historic house.
- There are seven registered parks and gardens within Uttlesford District which have each been designated by English Heritage as being “a park or garden of special historic interest” and 36 conservation areas within Uttlesford District which are defined as historical settlements and buildings having ‘special architectural or historical interest, the character of which is desirable to preserve or enhance’.
- There are 36 conservation areas within Uttlesford District which are defined as historical settlements and buildings having ‘special architectural or historical interest, the character of which is desirable to preserve or enhance’.
- As per the Heritage at Risk Register (2015), there are 10 assets listed as being at risk in Uttlesford. This consists of 5 scheduled monuments, 4 listed buildings and 1 registered park and garden. The 4 listed buildings within the District are defined as at risk through neglect and decay, or vulnerable of becoming so. Of the 4, 2 have been categorised as being in immediate risk of further rapid deterioration or loss of fabric and without any agreed solution for restoration.



4.3.7 Biodiversity and Nature Conservation

- The Essex Biodiversity Action Plan (EBAP) highlights 25 species and 10 habitat action plans covering Essex.
- There are no international or European designated sites within Uttlesford. Nationally designated sites include 2 National Nature Reserves (NNRs) and 12 Sites of Special Scientific Interest (SSSIs). There are also 281 locally important nature conservation areas which are designated as Local Wildlife Sites (LoWSs).
- There is a Public Service Agreement (PSA) target of at least 95% of all nationally important wildlife sites being brought into favourable condition. 8 of the 12 sites in Uttlesford are meeting this target. Those not are Ashdon Meadows, Debden Waters, Hall's Quarry and High Wood, Dunmow. The majority of Hall's Quarry and Debden Waters SSSI areas are in favourable conditions, however they are not meeting the PSA target because of unfavourable conditions in other sections. 35.03% Hall's Quarry and 39.87% of Debden Waters SSSI are in an unfavourable condition and declining.
- In addition to designated sites, consideration should also be given to non-designated value in regards to ecology on a site-by-site basis in order to protect and enhance species and habitats, including those that are protected. This could include Greenfield sites and areas of habitat considered to enrich appreciably the habitat resource within the context of local areas, such as species-rich hedgerows, municipal parklands or individual veteran trees.

4.3.8 Landscapes

- There are eight Landscape Character Areas (LCAs) in Uttlesford District as defined in a Landscape Character Assessment relevant to the District and each one has a recognisable pattern of landscape characteristics. A more detailed landscape character assessment defined 20 smaller local LCAs within the eight previously defined. With the exception of one they were all identified as being between moderate to highly sensitive of change.
- There is a significant proportion of ancient woodland in the District. Hatfield Forest is an important survival of a medieval forest, comprising a mixture of wood pasture with pollards, coppice woods, timber trees, a warren, lodge and lake.
- Protected lanes have significant historic and landscape values and because of their age they often have significant biological value too. There are 118 grade one and two protected lanes within the District.
- More than 60 verges have been designated as being Special Roadside Nature Reserves in the District. They are considered important for their ecological value as they contain rare or uncommon fauna and act as corridors interlinking fragmented or isolated habitats.

4.3.9 Water Environment

- None of the rivers in the Roding, Beam and Ingreborne catchment currently achieve good or better ecological or biological status/potential. A total of 67% are classified as having poor biological status, and 11 % of the assessed river water bodies have bad status. By 2015 the status for at least one element was expected to have improved by 31% which is second to the



Upper Lee catchment, also in the Thames region, where 44% should improve over the same timescale. 16% of rivers in this catchment currently achieve good or better ecological status/potential and 10% have good or high biological status now, with 62% at poor biological status, but none classed as bad status. The Cam and Ely Ouse and Combined Essex catchments achieve higher percentages of water bodies with at least good biological status at over 27% and 33% respectively but Combined Essex catchment reported only 7% of water bodies achieving good ecological status/potential.

- Of all the river courses in the District, the Cam and Ely Ouse displayed the highest percentage assessed at good chemical status and good overall status including chemical and ecological at 94% and 17% respectively. However, the Upper Lee catchment was predicted to register the highest % improvement for one or more element in the river of 44% by 2015.
- Surface water flooding risk in the District was highlighted through the modelling of surface water in Saffron Walden, Great Dunmow and Stansted Mountfitchet, which identified drainage paths and potential areas that may be susceptible to surface water ponding. In numerous locations surface water reaches depths of more than 60 cm.
- A 2008 SFRA was undertaken to accompany the District's Local Plan and this is being updated to accompany the new Local Plan. The SFRA is a planning tool that enables the council to select and develop sustainable site allocations away from vulnerable flood risk areas. The SFRA will assist the council to make the spatial planning decisions required to inform the Local Plan and contained recommendations. In regards to land use planning, water quality raises a range of challenges from development, including point source pollution from required sewage treatment, water abstraction to supply people and industry and diffuse pollution from urban sources.

4.3.10 Climate and Energy

- More than half the District's 2,808.9GWh energy consumption is from petroleum products which are a result of transport, domestic and commercial industries (66.20%). In contrast only 15.9GWh of energy consumed is from bioenergy and waste products. This is the second highest percentage of total energy consumption from renewable sources (0.57%) compared with neighbouring areas, second to Maldon (0.92%).
- The transport industry is responsible for the majority of CO₂ emissions within Uttlesford with 38.3%, followed by domestic consumption (31.1%) and industry and commercial consumption (30.7%). Uttlesford is ranked as the third place district in Essex for per capita reductions in CO₂ emissions with 21.3%, which is higher than the county percentage of 17.6%. Harlow and Maldon were ranked higher than Uttlesford with 25.0% and 21.4% respectively.
- Mean summer precipitation has a 67% likelihood of decreasing by up to 10% across the whole region by 2020 and by 2050 the south of the East of England will see decreases by up to 20%. By 2050 much of the region is expected to see a mean winter precipitation increase of between 10% and 20%.
- Up to March 2011 Uttlesford District had issued 125 Code for Sustainable Homes certificates, 64 at the design stage and 61 post construction. This total number is below the Essex average of 156 certificates issued.



4.3.11 Air and Noise

- The main air quality issues within the District following the first round of air quality assessments in 1998 to 1999 were found to be emissions of NO₂ and PM₁₀ from vehicles on the M11 and A120. However, no air quality management areas (AQMAs) have been declared in Uttlesford for these as national air quality objectives were not predicted to be exceeded. Further assessments found 3 junctions in Saffron Walden showing NO₂ levels exceeding the objectives which have been declared AQMAs and 2 other sites in the District have since reported exceedances in NO₂ levels. (Defra,2015)
- Over the past 6 years the data for Uttlesford shows no exceedances of the annual mean Nitrogen Dioxide objective at the automatic monitoring sites, and in the years when the hourly mean was exceeded, the number recorded was within the number acceptable to meet the 1 hour standard. The number of exceedances of the hourly mean were recorded as - 2008 = 2 (Saffron Walden), 2009 = 0, 2010 = 13* (Saffron Walden), 2011 = 1 (Stansted), 2012 = 0, 2013 = 0, and 2014 = 0. It should be noted that Defra have stated that 2010 was an unusually high year across the whole of the UK for NO₂ nationally for climate reasons.
- Regarding diffusion tube monitoring data, of the 26 monitoring sites in Uttlesford, no concentrations exceeded the objectives in 2014.
- Central Saffron Walden continues to be designated as an Air Quality Management Area (AQMA). Ambient or environmental noise is defined as noise which is either unwanted or harmful. It is created by human activities and includes noise emitted by transport including road traffic and air traffic, as well as from sites of industrial activity. Britain's third busiest international airport, Stansted Airport is located within the District and a major motorway, the M11 traverses through it down the eastern side. Both these forms of transportation generate ambient noise which can impact people living or working nearby.
- There are no dwellings situated in close enough proximity of Stansted Airport that experience noise levels exceeding 75dB at any time of day but under 100 dwellings do experience noise that exceeds 70dB during the day, evening and night. Noise level produced on the M11 exceeds 75dB across the day, evening and night at the point of source and dissipates across a large area surrounding the road. The B1256 also creates ambient noise above 75dB but noise levels dissipate across a much smaller distance. The new A120 has been constructed which is likely to have increased noise implications, despite alleviating noise levels on the B1256.

4.3.12 Waste

- The majority of local authority collected household waste is sent for recycling, composting or reuse in the Plan Area. Despite this, no non-household local authority collected waste is recycled, composted or re-used.
- Households within Uttlesford District Council produce 136.89kg per household less waste than the county average, and a larger percentage of this waste is recycled re-used or composted (55.53%), than the Essex average.
- Six transfer facilities have been granted planning permission within Essex and Southend, to support a materials recovery facility, in Basildon. These will, once constructed, accept waste



from the Waste Collection Authority vehicles directly from kerbside collection. Here waste will be bulked up, ready for transportation to Basildon. Uttlesford waste is scheduled to be bulked up at Great Dunmow.

4.3.13 Minerals

- There are localised deposits of silica sand, chalk, brickearth and brick clay in Essex. Marine dredging takes place in the extraction regions of the Thames Estuary and the East Coast, whilst aggregate is landed at marine wharves located in east London, north Kent, Thurrock, and Suffolk. Essex has no landing wharves of its own. There are no hard rock deposits in the County so this material must be imported into Essex. This currently occurs via rail to the existing rail depots at Harlow and Chelmsford.
- The majority of the sand and gravel produced in Essex (about 78%) is used within the County itself. This position looks unlikely to change over the long-term. Consequently the main factor influencing production of sand and gravel in the future will be the need to meet the minerals demand for the whole of Essex created by major development and new infrastructure projects within Essex itself.
- Extensive chalk resources are present under the surface but outcrop only in the North West, particularly in Uttlesford District currently. They are extracted at only one site in the form of white chalk at Newport Quarry, used mostly in agricultural practices, although small quantities are used by the pharmaceutical industry. In Essex they are not associated with a land bank as it is extracted as an industrial mineral rather than as an aggregate.

4.3.14 Data Limitations

Not all the information available for the authority was quantifiable; as a result there are some gaps within the data set and a degree of reliance on qualitative assumptions for certain topics. It is believed however that the available information shows a comprehensive view on sustainability within the Plan Area. New data that becomes available has been incorporated within the SA at each stage of its development.

The information outlined within this Report represents a snapshot of the information available at the beginning of May 2018.



4.4 Key Sustainability Issues and Problems and Sustainability Objectives (Stage A3)

The outcome of Stages A1 – A2 in the SA Process is the identification of key sustainability issues and problems facing the Plan Area which assist in the finalisation of a set of relevant Sustainability Objectives. Issues are also identified from the review of plans and programmes and a strategic analysis of the baseline information.

The appraisal of the Local Plan will be able to evaluate, in a clear and consistent manner, the nature and degree of impact and whether significant effects are likely to emerge from the Local Plan's proposed content.

The following table outlines the key sustainability issues and considerations for the Plan Area.

Table 2: Key Sustainability Issues and Problems and the state of the environment in the absence of the Local Plan

Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
Biodiversity	From the Essex Biodiversity Action Plan (EBAP) there are 25 species and 10 habitat action plans covering Essex.	Although biodiversity and ecological designations are protected internationally and nationally, allocating sites and devising policy criteria in a locally relevant plan-led system enables specialist input on a site-by-site basis and the best outcomes in light of all alternatives. Without such a plan-led approach, sites may be developed without relevant policy criteria which could have cumulative negative impacts on habitats and designations.	1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District
Designated Sites	There are no international or European designated sites within Uttlesford. Nationally designated sites include 2 National Nature Reserves (NNRs) and 12 Sites of Special Scientific Interest (SSSIs). There are also 281 locally important nature conservation areas which are designated as Local Wildlife Sites (LoWSs). There is a Public Service Agreement (PSA) target of at least 95% of all nationally important wildlife sites being brought into favourable condition. 8 of the 12 sites in		



Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
Water Environment	<p>Uttlesford are meeting this target. Those not are Ashdon Meadows, Debden Waters, Hall's Quarry and High Wood, Dunmow. The majority of Hall's Quarry and Debden Waters SSSI areas are in favourable conditions, however they are not meeting the PSA target because of unfavourable conditions in other sections. 35.03% Hall's Quarry and 39.87% of Debden Waters SSSI are in an unfavourable condition and declining.</p> <p>Of all the river courses in the District, the Cam and Ely Ouse displayed the highest percentage assessed at good chemical status and good overall status including chemical and ecological at 94% and 17% respectively. However, the Upper Lee catchment was predicted to register the highest % improvement for one or more element in the river of 44% by 2015.</p>	<p>Without the Plan's policy direction, it is possible that permissions are granted without suitable conditions. Water quality issues such as these are often tackled through initiatives on sustainable drainage systems.</p>	<p>2) To conserve and enhance water quality and resources and help to achieve the objectives of the Water Framework Directive</p>



Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
	<p>None of the rivers in the Roding, Beam and Ingreborne catchment currently achieve good or better ecological or biological status/potential now. A total of 67% are classified as having poor biological status, and 11 % of the assessed river water bodies have bad status. By 2015 the status for at least one element was expected to have improved by 31% which is second to the Upper Lee catchment, also in the Thames region, where 44% should improve over the same timescale. 16% of rivers in this catchment currently achieve good or better ecological status/potential and 10% have good or high biological status now, with 62% at poor biological status, but none classed as bad status. The Cam and Ely Ouse and Combined Essex catchments achieve higher percentages of water bodies with at least good biological status at over 27% and 33% respectively but Combined Essex catchment reported only 7% of water bodies achieving good ecological status/potential.</p>		
Landscape features	<p>The Landscape Character Assessment for Uttlesford District identified 20 separate landscape character area types. With the exception of one they were all identified as being between moderate to highly sensitive of change.</p> <p>There is a significant proportion of ancient woodland in the District. Hatfield Forest is an important survival of a medieval forest, comprising a mixture of wood pasture</p>	<p>Allocating sites and devising policy criteria in a locally relevant plan-led system enables input by landscape specialists on a site-by-site basis and the best outcomes in light of all alternatives. Without such a plan-led approach, sites may be developed without relevant policy criteria which could have cumulative negative</p>	<p>3) To conserve and enhance the District's landscape character and townscapes</p>



Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
Minerals	<p>with pollards, coppice woods, timber trees, a warren, lodge and lake.</p> <p>The majority of the sand and gravel produced in Essex (about 78%) is used within the County itself. This position looks unlikely to change over the long-term. Consequently the main factor influencing production of sand and gravel in the future will be the need to meet the minerals demand for the whole of Essex created by major development and new infrastructure projects within Essex itself.</p> <p>Extensive chalk resources are present under the surface but outcrop only in the North West, particularly in Uttlesford District Currently. They are extracted at only one site in the form of white chalk at Newport Quarry, used mostly in agricultural practices, although small quantities are used by the pharmaceutical industry. In Essex they are not associated with a land bank as it is extracted as an industrial mineral rather than as an aggregate.</p>	<p>impacts on landscapes.</p> <p>Allocating sites and devising policy criteria in a locally relevant plan-led system enables mineral deposits to be specifically safeguarded in line with Essex County Council input as the relevant Minerals Planning Authority. The absence of a plan could see a number of a planning applications come forward that are not aware of designated and safeguarded mineral extraction sites and their protection. Local Planning Authorities are required to map such sites within their Local Plan for this purpose.</p>	
Soil	<p>The majority of the District contains Grade 2 Agricultural Land (Agricultural Land Classification) which is described as Very Good. The remainder of the District is largely Grade 3 (Good to Moderate) aside from those areas that are primarily in non-agricultural use or urban use. There is no Grade 1 Agricultural Land (Excellent) in the District.</p>	<p>Without a plan-led system, applications could come forward and be granted that do not consider the best and most versatile agricultural land in the District. Although not a significant barrier to development, the plan has the potential to direct development, through allocations, to land that is of a worse quality in the first instance.</p>	<p>4) To conserve and enhance soil and contribute to the sustainable use of land</p>



Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
Cultural Heritage	<p>The majority of archaeological sites and deposits in Uttlesford District remain buried, hidden and thus preserved. However, the known archaeological resource in the District is very varied and highly significant. There are approximately 4,064 in records of archaeological sites and finds recorded on the Essex Historic Environment Record (EHER) for Uttlesford District as of December 2010.</p> <p>There are 3,731 designated listed buildings within the District and the majority of them are grade II listed. This means they are nationally important and of special interest. 1.8% of all the listed buildings are considered to be of exceptional interest and internationally important (grade I) and 4.6% are classed as particularly important buildings of more than special interest (grade II*).</p> <p>There are 73 Scheduled Monuments within the District which represents 24.5% of all Scheduled Monuments within Essex. They range from prehistoric burial mounds to unusual examples of World War II defensive structures and have been designated due to their national importance. Audley End located west of Saffron Walden, is designated as a Scheduled Monument, as well as a landscape park and historic house.</p>	<p>Although heritage and historic designations are protected nationally, allocating sites and devising policy criteria in a locally relevant plan-led system enables input by historic environment specialists on a site-by-site basis and the best outcomes in light of all alternatives. An absence of relevant policy criteria within a Local Plan may see applications come forward for development that conflict with the significance of such assets and their settings.</p>	5) To maintain and enhance the district's cultural heritage assets and their settings



Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
	<p>There are seven registered parks and gardens within Uttlesford District which have each been designated by English Heritage as being “a park or garden of special historic interest” and 36 conservation areas within Uttlesford District which are defined as historical settlements and buildings having ‘special architectural or historical interest, the character of which is desirable to preserve or enhance’.</p>		
Energy consumption	<p>More than half the District’s 2,808.9GWh energy consumption is from petroleum products which are a result of transport, domestic and commercial industries (66.20%). In contrast only 15.9GWh of energy consumed is from bioenergy and waste products.</p> <p>This is the second highest percentage of total energy consumption from renewable sources (0.57%) compared with neighbouring areas, second to Maldon (0.92%).</p>	<p>The Plan has the scope to allocate sites that are located in close proximity to sustainable transportation means and also promote their inclusion as part of site policy. An absence of a plan-led approach may see development arise that does not factor in such requirements, as well as the potential for renewable energy means and energy efficiency measures.</p>	6) To reduce contributions to climatic change
Climate change	<p>Mean summer precipitation has a 67% likelihood of decreasing by up to 10% across the whole region by 2020 and by 2050 the south of the East of England will see decreases by up to 20%.</p> <p>By 2050 much of the region is expected to see a mean winter precipitation increase of between 10% and 20%.</p>	<p>An absence of a plan-led approach to development needs could see a larger amount of sites not factoring in the cumulative impacts of water availability and infrastructure, as well as sustainable drainage systems.</p>	



Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
Carbon Dioxide Emissions	<p>The transport industry is responsible for the majority of CO2 emissions within Uttlesford with 38.3%, followed by domestic consumption (31.1%) and industry and commercial consumption (30.7%).</p> <p>Uttlesford is ranked as the third place district in Essex for per capita reductions in CO2 emissions with 21.3%, which is higher than the county percentage of 17.6%. Harlow and Maldon were ranked higher than Uttlesford with 25.0% and 21.4% respectively.</p>	<p>The Plan has the scope to allocate sites that are located in close proximity to sustainable transportation means and also promote their inclusion as part of site policy. An absence of a plan-led approach may see development arise that does not factor in such requirements, as well as the potential for renewable energy means and energy efficiency measures.</p> <p>An absence of the Plan could see less strategic commitment to minimise carbon emissions which would have increased effects on pollution output.</p>	7) Reduce and control pollution
Fluvial flood risk	A 2008 SFRA was undertaken to accompany the District's Local Plan. The SFRA is a planning tool that enables the council to select and develop sustainable site allocations away from vulnerable flood risk areas. The SFRA will assist the council to make the spatial planning decisions required to inform the Local Plan and contained recommendations.	Site selection criteria, as well as a Flood Risk Assessment, are used to identify whether broad potential future locations for development represent the most appropriate choices in terms of flood risk. Without the Plan, the level of detail used to inform decisions of	8) To reduce the risk of flooding



Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
Surface water flood risk	<p>Surface water flooding risk in the District was highlighted through the modelling of surface water in Saffron Walden, Great Dunmow and Stansted Mountfitchet, which identified drainage paths and potential areas that may be susceptible to surface water ponding. In numerous locations surface water reaches depths of more than 60 cm.</p>	<p>a strategic nature may not be as robust, especially regarding cumulative impacts. In addition, policy content can be used to set conditions on developments, or determine their refusal in areas of flood risk.</p>	
Transport	<p>90.4% of households in Uttlesford own at least one vehicle, a far higher percentage than for the East of England (82.3%) and for England and Wales (73.9%). The highest percentage of residents own 2 cars or vans whereas in both the East of England and England and Wales the majority of the population owned 1 car or van.</p> <p>Uttlesford District has a higher proportion of residents driving to work by either car or van (46.34%) when compared to regional and national levels as well as a larger proportion of residents working from home (6.43%). This could be related to the District being mainly rural. There is also a higher usage of trains as a mode of transport within the District compared to the national trend but fewer residents cycle or travel by underground or on a bus, minibus or coach. The proportion of residents who walk to work is comparatively similar to the regional and national levels. Whilst it is considered that the rural nature of the district may have a key role to play in encouraging this, it is important that with the evolution of</p>	<p>The Plan should seek the correct allocations to reduce emissions resulting from commuting miles whilst also exploring the validity of sustainable transportation; neither of which could be managed on a strategic scale without the Plan.</p>	<p>9) To promote and encourage the use of sustainable methods of travel</p>



Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
	<p>the plan further consideration is given to how future growth may be delivered to facilitate uplift in sustainable travel.</p> <p>The work destination attracting the highest proportion of Uttlesford residents was the City of London (10.9%). The next most popular destinations for employment were the neighbouring areas of Cambridge with 991 commuters (5.5%) and Harlow with 410 (2.3%).</p>		
Accessibility	<p>Accessibility is a general issue within Uttlesford District, with only just over one third of residents being within 15 minutes of an employment site or retail centre.</p> <p>Only 50% of residents are within 15 minutes of a GP.</p> <p>Over four fifths of the population of Uttlesford District live within 30 minutes of a primary school.</p> <p>The proportion of residents with access to a secondary school within 30 minutes walking or public transport is significantly smaller at 60%.</p>	<p>If the plan did not factor in accessibility as a criterion for sustainable development, large proportions of the population would be without access to vital services such as GPs. This could result in serious adverse impacts on residents of Uttlesford. With the plan, it is simple to include considerations for accessibility to services from the onset and attain a more holistic approach.</p>	10) To ensure accessibility to services
Life expectancy	<p>Life expectancy of residents within Uttlesford District is higher than the regional and national averages with men living for an average of 81.8 years and women on average living 85.1 years. In general, life expectancy is increasing within the District and nationwide.</p>	<p>The implications of increased life expectancy will mean increased pressure on services for the elderly, especially regarding care and suitable health services. These are key considerations in a plan-led system; the absence of which could see a less joined up approach</p>	11) To improve the population's health and promote social inclusion



Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
		between development across the District and sufficient care and health service requirements.	
Obesity	The prevalence of child obesity within the District is 5.4% which is lower than the county average of 8.1% and considerably below the national average of 9.4%. Adult obesity is 18.2% within the District which is considerably below both the county average of 24.5% and the national average of 23.0%.	Obesity rates in adults will continue to be higher than rates in children, increasing the risk of certain diseases and reducing life expectancy and social wellbeing. The absence of a plan-led approach may see cumulative developments arise that do factor in the need for strategic open space and recreational requirements.	
Sport participation	The proportion of adults participating in 30 minutes, moderate intensity sport has decreased in the most recent survey at the local, sub-national and national levels. In the District 42.0% of those in the survey were active in sport between October 2013 and October 2014.		
Housing delivery	The NPPF's requirement for housing targets to be determined objectively at the District level (OAN) will ensure a higher dwellings per annum target than previously.	Housing will largely be delivered through 'planning by appeal' with a lack of evidence provided by a plan-led approach. This may see housing delivered contrary to local needs.	12) To provide appropriate housing and accommodation to meet existing and future needs
	The absence of an adopted Local Plan post-NPPF in which to determine housing targets and broad locations for growth.		
House ownership and need	There are 33,930 dwellings within Uttlesford District, 86.7% of which are privately owned. Over the period 2007-2021, there is a need for 4,200 (52%) units of market housing, 2,600 (32%) units of intermediate affordable housing and 1,300 (16%) units of	A plan-led system allows specific developments to be come forward in line with tenure and housing mix requirements as specified in relevant policy. Then absence of a Plan and the relevant evidence base is	



Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
Gypsy and Traveller sites	<p>social rented housing in the District.</p> <p>There is a demand for more Gypsy and Traveller sites in Uttlesford.</p>	<p>unlikely to see such needs delivered.</p> <p>The absence of pitch provision in a plan-led system is likely to see an increase in unauthorised sites.</p>	13) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development
School Capacity	<p>School age population numbers are projected to grow relatively slowly and school capacity within Uttlesford is expected to be sufficient to accommodate children in the District. Primary schools are predicted to have a surplus of 288 places for the 2018/19 academic year. Secondary schools are predicted to have a surplus of 415 for the same time period. However, when adjustments are made to the pupil forecast figures to take account of the numbers of primary and secondary pupils it is anticipated will be produced by new housing that is likely to be built by 2019 the forecasts show a deficit of some 400 places for primary schools and only a very small surplus of secondary school places</p>	<p>Without factoring in school capacity within a plan-led system, cumulative pressure would be put existing educational facilities.</p>	
Utilities	<p>The projected housing increases facing the wider County will put pressures on utility suppliers.</p>	<p>Without a plan-led system the cumulative and holistic approach to house building is unlikely to be evidenced.</p>	
Transport	<p>The projected housing increases facing the wider County will put pressures on road and rail infrastructure.</p>	<p>Without a plan-led system the cumulative and holistic approach to house building is unlikely to be evidenced.</p>	



Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
KS4 equivalent achieved	<p>At 77.1% a higher proportion of pupils within Uttlesford attained five or more A*-C grades at key stage 4 (KS4) than the county, regional and national equivalent. 64.3% of pupils who gained five or more A*-C grades did so in English and Mathematics which is considerably more than the national proportion of 53.4%. The proportion of pupils attaining five or more A*-G grades was also above the national figure and only 0.4% of all pupils in the District didn't receive any passes at KS4.</p>	<p>Without a plan-led system the cumulative and holistic approach to house building is unlikely to be evidenced. This has implications for school capacities and the potential need for new educational facilities to be developed to support the future population.</p>	<p>14) To improve the education and skills of the population</p>
Adult qualifications	<p>The population of Uttlesford District has in general more qualifications than the overall sub-national and national populations. 93.4% of the working age population of Uttlesford District which accounts for 46,700 people are qualified to at least level 1 or higher compared to 85.0% across Great Britain. Level 1 represents foundation GNVQ, NVQ 1 or up to 5 GCSEs at grades A*-C.</p>		
	<p>The most significant difference is that Uttlesford has comparatively higher proportions of the population qualified at Level 3 and Level 4 and above. With 59.3% of the population having attained at least 2 or more A levels, advanced GNVQ, NVQ 3 or equivalent (level 3) and 35.6% achieving a higher national diploma, degree and higher degree level or equivalent (level 4). Uttlesford has a significantly higher skilled workforce in comparison to the county and a slightly higher proportion than the regional level.</p>		



Key Issues	Description / Supporting Evidence	State of environment in the absence of the Local Plan	SA Objective (SO)
Job density	Job density in Uttlesford (0.84) is higher than across the county (0.74), region (0.78) and nation (0.80).	The plan has the scope for a holistic approach to development to ensure that housing and employment development are allocated in support of one another. The plan can also safeguard sites for future employment use. The absence of a plan would likely see a less joined-up approach to housing and employment needs.	15) To ensure sustainable employment provision and economic growth
Location of businesses	Uttlesford District is predominantly rural in nature and as such a significant proportion of businesses are based within rural locations with only 15% defined as being urban based.		
Employment	<p>The proportion of the District's working population who are economically active but unemployed is 3.0% which is below sub-national and national unemployment figures.</p> <p>The District's Employment Land Review (ELR) expected to impact on employment land by identifying Stansted Airport as a prospective opportunity for growth despite BAA having withdrawn its planning application for a second runway. (UDC Employment Land Review [2011]). Since this, the ownership of the airport has changed from BAA to MAG (2015). There is currently a short fall in tertiary sector employment at Stansted. It is important that consideration be given to the location of future residential growth to ensure that local people can benefit from employment opportunities available at the airport.</p>		

The above highlighted key sustainability issues and problems have formulated relevant SA Objectives, which are shown in the final column. This definitive list can be found in the following table alongside their relevance to the environmental, social or economic themes of sustainable development.



Table 3: The SA Objectives

SEA Objective	Environmental	Social	Economic
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	✓		
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	✓		
3) To conserve and enhance the District's landscape character and townscapes	✓	✓	
4) To conserve and enhance soil and contribute to the sustainable use of land	✓	✓	✓
5) To maintain and enhance the district's cultural heritage assets and their settings	✓	✓	
6) To reduce contributions to climatic change	✓		
7) Reduce and control pollution	✓	✓	
8) To reduce the risk of flooding	✓	✓	✓
9) To promote and encourage the use of sustainable methods of travel		✓	
10) To ensure accessibility to services		✓	✓
11) To improve the population's health and promote social inclusion		✓	
12) To provide appropriate housing and accommodation to meet existing and future needs		✓	✓
13) To promote the efficient use of resources, including land and ensure the necessary infrastructure to support sustainable development	✓	✓	✓
14) To improve the education and skills of the population		✓	✓
15) To ensure sustainable employment provision and economic growth		✓	✓



4.4.1 The Compatibility of the SA Objectives

A total of 15 SA Objectives have been derived for the appraisal of the Plan. They are based on the scope of the document, policy advice and guidance and to the assessment of the current state of the environment.

It is useful to test the compatibility of SA Objectives against one another in order to highlight any areas where potential conflict or tensions may arise. The result of this internal compatibility of the SA Objectives is shown in the figure below. In the compatibility matrix the 15 SA objectives are numbered in sequence along each axis and they represent a balance of economic, social and environmental factors.

The following key has been used to illustrate their compatibility:

✓	Where the objectives are compatible
?	Where it is uncertain the objectives are related
0	Where the objectives are not related
x	Where the objectives are incompatible

The matrix below illustrates the compatibility of the SA Objectives.



Figure 2: Compatibility Matrix of the SA Objectives

1																
2	✓															
3	✓	✓														
4	✓	✓	✓													
5	✓	✓	✓	0												
6	✓	✓	?	✓	?											
7	✓	✓	✓	✓	✓	✓										
8	✓	✓	✓	✓	?	✓	✓									
9	✓	0	0	0	0	✓	✓	0								
10	0	0	0	0	?	✓	✓	0	✓							
11	✓	✓	✓	0	0	✓	✓	✓	✓	✓						
12	?	?	?	?	?	✓	0	0	✓	✓	0					
13	?	?	?	?	?	0	0	0	✓	✓	✓	✓				
14	0	0	0	0	0	0	0	0	✓	✓	✓	0	✓			
15	?	?	?	?	?	0	0	0	✓	✓	0	✓	✓	✓		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	

It is to be expected that some objectives are not compatible with other objectives thereby indicating that tensions could occur. Objectives which are based around environmental issues sometimes conflict with economic and social objectives, and vice versa.

The compatibility of the objectives relevant to the Plan is shown in the compatibility matrix above. Instances of uncertainty between objectives are explained further:

- **Objectives 1 and 2 with Objectives 12, 13, & 15:** SA Objectives 1 and 2, which seek to retain, enhance and conserve biodiversity and the water environment, may conflict with the general principles of delivering housing, infrastructure and employment development as specified in SA Objectives 12, 13 and 15. This potential incompatibility does not mean that these objectives are not achievable in unison however; development in appropriate and less locations and / or with suitable mitigation measures would be considered compatible.
- **Objectives 3 and 4 with Objectives 6, 12, 13 & 15:** SA Objectives 3 and 4, regarding



retaining and enhancing landscapes and soil quality may not always be compatible with the development requirements of housing, employment and infrastructure and also reducing the contributions to climate change in some renewable energy schemes (SA Objective 6). This is location specific however and related predominantly to allocating development sites in suitable locations and with mitigation where necessary and viable.

- **Objective 5 with Objectives 8, 10, 12, 13 & 15:** SA Objective 5, regarding maintaining and enhancing cultural heritage assets and their settings may not be compatible with development requirements (SA Objectives 12, 13 and 15). In addition potential incompatibility exists with SA Objective 5 and 8 where some energy efficiency and renewable energy measures and also flood alleviation schemes or systems may not be compatible with the historic environment. Similarly, incompatibility could surround a desire to ensure accessibility to services (SA Objective 10) in a number of the District's settlements; many of which have historic cores and town / local centres with designated Conservation Areas.

4.5 Sustainability Frameworks for Assessing the Local Plan's Policy Content and Allocations

The Sustainability Frameworks used for the detailed assessment of the Plan's content were consulted on at the stage of the 2015 Scoping Report and they have been amended in light of comments received where relevant.

A number of Sustainability Frameworks were presented at that stage, and these are presented again, and for information, in Annex C accompanying this main Environmental Report.

4.6 The Approach to Assessing the Local Plan's Policy Content

The SA of the Local Plan appraises the document's policies against the Sustainability Objectives (SOs) outlined in the above framework. The aim is to assess the sustainability effects of the document following implementation. The appraisal will look at the secondary, cumulative, synergistic, short, medium and long-term permanent and temporary effects in accordance with Annex 1 of the SEA Directive, as well as assess alternatives and suggest mitigation measures where appropriate. The findings will be accompanied by an appraisal matrix which will document the effects over time.

For clarity, within this Environmental Report, appraisals will be set out in the same format as shown in the following table.

**Table 4: Impact on Sustainability Objectives**

	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term															
Medium Term															
Long Term															

The content to be included within the table responds to those 'significant effects' of the policy or element of the Local Plan subject to appraisal. Appraisals will also look at the following:

- Temporal effects;
- Secondary, Cumulative and Synergistic effects;
- The appraisal of Alternatives;
- Impacts on indicators; and
- Proposed mitigation measures / recommendations

These, and 'significant effects' are further described in the following sub-sections.

4.6.1 Description of 'Significant Effects'

The strength of impacts can vary dependant on the relevance of the policy content to certain sustainability objectives or themes. Where the policies have been appraised against the Sustainability Objectives the basis for making judgements within the assessment is identified within the following key:

Possible impact	Basis for judgement
++	Strong prospect of there being significant positive impacts
+	Strong prospect of there being minor positive impacts
?	Possibility of either positive or negative impacts, or general uncertainty.
0	No impact
N/A	Not applicable to the scope or context of the appraised content
-	Strong prospect of there being minor negative impacts and mitigation would be possible
--	Strong prospect of there being significant negative impacts with mitigation unlikely to be possible (pending further investigation)

Commentary is also included to describe the significant effects of the policy on the sustainability objectives.



4.6.2 Description of 'Temporal Effects'

The appraisals of the policies contained within the Local Plan recognise that impacts may vary over time. Three time periods have been used to reflect this and are shown in the appraisal tables as S (short term), M (medium term) and L (long term). For the purpose of the policy elements of the Plan S, M and L depict:

(S) Short term: early stages of the plan period.

(M) Medium Term: middle stages of the plan period.

(L) Long term: latter stages of the plan period (2033) and where relevant beyond

4.6.3 Description of 'Secondary, Cumulative and Synergistic Effects'

In addition to those effects that may arise indirectly (secondary effects), relationships between different policies will be assessed in order to highlight any possible strengthening or weakening of impacts from their implementation together. Cumulative effects respond to impacts occurring directly from two different policies together, and synergistic effects are those that offer a strengthening or worsening of more than one policy that is greater than any individual impact.

4.6.4 Description of 'Alternatives Considered'

Planning Practice Guidance states that reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable.

Alternatives for the direction of policies will be appraised and chronicled alongside each appraisal where relevant and identified, together with the reason for their rejection / non-progression.

4.6.5 Description of 'Proposed Mitigation Measures / Recommendations'

Negative or uncertain impacts may be highlighted within appraisals. As such, mitigation measures may be needed and these will be highlighted in this section for each policy where relevant. In addition to this, this section will also include any recommendations that are not directly linked to negative or uncertain impacts, but if incorporated may lead to sustainability improvements.



4.7 Assumptions Made in the Assessment of the Plan's Content

4.7.1 Policy and Site Appraisals

It should be noted that the appraisal of options is not straightforward, in reflection of the need to create a 'level playing field' for the assessment of both allocated and alternative sites.

A lot of the available information and evidence commissioned for the Plan has been progressed in line with the allocated sites and strategy at this stage. In order to create a level playing field for the assessment of both allocated and alternative options, to the same level of detail, a lot of this information has not been considered within this appraisal.

The appraisal of the Plan's options has been undertaken using all available information that is relevant for use across all options. For this purpose and to further reflect a consistency of approach, regarding sites, the detailed information submitted for each site by the landowners / developers of each option have not been taken into account in those instances where they can be seen to offer different levels of information. As such, only those site boundaries and the quantum of development for options have been taken from the respective submissions.



5. The Appraisal of the Uttlesford District Council Regulation 19 Local Plan

5.1 Introduction

The following sub-sections respond to the appraisal of each element of the Local Plan. This responds to an appraisal of each policy within the document: in each sub-section, an appraisal of all identified reasonable alternatives has been included for transparency and robustness. The process behind the identification of each alternative has been included, citing the source of each alternative in each instance.

5.2 Spatial Portrait, Vision & Objectives

This section contains the following elements of the Plan:

- The Spatial Vision
- The Spatial Objectives for the Plan

5.2.1 The Spatial Vision

The Spatial Vision

By 2033, Uttlesford will continue to be one of the most desirable places to live and work in the UK.

Uttlesford will be a place where residents choose to live, where communities thrive, are healthy and safe, jobs and services are well connected, places have character and communities create and feel a 'pride of place'. A district of communities where the quality of life is high will be achieved by harnessing the benefits of new technology and promoting a healthy, safe and secure environment, with well-designed new development, sufficient housing and jobs with a good range of facilities.

The diversity and quality of Uttlesford's countryside and natural environment will be safeguarded and the historic environment conserved and enhanced. There will be better access to the countryside and green spaces for local communities which will improve people's quality of life and health. The challenges presented by climate change will have been embraced, with new development being located and designed to minimise resource and energy use and reduce the risk of flooding.

New development will be focused on the towns and larger villages with three new garden communities being built within the District. West of Braintree – jointly planned with Braintree District Council, Easton Park, and North Uttlesford Garden Communities. These new garden communities will be exemplars of 21st Century living providing well designed homes, high quality employment, services and facilities to meet the needs of residents and businesses. The new communities will be designed to support the development and implementation of smart technology solutions that improve the quality of life and create healthy, safe and vibrant places for living and working.

New housing will have responded to local needs with a range of different types, sizes and tenures of houses



with a significant proportion being affordable. Housing will be of high quality, with excellent accessibility and well designed for whole life living, ensuring that the distinctive character of the District’s towns and villages will be maintained and enhanced. This will have been supported by extensive community engagement and the production of Neighbourhood Plans.

The District will continue to thrive as a successful balanced local economy. The vitality and viability of the towns and villages will be maintained and enhanced and they will be safe, clean and attractive places. Facilities will allow new businesses to thrive, especially in the research and development sectors, and in the tourism sector. London Stansted Airport will form a pivotal part of the highly successful London Stansted Cambridge Corridor; the environmental impact of London Stansted Airport will be effectively managed.

Necessary infrastructure, community facilities and services will be in place to support growth. High-speed reliable broadband will be accessible for all homes and businesses.

There will be convenient, comfortable, safe and affordable environmentally sustainable alternatives to the use of the car, with improvements to strategic transport routes providing fast and reliable connections to London, London Stansted Airport, Cambridge and beyond.

Significant, Temporal and Secondary Effects

Table 5: Impact on Sustainability Objectives: The Spatial Vision

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	+	0	+	0	0	0	++	++	0	++	+	0	++
Medium	+	0	+	0	+	0	0	0	++	++	0	++	+	0	++
Long	+	0	+	0	+	0	0	0	++	++	0	++	+	0	++

At the broad strategic level, the Vision is aligned with the positive aspirations of a range of sustainability objectives in line with its general focus. The Vision is particularly strongly aligned to those sustainability objectives related to housing and economic growth, accessibility and sustainable travel. It is also aligned to aspirations regarding the natural and historic environment, landscape, and infrastructure. Impacts can be expected to be more significant in accumulation with other Local Plan policies that expand on sustainable development in a local context and regarding the distinct characteristics of the District.

The Vision does not appear to be directly aligned with those sustainability objectives and aspirations related to water quality, soil quality, climate change and pollution and also flood risk, which can all be expected to experience some implications from growth in the Plan area to 2033. It should be noted however that any impacts on these sustainability objectives will be minimised through Plan policies and such themes are and should not be the principle focus of a Local Plan.

Related to this however, those sustainability objectives corresponding to health and education could be elaborated on within the Vision, as areas of social infrastructure that will be put under pressure from growth.



Alternatives Considered

At the Draft Plan Regulation 18 stage, the Plan’s Spatial Vision was similar in content as stated within the Plan at this stage. No alternative approaches can be considered reasonable, or have been throughout the plan-making process, as the Vision largely reiterates the thread of sustainable development as espoused in the NPPF. Any alternative that deviates from this approach would be contrary to NPPF and therefore an unsound approach.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, it was recommended that the Vision be expanded to focus more directly on ensuring that social infrastructure provision is ensured throughout the Plan period, particularly regarding health (where relevant and within the scope of the Plan) and education. This recommendation has not been factored into the Plan’s Spatial Vision and remains an appropriate recommendation.

5.2.2 Spatial Objectives

The Spatial Objectives of the Plan are as follows:

Spatial Objectives
<p>Theme 1 – Promote Thriving, Safe and Healthy Communities</p>
<p>Objective 1a – Meeting the Need for New Homes</p> <p>To deliver housing for Uttlesford District and to make sure that the housing being provided creates balanced communities by:</p> <ul style="list-style-type: none"> - Delivering sustainable, safe, attractive and healthy places to live while meeting local housing needs in terms of type and tenure including affordable housing and housing for people with specific accommodation needs.
<p>Objective 1b – Protecting and Supporting Rural Communities</p> <p>To protect and support the village and rural communities beyond the market towns to ensure they thrive and remain vital by:</p> <ul style="list-style-type: none"> - Supporting rural diversification and rural employment opportunities including those related to agriculture, horticulture and forestry.
<p>Objective 1c – Thriving Safe Communities</p> <p>To reduce the need to travel, shorten travel distances and make sustainable travel a priority by:</p> <ul style="list-style-type: none"> - Locating development so that the use of sustainable travel modes such as public transport, cycling and walking can be maximised whilst recognising the continuing role that the car has in meeting transport and accessibility needs in the rural area; and - Facilitating the provision of sustainable smart travel solutions



Objective 1d – Infrastructure

To protect and enhance existing local services by:

- Ensuring that new and enhanced infrastructure is provided in a timely and sustainable manner to enable the needs of people and business to be met in relation to social, physical and green infrastructure including education, health, open space, sport and cultural facilities.

Objective 1e – High Quality Design

To achieve high quality design throughout Uttlesford District that takes account of local character and heritage and provides a safe, healthy and attractive place for residents, visitors and businesses. This objective will be achieved by:

- Ensuring high quality design solutions, promoting best practice and celebrating success;
- Ensuring appropriate design and application of smart technology solutions; and
- Involving citizens in effective consultation

Theme 2 – Support Sustainable Business Growth

Objective 2a – Enabling Growth and Investment

To strengthen the local economy by:

- Enabling the growth of existing and new employers through the provision of suitable land and premises in sustainable locations to meet the anticipated needs and aspirations of businesses including providing opportunities for employment growth related to London Stansted Airport.

Objective 2b – Supporting the Market Towns

To support and enhance the role of Saffron Walden and Great Dunmow as important retail and service centres by:

- Supporting the provision of a wide range of services and facilities for Uttlesford District whilst conserving and enhancing the historic character of the town centres.

Objective 2c – London Stansted Airport

To accommodate development by:

- Utilising the permitted capacity of the existing runway and provide for the maximum number of connecting journeys by air passengers and workers to be made by public transport: and
- Ensuring that appropriate surface access infrastructure and service capacity will be provided without impacting on capacity to meet the demands of other network users, and enabling local residents to access its rail, bus and coach services.



The Plan's Spatial Objectives can be seen to have broadly significant positive impacts on the majority of the sustainability objectives and aspirations through their direct alignment.

Alternatives Considered

At the Draft Plan Regulation 18 stage, no alternative approaches were considered reasonable as the policy reiterates the thread of sustainable development as espoused in the NPPF. This remains the case at this Regulation 19 stage. Any alternative that deviates from this approach would be contrary to NPPF and therefore an unsound approach.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, the SA recommended that the Spatial Objectives be expanded to reference positive outcomes and aspirations related to water quality and the conservation of high grade soils. This recommendation has since been factored into the Plan at this stage. There are no recommendations made at this stage.

5.3 The Spatial Strategy

This section contains the following elements of the Plan:

- Policy SP1 – Presumption in favour of Sustainable development
- Policy SP2 – The Spatial Strategy 2011-2033
- Policy SP3 – The Scale and Distribution of Housing Development
- Policy SP4 – Provision of Jobs
- Policy SP5 – Garden Community Principles
- Policy SP6 – Easton Park Garden Community
- Policy SP7 – North Uttlesford Garden Community
- Policy SP8 – West of Braintree Garden Community
- Policy SP9 – Development within Development Limits
- Policy SP10 – Protection of the Countryside
- Policy SP11 – London Stansted Airport
- Policy SP12 – Sustainable Development Principles

5.3.1 Policy SP1 – Presumption in Favour of Sustainable Development

The policy is as follows:

Policy SP1: Presumption in favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants and communities jointly to find solutions which mean that



proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Significant, Temporal and Secondary Effects

Table 7: Impact on Sustainability Objectives: Policy SP1

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Medium	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Long	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

At the broad strategic level, this policy can be expected to have positive impacts on all of the sustainability objectives in line with its general principles. Impacts are assessed as minor within this SA based on a high level assumption that sustainable development will occur throughout the plan period in accordance with the Local Plan's adherence to the wider content of the NPPF. Impacts can be expected to be more significant in accumulation with other Local Plan policies that expand on sustainable development in a local context and regarding the distinct characteristics of the District.

Alternatives Considered

At the Draft Plan Regulation 18 stage, no alternative approaches were considered reasonable as the policy reiterates the thread of sustainable development as espoused in the NPPF. This remains the case at this Regulation 19 stage. Any alternative that deviates from this approach would be contrary to NPPF and therefore an unsound approach.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the plan-making process.



5.3.2 Policy SP2 – The Spatial Strategy 2011-2033

The policy is as follows:

The Spatial Strategy

Development will be distributed on the following basis:

- 1) The majority of development will be focused at the towns of Saffron Walden and Great Dunmow and the new Garden Communities at Easton Park, West of Braintree and North Uttlesford
- 2) Key Villages will be the major focus for development in the rural areas reflecting their role as provider of services to a wide rural area
- 3) New development in the Type A and Type B Villages will be limited with the emphasis being on:
 - a) Enhancing and maintaining the distinctive character and vitality of local rural communities;
 - b) Shortening journeys and facilitating access to jobs and services; and
 - c) Strengthening rural enterprise and linkages between settlements and their hinterlands.

Elsewhere development will be restricted in accordance with Policy SP10 - Protection of the Countryside.

Sustainable growth of London Stansted Airport will be supported in principle subject to conformity with the environmental and transport framework set out in Policy SP11 – London Stansted Airport.

Significant, Temporal and Secondary Effects

Table 8: Impact on Sustainability Objectives: SP2

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	+	+	0	0	0	++	++	++	++	++	++	++
Medium	0	0	+	+	+	0	0	0	++	++	++	++	++	++	++
Long	0	0	+	+	+	0	0	0	++	++	++	++	++	++	++

In considering the Spatial Strategy of the District, it can be seen that the majority of the Plan's allocations will occur in accordance with directing long term growth to Garden Communities and in the short-medium term within the most sustainable settlements within the District; those being Saffron Walden and Great Dunmow. This approach ensures that development is located to the most sustainable existing locations, and also those that have the capability of being self-sustainable. Additional growth allocations are then directed to Key Villages in the next instance. Where growth is allocated in accordance with the settlement hierarchy, responding to the most sustainable settlements in the District, this will have positive sustainable outcomes. Impacts are therefore significantly positive on objectives associated with sustainable travel, access to services, health and social inclusion, housing, infrastructure delivery, education and skills and employment. The development of Garden Communities will alleviate pressure on existing settlements in the latter stages of the plan period, related to social and environmental tenets of sustainability. This includes infrastructure pressure, and impacts on cultural heritage, the historic environment and landscapes that can be expected



from a more piecemeal approach to development at existing settlements through urban extensions were the Garden Communities not progressed as a solution to meeting the District's OAN. This leads to positive outcomes, however it should be noted that much depends on the specific locations of development for many environmental objectives.

Long term significant positive impacts will also be recognised in regard to the allocation of Garden Communities, which will see the largest proportion of the Plan's overall growth target. The sustainability implications of these are numerous, not least due to their scale (explored elsewhere in this Report), but also the positive thematic implications of their allocation; those being directing growth away from existing settlements that can be expected to be harmed significantly if they were to accommodate such growth. In that sense, the principle of Garden Communities will ensure a number of secondary or comparably more sustainable benefits than the alternative of distributing growth rigidly to the District's most sustainable settlements as per the settlement hierarchy.

The broad distribution of allocations can be seen to respond to the strategic road network and rail links within the District, which although not offering a widespread dispersal does reflect the most sustainable broad locations in a predominantly rural District and increases the potential for synergies to improve public transport as stated in the Plan. The distribution of large and strategic new allocations can be seen to be largely focused on the A120, with the exception of those allocations at Saffron Walden.

Alternatives Considered

At the 'Issues and Options' stage in 2015, the Council explored a number of focuses of growth that would see growth distributed to different areas of the District. These included the following options:

- New Settlement Options
- Urban Extensions in Saffron Walden
- Urban Extensions to the Edge of Bishops Stortford (in Hertfordshire)
- Urban Extensions in Great Dunmow
- Village Extensions and Small Sites

At that stage, a number of Strategic Scenarios were developed for the OAN at the time, precisely for 580 dwellings per annum and 750 dwellings per annum. Under both of these quanta, extant permissions were set at 5,000 dwellings and a windfall allowance of 50 dwellings per annum or 750 over a 15 year plan period. These Scenarios were:

- Scenario A - A focus on a New Settlement (580dpa)
- Scenario B - A focus on Villages and Bishops Stortford (580dpa)
- Scenario C - A focus on the District's Towns (580dpa)
- Scenario D - A 'hybrid option 1' which resembled an equal distribution across all of the above (580dpa)
- Scenario E - A focus on two new settlements (750dpa)
- Scenario F - A focus on the District's Towns and Villages (750dpa)
- Scenario G - A 'hybrid option 2' which resembled an equal distribution across all of the above 750dpa options, with less growth in Bishop's Stortford.



At the Draft Plan Regulation 18 stage, new evidence emerged that suggested that the District's OAN was 14,100 over the plan period, which equates to 641 dwellings per annum 2011-2033. A total of 8,171 of these were identified as dwellings which have already been built (2,468), have planning permission at April 2016 (4,513) and are included within a windfall allowance of 70 dwellings a year (1,190). As a result of this, the Plan had to find a total of 5,929 remaining dwellings.

The below table sets out whether any of these previously explored options can be defined as a 'reasonable option' at this stage, with 'reasons for rejection / progression' outlined.

Table 9: Spatial Strategy Options / Alternatives and reasons for rejection / progression

Scenario	Reasonable Alternative at this stage (?) / Reason for Rejection or Progression
Scenario A - A focus on a New Settlement (580dpa)	This Scenario is not a reasonable alternative as it would not meet the District's OAN. The Scenario is not considered a sound distribution strategy as it would lead to the reliance on only 1 large site to deliver the housing, there would be issues surrounding deliverability within the Plan period, it deprives other settlements of sustainable growth, and there would be negative impact on 5 year land supply. For these reasons the alternative has been rejected.
Scenario B - A focus on Villages and Bishops Stortford (580dpa)	This Scenario is not a reasonable alternative as it would not meet the District's OAN. The Scenario is not considered a sound distribution strategy as the scale of development is likely to have a detrimental impact on the character of villages, the countryside and the highway network in many circumstances, and there would be uncertainty that the scale of individual developments would provide the infrastructure required. For these reasons the alternative has been rejected.
Scenario C - A focus on the District's Towns (580dpa)	This Scenario is not a reasonable alternative as it would not meet the District's OAN. The Scenario is not considered a sound distribution strategy as there would likely be significant impacts on historic character and landscape setting, it would restrict the pooling of s106 for infrastructure, and there are also insufficient deliverable sites as submitted for consideration. For these reasons the alternative has been rejected.
Scenario D - A 'hybrid option 1' which resembled an equal distribution across all of the above (580dpa)	This Scenario is not a reasonable alternative as it would not meet the District's OAN. The Scenario is not considered a sound distribution strategy as a reliance on only 1 large site to deliver the housing would lead to issues surrounding deliverability within the Plan period. For this reason the alternative has been rejected.
Scenario E - A focus on two new settlements (750dpa)	This Issues and Options 2015 Scenario is not a reasonable alternative as it is considered that only two Garden



Scenario	Reasonable Alternative at this stage (?) / Reason for Rejection or Progression
	Communities would not meet the District's OAN (or 750dba) within the Plan period. This is based on an assumption as to the delivery related to any new settlement providing a maximum 1,400 homes over the plan period based on expected start-dates and delivery rates. The Scenario is not considered a sound distribution strategy as it would rely on only 1 or 2 large sites to deliver the housing, which would have deliverability issues within the Plan period, it deprives other settlements of sustainable growth, and there would be negative impact on 5 year land supply. For these reasons the alternative has been rejected.
Scenario F - A focus on the District's Towns and Villages (750dpa)	This Issues and Options 2015 Scenario is not a reasonable alternative as it is considered that a focus on the District's Towns and Village would not meet the District's OAN (or 750dba) within the Plan period as there is not enough suitable land. The Scenario is not considered a sound distribution strategy as some villages are more constrained than others which could result in disproportionate growth, and there would be an uncertainty that the scale of individual developments would provide the infrastructure required. For these reasons the alternative has been rejected.
Scenario G - A 'hybrid option 2' which resembled an equal distribution across all of the above 750dpa options, with less growth in Bishop's Stortford.	This Issues and Options 2015 Scenario is not a reasonable alternative as it is considered that the above options would not provide enough suitable land to meet the District's OAN (or 750dba) within the Plan period. This is based on an assumption as to the delivery related to any new settlement providing a maximum 1,400 homes over the plan period based on expected start-dates and delivery rates, which would not be achievable through two new settlements. Despite this, the notion of three new settlements under a broad 'hybrid option' of distribution across the wider District warrants further exploration and testing within this SA within the above proposed Policy SP2.

The appraisal of these options / alternatives can be found in Appendix 1 of this report. The appraisals of the preferred Garden Communities (Easton Park, Great Chesterford and West of Braintree) are also included within Appendix 1 for comparison purposes alongside all reasonable alternatives explored throughout the plan-making process.

At this Regulation 19 stage, few options and alternatives can be identified as 'reasonable' and are required to be re-explored. This takes into account existing commitments, dwellings built (2011-17) and those with outstanding planning permissions at 1st April 2017. These correspond to development within the District's main towns and key and other villages and can be seen to contribute to Policy SP2's distribution pattern. In terms of the supply of housing already identified to meet the objectively assessed need 3,190 dwellings have



already been built in Uttlesford between 2011 and 2017. At 1st April 2017 a further 3,939 dwellings had been granted planning permission. Historical evidence shows that windfall sites make a contribution to the number of annual completions; it is forecast that in the light of available sites and planning policy, windfall sites will continue to be permitted and built in the future at a rate of 70 dwellings per year. This equates to a total windfall allowance between 2017 and 2033 of 1,120 dwellings. The total supply is therefore 8,249 dwellings.

With further considerations given to the findings of the SLAA and the plan's corresponding non-strategic site allocations, which are also in accordance with the distribution proposed in Policies SP2 and SP3, there emerges a need for three new settlements, or 'Garden Communities' within the District, forming a significant part of the Plan's proposed Spatial Strategy. This is identified through a current forecast 'shortfall' of 4,820 dwellings that need to be allocated within the plan period in addition to those that are identified for allocation in the Plan within the District's towns and key villages. The Plan includes 5 broad spatial strategy alternatives at this stage; simplifications of the above 'Scenarios' explored at the Issues and Options 2015 stage:

- Alternative SP2(a): All development in new settlements;
- Alternative SP2(b): All development pepper potted in villages;
- Alternative SP2(c): All development in two main towns (Saffron Walden and Great Dunmow); and
- Alternative SP2(d): A combination of development in main towns and villages.

The approach of Policy SP2 reflects a hybrid strategy of the above alternatives with significant growth in new settlements, but some additional growth in existing communities as well. This strategy recognises that towns and larger villages offer sustainable locations for development. This balanced approach is considered to realise the infrastructure benefits of concentrating development as well as limiting the impact on existing communities, although it is recognised that existing communities close to the new communities will be impacted. The effects of the 4 above alternatives are identified in the following table.

Alternative SP2(a): All development in new settlements

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	?	?	?	0	0	0	?	?	?	--	?	?	?
Medium	0	0	?	?	?	0	0	0	?	?	?	--	?	?	?
Long	0	0	?	-	+	0	0	0	+	+	+	++	++	++	+

Alternative SP2(b): All development pepper potted in villages

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	?	+	0	0	0	--	-	?	?	--	-	-
Medium	0	0	+	?	+	0	0	0	--	-	?	?	--	-	-



Long	0	0	-	-	-	0	0	0	--	-	?	?	--	-	-
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Alternative SP2(c): All development in two main towns (Saffron Walden and Great Dunmow)

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	+	+	0	0	0	++	++	++	++	++	++	++
Medium	0	0	+	+	+	0	0	0	++	++	++	++	++	++	++
Long	0	0	?	?	?	0	0	0	+	+	+	?	-	?	?

Alternative SP2(d): A combination of development in main towns and villages

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	+	+	0	0	0	++	++	++	++	++	++	++
Medium	0	0	+	+	+	0	0	0	++	++	++	++	++	++	++
Long	0	0	?	?	?	0	0	0	+	+	+	?	?	?	+

Summary of effects

Alternative SP2(a) can be expected to lead to generally less sustainable outcomes as the preferred strategy through an over-reliance of new settlements. The alternative creates a lot of uncertain impacts in the short-medium term based on the lead in time of new settlements historically and firmer impacts only being recognised in the long term (the plan period and beyond) when new settlements can be expected to come forward. The appraisal of this option crucially highlights that there is a significant possibility that housing would not come forward in sustainable locations in the short-medium term and that new development would not be plan-led. Significant negative impacts can be expected regarding housing delivery. In comparison to the appraisal of the strategy as outlined within the Plan, the reliance on new settlements would have also 'less positive' outcomes in the long term, particularly regarding landscapes, and a number of social impacts related to directing growth to the District's most sustainable existing settlements in the first instance and also Stansted Airport in relation to existing employment opportunities. The alternative can not guarantee that new communities would have access to existing employment areas.

Alternative SP2(b) has been assessed as having a large proportion of negative impacts, related largely due to the range of and accessibility to services facilities and employment opportunities within the majority of the District's villages. Similarly, sustainable transport promotion can not be expected to be forthcoming given a reliance on rural 'non-strategic' roads within the vast majority of the District's villages. In response to the amount of growth required in the Plan period, it can be expected that all villages (Type A, Type B and also those currently without development boundaries / village envelopes) would experience a level of expansion that can not be considered proportionate. Furthermore, this expansion can be expected to have uncertain to negative effects on environmental objectives and also the historic environment / cultural heritage, with a large proportion of the District's villages being settlements with considerable assets in this regard. This is



also true of the District's rural hinterlands.

Alternative SP2(c) can be expected to have largely similar impacts as the Plan's spatial strategy in the short-medium term, through a continued focus of growth to the District's most sustainable settlements. In the long term however, impacts can be expected to be more uncertain to negative. This is largely related to such a focus leading to exponentially less sustainable developments in relation to access to existing services, facilities and jobs as settlements extending outwards in top rural areas. This is relevant to accessibility in a wide sense (transport, accessibility, services and utilities) and the general notion of retro-fitting existing infrastructure to increase in capacity. Additionally, it should be considered that a number of existing permissions exist in and around the District's main towns which already increases growth proportionately. The assessment of this option also regards a number of environmental issues, specifically regarding the historic value of existing settlements and including historic landscape value.

Alternative SP2(d) has been assessed as the same impacts as the Plan in the short-medium term and largely similar impacts of Alternative SP2(c) in the long term / latter stages of the plan period and beyond. This strategy option reflects sustainable development regarding directing growth to existing settlements. In the long term however, all existing settlements can be expected to receive growth that is not proportionate if OAN is to be met. This puts pressure on social infrastructure and the option can be expected to lead to the expansion of settlements that become progressively less sustainable and more isolated from those services, facilities and jobs that existing settlements currently provide. As per the assessment of Alternative SP2(c) , the assessment of this option also regards a number of environmental issues, specifically regarding the historic value of existing settlements and including historic landscape value.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the plan-making process.

5.3.3 Policy SP3: The Scale and Distribution of Housing Development

The NPPF requires local planning authorities to use evidence to ensure that their Local Plan meets the objectively assessed housing needs for market and affordable housing in the housing market area as far as is consistent with the policies set out in the NPPF. Councils should work with neighbouring authorities where housing market areas cross administrative boundaries; the NPPF requires the preparation of a SHMA to assess full housing needs. Strategic Housing Market Assessments (SHMAs), published in 2010, 2012, 2015 and 2017 have been commissioned by the four authorities and undertaken for the combined area of East Hertfordshire, Epping Forest, Harlow and Uttlesford Districts. The 2017 SHMA gives an up to date and policy-compliant assessment of housing need over the Housing Market Area for the period 2011-2033.

The Government released new household projections in July 2016. These figures showed that, by 2033, the population of Uttlesford was likely to be greater than originally expected. Following the release of these figures, further work interim on the SHMA showed that the level of housing need in the District had increased to around 14,100 new homes by 2033. In 2017 the SHMA was updated and this has shown the level of housing need in the District to be around 13,300 new homes by 2033 and the need for around a further 500 places in communal establishments.

In September 2017 the Government consulted on a standardised methodology for objectively assessing



housing need and, as part of that consultation, published an estimate of the need for each local authority if the proposed methodology was applied. In the case of Uttlesford the Government's assessment was that the new methodology would result in a housing need for Uttlesford of 740 dwellings per year, which would equate to 16,280 homes between 2011 – 2033.

In January 2018 the Government consulted on the introduction of a standard Local Housing Need Assessment methodology as part of the consultation on a revised National Planning Policy Framework and revised Planning Practice Guidance. This consultation closed on 10 May 2018. The Government has indicated that it expects to publish the new NPPF and PPG in summer 2018.

It is considered prudent to provide for the housing need identified in the latest SHMA, including the need for communal establishments. The housing requirement of 14,000 new homes by 2033 also incorporates a small uplift to build in an element of robustness into the requirement. The Plan considers that this approach provides an element of flexibility in the earlier phases of the Plan period in the light of the complexity associated with bringing forward the garden communities. It also ensures a range of sites are available to meet the needs of the market.

Policy SP3: The Scale and Distribution of Housing Development

The housing requirement for Uttlesford during the Local Plan period 2011 to 2033 is at least 14,000 net additional dwellings. This requirement is stepped such that there is a requirement of 568 dwellings per annum between 2011/12 and 2021/22 and a requirement of 705 dwellings per annum between 2022/23 and 2032/33.

Provision to meet this requirement will be made from the following sources of supply (which should deliver nearly 14,700 dwellings in total):

- 3,190 dwellings have already been built 2011-2017.
- 1,120 dwellings will be provided on small unidentified windfall sites between 2017-2033.
- 3,939 dwellings are already identified in outstanding planning permissions at 1 April 2017 in the towns and villages listed below.
- 6,428 dwellings will be provided in the following locations between 2017-2033:

	Dwellings
Saffron Walden	315
Great Dunmow	782
KEY VILLAGES*:	
Elsenham	170
Great Chesterford	107



Stansted Mountfitchet	40
Takeley	20
Thaxted	20
Type A and Type B Villages	154
Easton Park Garden Community	1,925
North Uttlesford Garden Community	1,925
West of Braintree Garden Community	970

* No allocations are proposed at Newport

Significant, Temporal and Secondary Effects

Table 10: Impact on Sustainability Objectives: Policy SP3

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	?	?	?	-	?	?	?	?	+	++	++	++	++	++	+
Medium	?	?	?	-	?	?	?	?	+	++	++	++	++	++	+
Long	?	?	?	-	?	?	?	?	+	++	++	++	++	++	+

The Policy will have significant positive effects on those Sustainability Objectives regarding accessibility to services, health and social inclusion, housing, infrastructure and education and skills. These impacts are largely and notionally in response to the expected social infrastructure benefits that can be expected to be forthcoming from development at this scale. This is due to both the requirements for infrastructure contributions to be met in some instances (schools), and the necessity of others (healthcare facilities, wider transport infrastructure) to be delivered in order for growth to be sustainable. The delivery of infrastructure to support growth can be considered with some certainty on a case-by-case development basis in relation to existing and proposed Plan policy, particularly those regarding the proposed Garden Communities and those site related allocation policies within the Plan. Uncertain impacts have been assessed for the majority of this SA's environmental objectives. This is predominantly due to impacts only being realised on a site-by-site basis, although as previously mentioned site allocation policies exist to specifically highlight environmental concerns. Wider development management policies within the Plan are also applicable for all forthcoming development proposals once the plan has been adopted. Despite this, the can be considered to be a negative impact regarding landscape / townscape due to the level of growth proposed and a general lack / diminishing number of suitable brownfield land sites available in the District. This will lead to an inevitable and unavoidable need to develop Greenfield land within the District.

Alternatives Considered

It is important to assess the sustainability implications of planning for different housing quanta. Whereas a Strategic Housing Market Assessment (SHMA) has the purpose of identifying need over a Housing Market



Area (HMA), the SA should identify the sustainability benefits and issues that are likely to arise from different housing numbers over the plan period and beyond. This SA appraises a range of housing quanta that have been explored to date and throughout the plan-making process. The appraisal is necessarily high level and broad within the context of how the District could possibly meet the various levels of housing growth.

At the Draft Plan Regulation 18 stage, a number of alternatives were highlighted and assessed. The assessment of these alternatives have been re-iterated within this SA. For the purposes of a focussed appraisal, the following different quanta were identified within the Draft Plan Regulation 18 stage SA (with associated assumptions as to delivery related to any new settlement providing a maximum 1,400 homes over the plan period based on expected start-dates and delivery rates):

- Alternative SP3(a): A higher indicative figure than that within the SHMA (>14,000 dwellings from 2011-2033 (identified as 15,500))¹ - In order to deliver this quantum, the District would require the allocation of four new Garden Communities.
- Alternative SP3(b): The lower end of the OAN figure within the SHMA (12,500 dwellings from 2011-2033) - In order to deliver this quantum, the District would require the allocation of two new Garden Communities.
- Alternative SP3(c): A lower indicative figure than that of the lower OAN figure (<12,500 dwellings from 2011-2033) - In order to deliver this quantum, the District would require the allocation of one new Garden Community.
- Alternative SP3(d): A total of 8,750 dwellings over the plan period – as identified by the Local Plan Inspector in his report on the (withdrawn) Submission Local Plan December 2014 - In order to meet this quantum, it can be expected that the District would not need to allocate any new Garden Communities.

Since the Preferred Options consultation stage the Ministry of Housing, Communities and Local Government's (MHCLG) (formerly the Department for Communities and Local Government) has introduced a standardised methodology for calculating OAN nationally. This initially indicated that OAN for the District is 16,280 dwellings over the plan period (2011-2033) or 740 dwellings per annum however it should be noted that the methodology has not been formerly adopted, and a transitional period is built into the draft NPPF, allowing plan preparation that has reached an advanced stage to progress. This is higher than the indicative total of 15,500 / 16,100 identified and appraised (below) within Alternative SP3(a). As such, this identifies a new alternative to be explored at this stage:

- Alternative SP3(e): A total of 16,280 dwellings over the plan period – as identified as the OAN for the District in the MHCLG consultation using a standardised methodology. In order to meet this quantum, it can be expected that the District could require the allocation of five new Garden Communities or further allocations on the edge of existing communities.

The appraisals of all the alternatives considered throughout the plan-making process are as follows:

¹ In including this alternative within the SA at this stage, the quantum has been amended to reflect the Plan's target of 14,700. It is therefore identified as 16,100 (i.e. inclusive of an additional 1,400 homes over the plan period to reflect a fourth Garden Community).



Alternative SP3(a): A higher indicative figure than that within the SHMA (>14,000 dwellings from 2011-2033 (identified as 15,500))

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	?	?	-	-	?	?	-	?	++	++	++	+	++	++	?
Medium	?	?	-	-	?	?	-	?	++	++	++	+	++	++	?
Long	?	?	-	-	?	?	-	?	++	++	++	+	++	++	?

Alternative SP3(b): The lower end of the OAN figure within the SHMA (12,500 dwellings from 2011-2033)

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	?	?	-	?	?	?	?	+	+	+	--	+	+	-
Medium	+	?	?	-	?	?	?	?	+	+	+	--	+	+	-
Long	+	?	?	-	?	?	?	?	+	+	+	--	+	+	-

Alternative SP3(c): A lower indicative figure than that of the lower OAN figure (<12,500 dwellings from 2011-2033)

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	?	?	-	?	?	?	?	+	+	+	--	+	+	-
Medium	+	?	?	-	?	?	?	?	+	+	+	--	+	+	-
Long	+	?	?	-	?	?	?	?	+	+	+	--	+	+	-

Alternative SP3(d): A total of 8,750 dwellings over the plan period – as identified by the Local Plan Inspector in his report on the (withdrawn) Submission Local Plan December 2014

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	++	?	+	?	?	?	?	?	+	?	?	--	-	-	--
Medium	++	?	+	?	?	?	?	?	+	?	?	--	-	-	--
Long	++	?	+	?	?	?	?	?	+	?	?	--	-	-	--



Alternative SP3(e): A total of 16,280 dwellings over the plan period – as identified as the OAN for the District in the MHCLG consultation using a standardised methodology.

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	?	?	--	--	?	?	-	?	++	++	++	++	++	++	?
Medium	?	?	--	--	?	?	-	?	++	++	++	++	++	++	?
Long	?	?	--	--	?	?	-	?	++	++	++	++	++	++	?

Summary of effects

It should be noted that, crucially, those options for less than the OAN will have a significant negative impact on delivering housing need in the District. In light of this, the options can be considered 'unreasonable alternatives' yet have been assessed here for comparison purposes, more specifically in relation to other sustainability objectives and impacts. Alternatives SP3(a) and SP3(e) can be said to have positive impacts on housing need in so far as this option will deliver the largest quantum of new homes. Despite this though, impacts for Policy SP3(a) are limited in relation to the increased likelihood that an increased number of new settlements would have to be delivered in the A120 corridor. This has three key issues; such a concentration could impact on the local housing market, not offer a range of choices for homebuyers in a geographic sense, and also such a concentration could ensure that barriers exist for each new settlement to meet their maximum potential beyond the plan period, in regard to scale, ancillary infrastructure benefits and thus in consideration of deliverability. Alternative SP3(e) could be expected to ensure a Garden Community in an additional broad location, such as within the M11 corridor. It should be noted that in practice a more flexible option could be to plan for above the OAN figure to some extent, in order to ensure future land supply is maintained in the event that any other allocated sites do not come forward for development as expected and as per the Policy. An assessment of new settlement combinations elsewhere in this SA Report demonstrates that options are explored that seek to deliver housing with appropriate buffers.

The various quanta of housing have been assessed as broadly correlating with more significant negative impacts on biodiversity, in so far as growth can be seen as notionally in conflict with environmental protection. Despite this, strong arguments can be made for ensuring biodiversity gain through Garden Community proposals should they be sensitively located and / or through policy requirements. For this reason, impacts are not identified as negative for those options of above the OAN figure. It is considered that in so far as Garden Communities have the ability to mitigate impacts in the majority of cases, significant effects can not be highlighted in a quantitative manner regarding the condition of assets present in the District and beyond (where relevant).

Landscape character, and more specifically its sensitivity to development, varies throughout the District. Any impacts of Garden Community permutations may be less significant than those of the existing commitments and non-strategic allocations, particularly related to the focus of growth to the District's historic existing settlements; much of the landscape being intrinsically linked to the historic environment. This appraisal therefore focuses on assumed impacts related to geographic distribution in particular areas, for comparison purposes only. It can be expected however that with more Garden Communities, there would be more negative impacts within certain areas and in consideration of the locations of the submitted Garden Community options. Alternative SP3(a) has been assessed as having negative impacts in so far as the



likelihood of an enhanced concentration of new settlements along the A120 can be expected to have cumulative negative connotations; the landscape character in this broad area having a largely moderate to relatively high sensitivity to change / development. This is also the case for Alternative SP3(e), with heightened impacts identified through the possible requirement of an additional new settlement being required in or in close proximity to the MGB or CPZ. It should be noted however that any significant effects may be possible to be mitigated through sensitive masterplanning on a site by site basis. Alternative SP3(b) has been assessed as having largely uncertain impacts due to the possible permutations of any number of new settlements in the A120 corridor. Uncertain impacts are also highlighted for SP3(c), in so far as the location of any single new settlement is undetermined. To this extent, the appraisal of new settlement options will offer more detail on landscape issues in this context.

The majority of Garden Community options explored are predominantly within Grade 2 agricultural land, and those scenarios that reflect a need for increasing numbers of Garden Communities can be expected to correlate with increasing negative impacts. Despite this however, a pragmatic approach to such losses should be taken within the context of meeting the District's housing needs.

Regarding pollution, assumptions can be made regarding SP3(a) and SP3(e), regarding the increased possibility of a concentration of Garden Communities in the A120 corridor, which can be expected to have a higher potential of negative air quality impacts. With the exception of SP3(a) and SP3(e), which would not be deliverable without at least three new settlements within the A120 corridor, all Options have been assessed as uncertain on the balance of both site specific detail being required, and all requiring growth in more sensitive areas (such as for air quality in Saffron Walden) in line with the existing commitments and non-strategic allocations.

It can be expected that provisions for walking and cycling infrastructure will be integrated into each new settlement and be a foremost consideration in any forthcoming masterplans. The provision of public transport infrastructure can be ensured, however particular services will depend on the attractiveness of proposals to operators. With this in mind, it has additionally been assumed that SP3(a) and SP3(e) are the most likely to ensure positive impacts in so far as the requirement of a concentration of new settlements in the A120 corridor would both utilise existing bus links and could also be more attractive to service providers. That said, it should be acknowledged that the majority of new settlement options will benefit from some level of existing public transport in so far as they are all well related to either the A120 or rail links in the case of Great Chesterford. Similarly, SP3(d) and the 'constant components' of the housing quanta can be expected to have some degree of existing public transport links, as expected from existing settlements and the Plan's predominant focus of growth to higher tiered settlements in the settlement hierarchy.

In the assessment of the housing quantum options, it has been assumed that each new settlement will progress to be largely self-sustainable in terms of the provision of a sufficient amount of infrastructure, services and facilities. In addition, all options reflect the allocation of land for development in broadly sustainable locations, in so far as they are all broadly in accordance with the principle of directing growth to existing settlements or areas in close proximity to the strategic road network or rail links. It has additionally been assumed that SP3(a) and SP3(e), representing the alternatives with the highest growth from Garden Communities is most likely to ensure positive impacts in so far as such growth will meet necessary thresholds for infrastructure delivery, though appropriate contributions. It is also considered that this would have less likely affect viability through possible economies of scale with a possible focus of growth in the A120 corridor and pooled contributions to deliver necessary infrastructure and services. In contrast, the lowest growth option (SP3(d)) will benefit from ensuring accessibility to existing services, however without the critical mass to warrant significant delivery of new infrastructure or services in any one scheme. This level of growth is



however a constant throughout all options, and without the critical mass of a new settlement it is unlikely that such growth would ensure wider benefits; for this reason uncertain impacts have been highlighted. Options SP3(b) and SP3(c) will have positive impacts on regard to the self-sustainability of Garden Communities, however with limited additional benefits in comparison to the higher growth options.

It could be expected that SP3(d) would resemble the most likely growth quantum to be met by existing infrastructure in so far as existing commitments and the non-strategic allocations identified represent a distribution of growth to existing settlements only. This can be seen to spread housing needs to those areas where it can be more readily accommodated, however where infrastructure capacity does not exist, this is likely to exacerbate issues surrounding the costs of provision without the critical mass to deliver wholly sustainable developments. For this reason, in addition to the lack of wider benefits to address current District-wide infrastructure concerns, negative impacts have been highlighted. With this in mind, it is important that infrastructure benefits are ensured through growth of such a scale as is appropriate to benefit the whole District. This is reflected in the appraisal, with positive impacts highlighted for those Options that look at delivering the District's OAN and above, however with the general caveat that some level of dispersal geographically is sought to support the Plan's non-strategic site allocations and other elements of the 'constant components', which are themselves geographically dispersed, and also to offer wider inclusive social benefits. Positive impacts are identified for options that seek to deliver one to two new settlements, however it should be noted that SP3(b) is likely to have slightly more benefits than SP3(c) in consideration of a consistent approach to appraising such high level options.

It can be expected that with higher levels of housing growth there will be an increased level of new school provision. Those alternatives that require new settlements will therefore meet the threshold for new primary education on site. In contrast, SP3(d) can be expected to increase pressure on school capacities, however with the caveat that the specific commitments and allocations that form that this work's existing commitments and non-strategic allocations have not been specifically taken into account. In so far as Secondary provision will be required from the higher levels of growth explored, any concentration of new settlements can be expected to meet the threshold for new Secondary school provision in the plan period through pooled infrastructure contributions, whilst also meeting accessibility criteria. Despite this, any assumed focus on the A120 corridor is unlikely to address existing accessibility concerns regarding Secondary school provision in the wider District.

For the purposes of assessing broad housing quantum options for their impacts on employment provision, a general assumption has been made regarding the delivery of employment provision as part of new settlement options. In consideration of the strategic importance of the A120 corridor and Stansted airport in this regard, it can be said that quanta options that would ultimately lead to a concentration of new settlements in this area can be expected to ensure the viability of any associated employment development to be integrated into proposals. Despite this, question marks will exist as to whether viability is affected by such competition, and also in sustainability terms, whether such a concentration represents a suitable dispersal of employment across the District both in terms of inclusive employment opportunities and sustainable transport. As a result, SP3(a) and SP3(e) will have uncertain impacts for comparison purposes and pending further specific work on employment specific elements of the growth strategy. Alternatives SP3(b) and SP3(c) will have uncertain to negative impacts on this objective in so far as housing and employment factors are both essential to the principle of sustainable growth and new settlements. To this extent, it can be expected that the District not meeting OAN over the plan period, will have similar repercussions regarding sustainable employment growth.



Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.

5.3.4 Policy SP4: Provision of Jobs

Policy SP4: Provision of Jobs

Provision will be made for a minimum net increase of 16,000 jobs in the period 2011-2033 to maintain a broad balance between homes and jobs and to maintain a diverse economic base.

Significant, Temporal and Secondary Effects

Table 11: Impact on Sustainability Objectives: Policy SP4

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	+	0	0	0	0	++
Medium	0	0	0	0	0	0	0	0	0	+	0	0	0	0	++
Long	0	0	0	0	0	0	0	0	0	+	0	0	0	0	++

A general notion of sustainability is to ensure that increases in housing are matched with employment opportunities in the broad area and Garden City Principles (TCPA) set an aspiration of 'one job per household.' With a housing supply of 14,000 dwellings within the plan period, the provision of 16,000 jobs can be seen to have significant positive benefits for the District. Of these, the majority will be in non-B use class uses such as retail, education and other services. The B use class jobs (offices, industrial and warehouses) will provide around 10% of the overall jobs growth in the District over the Local Plan period. A number of employment and mixed-use allocations are included within the Plan's site allocations, including those of the Garden Communities. In addition to this, infrastructure policy exists and compliments this high level policy in regard to super-fast broadband to support home working, which can be expected to increase exponentially throughout the plan period and beyond. The Preferred approach considers needs, as identified in the Employment Land Review and the Objectively Assessed Economic Need (OAEN) of the Functional Economic Market Area (FEMA) and supports the Council's Economic Development Strategy (2016-18). It similarly identifies need in relation to the potential continual loss of B1a (office) floorspace as a result of permitted development rights.

Alternatives Considered

At the Draft Plan Regulation 18 stage, two alternative policy approaches were identified based on the preferred jobs increase in job provision at the time (14,600 jobs). Alternative 1 at the time (see below) can now be considered the Plan's preferred approach. At this stage, these have been updated to reflect the current jobs provision target of the Plan (see footnotes for further clarification). The alternatives at this stage are:



- Alternative SP4(a): A higher indicative increase in jobs (>14,600²)
- Alternative SP4(b): A lower indicative increase in jobs (<14,600³)

The appraisals of these alternatives are as follows:

Alternative SP4(a): A higher indicative increase in jobs (>14,600)

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	+	0	0	0	0	++
Medium	0	0	0	0	0	0	0	0	0	+	0	0	0	0	++
Long	0	0	0	0	0	0	0	0	0	+	0	0	0	0	++
Summary of effects and reason for rejection	Notionally, and at the strategic level, the District adopting a higher jobs target than that of the preferred policy approach would have similar impacts to Policy SP4 above. The update provided through the West Essex and East Hertfordshire Assessment of Employment Needs support this alternative approach however the preferred policy provision target is identified in response to OAEN and the findings of the Employment Land Review.														

Alternative SP4(b): A lower indicative increase in jobs (<14,600)

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Medium	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Long	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Summary of effects and reason for rejection	There are likely to be similar impacts to the preferred approach resulting from this alternative, albeit notionally less significant positive impacts on employment growth. The alternative is less likely to achieve the aspiration of one job per household through plan-led growth and for this reason is a comparatively less sustainable option and has been rejected.														

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.

² In response to the increase in jobs provision within the Policy from the Draft Plan Regulation 18 stage, the indicative number of this alternative should now reflect a >16,000 scenario.

³ In response to the increase in jobs provision within the Policy from the Draft Plan Regulation 18 stage, the indicative number of this alternative should now reflect a <16,000 scenario.



5.3.5 Policy SP5: Garden Community Principles

Policy SP5: Garden Community Principles

Three new garden communities will be delivered in Uttlesford, at Easton Park, North Uttlesford and West of Braintree.

The garden communities will be developed in accordance with the following garden city principles defined by the Town and Country Planning Association and the wider definition of sustainable development outlined in the National Planning Policy Framework:

1. Land value capture for the benefit of the community
2. Strong vision, leadership and community engagement
3. Community ownership of land and long-term stewardship of assets
4. Mixed-tenure homes and housing types that are genuinely affordable for everyone
5. A wide range of local jobs within easy commuting distance from homes
6. Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy, vibrant communities and including opportunities to grow food
7. Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains and using zero-carbon and energy-positive technology to ensure climate resilience
8. Strong cultural, recreational and shopping facilities in walkable, vibrant, socialable neighbourhoods
9. Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

Each garden community will demonstrate high levels of self-containment.

The garden communities will be underpinned by high quality urban design and placemaking principles. Streets and spaces will be designed to allow for safe and easy movement by a variety of modes, balancing placemaking and movement functions. Opportunities for smarter and sustainable travel will be maximised, with links to neighbouring settlements provided that reduce the reliance on the private car. The development plan documents will establish the layout, mix and quantity of future development, including key urban design principles that will guide development.

Prior to any planning applications being considered detailed development plan documents for each of the garden communities will be prepared and adopted by the local planning authority.

The development plan documents and subsequent planning applications must be prepared in consultation with residents, wider stakeholders and interested parties. This consultation will need to extend beyond the district boundaries to address cross-boundary matters.

Comprehensive development is required. Phasing, infrastructure and delivery plans will form part of the development plan document, establishing the scale and pace of growth, where development will take place and when. The garden communities must be built out in a logical order so that ongoing construction does not undermine the quality of life of the first residents to move into the garden community by separating construction access to the site from residential access. The delivery of physical, social and green infrastructure, and the trigger points for these, will form part of the phasing and delivery plan. The phasing of



all forms of infrastructure will meet the needs of the new community as they arise and will not exacerbate existing problems.

Measures to support the development of each new community including the provision of community development support workers (or other provision) and other appropriate community governance structures will be an integral part of the delivery of each new garden community.

The Council is confident that the new garden communities can be delivered. The exact delivery model for each garden community will be determined separately from the land-use planning process, however the Council will need to be satisfied that any proposed delivery model will realise all the garden city principles and a test will be established in the Development Plan Document to enable this to be determined. Delivery models could range from privately led arrangements to locally-led development corporations with compulsory purchase powers. If necessary, the Council will consider intervening directly to ensure the garden city principles are met within the proposed timetable set out within the Local Plan.

The Development Plan Document for each Garden Community will set out the criteria that the Council will need to be sure are satisfied in relation to the delivery model for that development. The criteria will be designed to ensure, for example, that the development will meet garden city principles and will secure the delivery of housing throughout market cycles.

Significant, Temporal and Secondary Effects

Table 12: Impact on Sustainability Objectives: Policy SP5

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long	++	0	+	+	0	0	0	0	++	++	+	++	+	+	++

Impacts are only expected to be realised in the long term, in line with the expected commencement and delivery of the initial phases of the Garden Communities in the latter stages of the plan period. The Policy is high level, and not implicit of specific requirements from any forthcoming Garden Community schemes / applications. Separate policies exist relevant to each Garden Community allocation and these will be utilised to shape separate DPDs for each Garden Community. The Policy will nevertheless ensure that required ancillary development and infrastructure to housing growth will be secured, resulting in significant positive impacts on biodiversity gain, sustainable travel, accessibility services and housing and employment related objectives. Minor secondary positive impacts will be realised on townscape, the sustainable use of land, health, infrastructure and education in so far as positive outcomes will be required however are not specifically implied within the policy.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that in so far as the place shaping principles of the Policy reiterate sustainable land use requirements as espoused in the NPPF and PPG, it is considered that there are no reasonable alternative approaches that could be considered distinctively different yet still meet tests of soundness. This is still considered the case at this Regulation 19 stage, and no reasonable alternative approaches have been identified.



Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.

5.3.6 Policy SP6: Easton Park Garden Community

It should be noted that the appraisal of Policy SP6 should not be taken as that of the Garden Community itself. The appraisal of the Garden Communities, alongside reasonable alternatives, is included later in this report and is undertaken on a 'policy off' basis. The appraisal of Policy SP6 in this section explores whether the impacts and issues raised in the assessment of the Garden Community are addressed in the policy (a 'policy on' approach) in way of mitigation or avoidance as a requirement of any successful planning application, as well as including any general aspirations in line with the Sustainability Objectives and Garden City Principles.

The Policy is as follows:

Policy SP6: Easton Park Garden Community

Permission will be granted for a new garden community of 10,000 homes at Easton Park. The details and final number of homes will be set out in a Strategic Growth Development Plan Document.

The Strategic Growth Development Plan Document will set out the nature and form of the new community. The DPD will be produced in consultation with stakeholders and will include a concept plan showing the disposition and quantity of future land-uses, and give three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the necessary social and physical infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The DPD will provide the framework for subsequent development of more detailed masterplans and other design and planning guidance for the Easton Park Garden Community. The DPD will set out mitigation measures relating to the criteria and text of this policy. Planning applications will be consistent with the approve DPD which will need to be in place before any consent is granted for the new Garden Community.

The new Garden Community at Easton Park will:

1. Deliver 10,000 new dwellings, of which a minimum of 1,925 will be delivered by 2033. A mix of housing sizes and types of housing will be delivered in accordance with housing needs including 40% affordable homes and homes for older people, including residential care and nursing home accommodation. Specific provision will be made for self and custom build housing.
2. Deliver a range of local employment opportunities integrated into the new community. The development will be informed by the Uttlesford Economic Development Strategy for Easton Park and will be phased to be developed in line with the residential elements of the development. Floorspace allocations to be defined within the Strategic Growth Development Plan Document.
3. Ultrafast broadband will be provided throughout the Garden Community and homes will include specific spaces to enable working from home.
4. Include new local centres incorporating a mix of retail, business and community uses (including A1, A2, A3, A4, A5, B1(a), D1 and D2 uses). Deliver appropriate civic buildings at the heart of the community, for example a town hall. Land and financial contributions towards a total of seven primary schools and two secondary schools will be provided. Early years and childcare facilities, community and youth facilities



will also be provided. Increased primary healthcare capacity will be provided to serve the new development as appropriate. This may be by means of new infrastructure or improvement, reconfiguration, extension or relocation of existing medical practices.

5. Incorporate from the early delivery phase of the garden community a package of measures to provide transport choice, including the delivery of a direct, high quality, frequent and fast rapid transit priority measures to Stansted Airport and beyond, and bus / rapid transit measures to Great Dunmow town centre and beyond, and a network of direct, safe walking and cycling routes to enhance permeability within the site and to access other nearby destinations, including connections with and improvements to the Flitch Way.

6. Deliver other specific transport-related infrastructure requirements identified through the Development Plan Document.

7. Mitigate the transport impacts of the proposed development on the strategic and local road network, including on the B1256. Provide the main vehicular access as a dual carriageway loop arrangement from the A120, including contributing to improvements to the A120 and M11 Junction 8. Enhancements to the local highway network will be required. Access to Park Road will be restricted, so as to not allow motor vehicles from the Garden Community to travel east-west along the road. Other specific transport related infrastructure requirements identified through the Strategic Growth Development Plan Document and masterplans for the Garden Community will be delivered in a phased manner. The development will avoid the use of unsustainable roads by car through existing communities.

8. Include new primary substations in the medium to long term and reinforcements to the energy network in the shorter term to meet the needs of the development.

9. Enhance the appropriate water recycling centre, provide new connections, network upgrades and reinforcements to the sewerage network in accordance with the Uttlesford Water Cycle Study. The delivery of smart, innovative and sustainable water efficiency/re-use solutions that fosters climate resilience and a 21st century approach towards water supply. Provision of improvements to waste water treatment and off-site drainage improvements aligned with the phasing of the development within the plan period and that proposed post 2033.

10. Provide Sustainable Urban Drainage systems to provide water quality, amenity and ecological benefits as well as flood risk management.

11. Provide allotments, open space, sports facilities, play, leisure and recreation in line with standards established in the Local Plan the Essex Design Guide and the Strategic Growth Development Plan Document.

12. Provide natural, semi-natural and amenity green space in accordance with standards established in the Local Plan the Essex Design Guide and the Strategic Growth Development Plan Document.

13. Provide a new Country Park, to be transferred to a community body for long-term operation, management and maintenance in line with the Garden Community principle for long-term stewardship.

14. Incorporate measures to conserve and substantially enhance the Gardens of Easton Lodge in partnership with the Trustees of Easton Lodge Park and Garden.

15. Conserve and where appropriate enhance the significance of heritage assets and their settings, both within and site and in the wider area. Where mitigation is required measures will have regard to the HIA and include:

- a. tree screening where appropriate reinforcing existing dense tree screens, for example in the area of

**Little Easton;**

b. appropriate buffer zones to the development, for example on the west side of the development and the flat plateau zone of river valley where tree planting is not extensive;

c. greening and reinforce tree screening at the north of the site, where views into the site are most marked and land rises beyond site giving views into the site;

d. maintain views to the Parish Church Tower to and from site in connection with the Little Easton Conservation Area;

e. seek opportunities for beneficial re-use and management of heritage assets;

f. further research in relation to archaeology on the site.

16. Demonstrate careful consideration of the transition between rural and urban settings.

17. Design principles should respect the open rural character of the site in design principles to avoid harm to heritage assets and their settings on or near the site. This includes consideration of:

a. density, scale, form, materials of new development against existing in area;

b. existing boundaries, routes reflected in new development- this includes respecting mature tree lines;

c. Acknowledge and work with the topography and geology when planning buffer zones.

18. Measures will be required to mitigate landscape impact to the north of the site including retention, enhancement and reinforcement of existing pockets of woodland, tree blocks and copses to provide screening and maintain and reinforce the wooded skyline.

19. Enhance the existing public right of way network within and adjoining the site.

20. Maintain the sense of tranquillity towards the northern parts of the site

21. Provide acceptable mitigation of environmental and health impacts (including noise) from Stansted Airport. Masterplanning of the site will consider noise as a factor that will inform the development and buildings impacted by noise will be designed in such a way as to mitigate these impacts.

22. Protect the separate identity of the nearby communities of Great Dunmow, Little Easton and Boxted as communities close to but separate from Easton Park. The nature of the transition between Easton Park and the nearby communities will be an important element of the design of the new Garden Community and the development will provide a strategic landscaped buffer.

23. Enhance wider green infrastructure and networks including maintenance and enhancement of existing watercourses, ponds and lakes within the site.

23. Address mineral resource sterilisation matters by working with Essex County Council to ensure appropriate phasing of Highwood Quarry and prior extraction of safeguarded mineral resources. A mineral resource assessment is necessary to assess the quality and quantity of the resource. Should the viability of the extraction be proven, the minerals shall be worked in accordance with the phased delivery of the non-mineral development. New development proposed at Easton Park should not compromise the access to the quarry.

24. The Council will consider the use of compulsory purchase powers to facilitate delivery of the Garden Community where this cannot be achieved by agreement.

Establishment at an early stage in the development of the Garden Community of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green spaces, public



realm areas and community and other relevant facilities; such arrangements to be funded by the development and include community representation to ensure residents have a stake in the long term development, stewardship and management of their community.

Significant, Temporal and Secondary Effects

Table 13: Impact on Sustainability Objectives: Policy SP6

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long	+	0	+	+	+	0	+	+	++	++	++	++	++	++	++

The Policy can be seen to address the majority of those potential concerns raised in the 'policy off' appraisal of the site (later in this report). Impacts are only highlighted in the long term (as defined earlier on in this report) in line with the expected delivery of the Garden Community. Significant positive impacts are realised for housing, employment, sustainable travel and access, education and infrastructure through the suite of policy requirements. This ensures that further DPD work is based on a solid foundation of self-sustainability, with wider benefits beyond the Garden Community itself. There will also be significant positive impacts related to health (through either new infrastructure or improvement, reconfiguration, extension or relocation of existing medical practices as well as open space, sports facilities, play, leisure and recreation) and also social inclusion through a requirement that careful consideration of the transition between rural and urban settings should be demonstrated. Positive impacts will be realised for the sustainable use of land, minimising flood risk and pollution. The Policy seeks to protect and enhance heritage assets and the historic environment throughout the broad area; these intentions are required, however significant positive impacts can not be highlighted at this stage where there are multiple assets and enhancements may not be possible in all instances. The provision of natural and semi-natural green space is included within the policy alongside ecological benefits from SuDS, which can enhance green infrastructure in the wider area, in combination with the protection of existing designations. The landscape of the broad area has a partly relatively high sensitivity to change / development and this is suitably addressed in the Policy as a criterion related to Garden City principles.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA concluded that the principles and requirements of this Policy are specific to the Garden Community, to which this policy relates, ensuring that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of Policy SP1 and more critically, the NPPF. This remains the case at this Regulation 19 stage. As such no other alternatives can be considered reasonable and the preferred policy approach has been selected.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, the SA recommended that acknowledgement of a number of Local Wildlife Sites and two SSSIs is included within the policy, with enhancements sought where possible to enhance wider green infrastructure and networks. This recommendation has been factored into a thematic



environmental Policy and therefore the recommendation does not need to be reiterated at this stage.

At the Draft Plan Regulation 18 stage, the SA also recommended that specific landscape evidence work is prepared to inform the development framework / masterplan for this Garden Community. Whereas this work has been considered at the Plan level and included within the Policy, the LPA's commitment to progress a DPD specific to this Garden Community should be considered a more appropriate stage / level in which to explore landscape implications. The initial recommendation is therefore not considered appropriate to reiterate at this stage.

No other recommendations have been made at this stage.

5.3.7 Policy SP7: North Uttlesford Garden Community

It should be noted that the appraisal of Policy SP7 should not be taken as that of the Garden Community itself. The appraisal of the Garden Communities, alongside reasonable alternatives, is included later in this report and is undertaken on a 'policy off' basis. The appraisal of Policy SP7 in this section explores whether the impacts and issues raised in the assessment of the Garden Community are addressed in the policy (a 'policy on' approach) in way of mitigation or avoidance as a requirement of any successful planning application, as well as including any general aspirations in line with the Sustainability Objectives and Garden City Principles.

The Policy is as follows:

Policy SP7: North Uttlesford Garden Community

Permission will be granted for a new garden community in North Uttlesford of 5,000 homes. The details and final number of homes will be set out in a Strategic Growth Development Plan Document.

The Strategic Growth Development Plan Document will set out the nature and form of the new community. The DPD will be produced in consultation with stakeholders and will include a concept plan showing the disposition and quantity of future land-uses, and give three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the necessary social and physical infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The DPD will provide the framework for subsequent development of more detailed masterplans and other design and planning guidance for the North Uttlesford Garden Community. The DPD will set out mitigation measures relating to the criteria and text of this policy. Planning applications will be consistent with the approve DPD which will need to be in place before any consent is granted for the new Garden Community.

The new Garden Community in North Uttlesford will:

1. Deliver 5,000 new dwellings to the north-east of the B184, of which 1,925 will be delivered by 2033. A mix of housing sizes and types of housing will be delivered in accordance with housing needs including 40% affordable homes and homes for older people, including residential care and nursing home accommodation. Specific provision will be made for self and custom build housing.
2. Deliver a range of local employment opportunities integrated into the new community, with a particular focus on maximising economic links to the Wellcome Genome Campus and Chesterford Research Park and other nearby sources of employment. The development will be informed by the Uttlesford Economic Strategy for North Uttlesford and will be phased in line with the residential elements of the development.



Floorspace allocations will be defined within the Strategic Growth Development Plan Document.

3. Ultrafast broadband will be provided throughout the Garden Community and homes will include specific spaces to enable working from home.

4. Include a new local centre incorporating a mix of retail, business and community uses (including A1, A2, A3, A4, A5, B1(a), D1 and D2 uses). Deliver appropriate civic buildings at the heart of the community, for example a town hall. Land and financial contributions towards four primary schools and one secondary school will be provided. Early years and childcare facilities, community and youth facilities will also be provided. Increased primary healthcare capacity will be provided to serve the new development as appropriate. This may be by means of new infrastructure or improvement, reconfiguration, extension or relocation of existing medical facilities.

5. Incorporate from the early delivery of phase of the garden community a package of measures to provide transport choice, including the delivery of high quality, frequent and fast public transport services to Saffron Walden, Cambridge, Whittlesford Rail Station, Audley End Station, Great Chesterford Rail Station and nearby employment parks (including the Wellcome Genome Campus and Chesterford Research Park). A network of direct, high quality, safe walking and cycling routes will also be provided to enhance permeability within the site and to access employment areas, transport hubs and communities, including linking the existing cycle path from Hinxton to Saffron Walden and linking to Great Chesterford Rail Station via the PROW adjoining Great Chesterford to the north-west of Jackson's Lane.

6. Mitigate the transport impacts of the proposed development on the strategic and local road network including on the B184 and B1383. An access strategy that connects with the A11, A1301 and the Cambridge Park & Ride (on the A1307), with the A11 being the preferred route for northbound travel. The access strategy will explore the potential of a northern access for the site. The primary southern access into the site will be via Field Farm Drive, access via Park Road will be limited to ensure the character of the Park Road is protected. There will be no vehicular access to the site from Cow Lane. Access for construction traffic will be via Field Farm Drive. Contributions towards capacity improvements along the A505 and junction of the A505 and A1301 will be sought, requiring cross boundary agreement with South Cambridgeshire District Council, Hertfordshire, Cambridgeshire and Essex County Councils and Highways England. Other specific transport related infrastructure requirements identified through the Strategic Growth Development Plan Document and masterplans for the Garden Community will be delivered in a phased manner. The development will avoid the use of unsuitable roads by car through existing communities.

7. Deliver other specific transport-related infrastructure requirements identified through the Development Plan Document in a phased manner.

8. Include new network or primary substations in the medium to long term, and reinforcements to the energy network in the shorter term to meet the needs of the development.

9. Enhance the water recycling centre at Great Chesterford, new connections, network upgrades and reinforcements to the sewerage network. The delivery of smart, innovative and sustainable water efficiency/re-use solutions that fosters climate resilience and a 21st century approach towards water supply. Provision of improvements to waste water treatment and off-site drainage improvements aligned with the phasing of the development within the plan period and that proposed post 2033.

10. Provide Sustainable Urban Drainage systems to provide water quality, amenity and ecological benefits as well as flood reduction whilst ensuring there is no harm to nationally important archaeological assets whether scheduled or not.



11. Provide allotments, open space, sports facilities, play, leisure and recreation in line with standards established in the Local Plan and the Essex Design Guide and the Strategic Growth Development Plan Document.

12. Provide natural, semi-natural and amenity green space in accordance with standards established in the Local Plan and the Essex Design Guide and the Strategic Growth Development Plan Document.

13. Proposals shall:

a. Respond positively to the landscape and significance of the historic environment, including designated and non-designated heritage assets;

b. Conserve, and where appropriate enhance the significance of heritage assets and their settings both within the site and the wider area including The Roman Temple (scheduled monument) and Park Farmhouse (grade II listed) and the Roman Town and Fort (both scheduled monuments);

c. Be informed by appropriate landscape / visual and heritage impact assessments, the latter to include the results of archaeological field evaluation as required by the Local Authority.

14. Careful consideration will be afforded to the improvement and restoration of degraded landscape features, and new woodland/ tree belt and structural planting within and around the site. The sense of tranquillity within the site should be maintained.

15. Protect the separate identity of the nearby communities of Great Chesterford and Little Chesterford as existing communities close to but separate from North Uttlesford Garden Community. The nature of the transition between North Uttlesford and the nearby existing communities of Great Chesterford and Little Chesterford will be an important element of the design of the new Garden Community and the development will provide a strategic landscaped buffer.

16. Conserve and where appropriate enhance the significance of heritage assets and their settings, both within and site and in the wider area. Where mitigation is required measures will have regard to the HIA and include:

a. reinforce screening where appropriate along site boundaries;

b. provide soft transition zones around the boundaries of the deer park, open tree screens and ditches. This is particularly important along the northern boundary of the deer park which abuts the County boundary and Hildersham Wood, an area of ancient woodland;

c. The creation of buffer zones incorporating areas of open land;

d. Consider development on the lower slopes to reduce visual impact;

e. Protect the Scheduled Monument onsite and its setting;

f. Retain visual and historic association between the Roman Temple and the Roman Town;

g. Detailed design informed by archaeology investigations of the site this may involve evaluations, geo physical surveys or trenching; and

h. As far as possible retain the character of existing historic routes through the site, narrow lanes and mature treelines.



17. Conserve and where appropriate enhance the significance of heritage assets and their settings both within the site and in the wider area. Where mitigation is required, measures will have regard to the HIA and include:

- a. Density, scale, form, materials of new development against existing in area;
- b. Existing boundaries, routes reflected in new development;
- c. Acknowledge and work with the topography and geology when planning buffer zones.

18. Enhance wider green infrastructure and networks including maintenance and enhancement of existing watercourses, ponds and lakes within the site.

19. The Council will consider the use of compulsory purchase powers to facilitate delivery of the Garden Community where this cannot be achieved by agreement.

Establishment at an early stage in the development of the Garden Community of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green spaces, public realm areas and community and other relevant facilities; such arrangements to be funded by the development and include community representation to ensure residents have a stake in the long term development, stewardship and management of their community.

Significant, Temporal and Secondary Effects

Table 14: Impact on Sustainability Objectives: Policy SP7

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long	+	?	+	+	+	0	+	?	++	++	++	++	++	++	++

The Policy can be seen to address the majority of those potential concerns raised in the ‘policy off’ appraisal of the site (later in this report). Impacts are only highlighted in the long term (as defined earlier on in this report) in line with the expected delivery of the Garden Community. Significant positive impacts are realised for housing, employment, sustainable travel and access, education and infrastructure. There will also be significant positive impacts related to health (through either new infrastructure or improvement, reconfiguration, extension or relocation of existing medical practices as well as open space, sports facilities, play, leisure and recreation) and also social inclusion through a requirement that careful consideration of the transition between rural and urban settings should be demonstrated. Positive impacts will be realised for the sustainable use of land. The provision of natural and semi-natural green space is included within the policy alongside ecological benefits from SuDS, which can enhance green infrastructure in the wider area. Positive impacts have also been highlighted regarding landscape, where the location has a relatively high sensitivity to change / development and related to the presence of a Roman Temple on the site. Although the potential for impacts to be significant can not be ruled out until further details are known, the Policy recognises this and ensures the requirements for a landscape/ visual and heritage impact assessment to accompany any forthcoming application alongside a number of other landscape / historic environment considerations. As a



result of this, no proposal would be permitted unless it satisfies these policy requirements. Uncertain impacts are highlighted for water related criteria, in response to the site being within groundwater source protection zone 3, and there being no direct mention of water related issues within the Policy. The Policy also does not specifically mention a need to address an area of high fluvial flood risk in the middle of the site and an area of flood zone 2 and 3 on the south eastern section of the site.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA acknowledged that the principles and requirements of this Policy are specific to the Garden Community, to which this policy relates, ensuring that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of Policy SP1 and more critically, the NPPF. This remains the case, and as such no other alternatives can be considered reasonable and the preferred policy approach has been selected.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, the SA recommended that acknowledgement of a number of Local Wildlife Sites and SSSIs in close proximity to the site is included within the policy, with enhancements sought where possible to enhance wider green infrastructure and networks. This recommendation has been factored into a thematic environmental Policy within the Plan which is applicable for all development proposals, and as such there is no need to reiterate this recommendation.

At the Draft Plan Regulation 18 stage, the SA also recommended that the policy is expanded to specifically address water and flood risk implications; however it was acknowledged that this recommendation and any specific solutions regarding design and layout may be more appropriate to be addressed in a forthcoming development framework / masterplan for the Garden Community. This remains the case, and is a recommendation that can be made of the DPD regarding this Garden Community when progress is made.

5.3.8 Policy SP8: West of Braintree Garden Community

It should be noted that the appraisal of Policy SP8 should not be taken as that of the Garden Community itself. The appraisal of the Garden Communities, alongside reasonable alternatives, is included later in this report and is undertaken on a 'policy off' basis. The appraisal of Policy SP8 in this section explores whether the impacts and issues raised in the assessment of the Garden Community are addressed in the policy (a 'policy on' approach) in way of mitigation or avoidance as a requirement of any successful planning application, as well as including any general aspirations in line with the Sustainability Objectives and Garden City Principles.

The Policy is as follows:

Policy SP8: West of Braintree Garden Community

Permission will be granted for a new garden community of 10,500 to 13,500 homes at land West of Braintree. The details and final number of homes will be set out in a Strategic Growth Development Plan Document to be prepared jointly by Uttlesford and Braintree District Councils. Up to 3,500 of these homes will be in Uttlesford. All criteria in this policy relate to the part of the garden community to be delivered in Uttlesford.

The Strategic Growth Development Plan Document will set out the nature and form of the new community. The DPD will be produced in consultation with stakeholders and will include a concept plan showing the disposition



and quantity of future land-uses, and give three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the necessary social and physical infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The DPD will provide the framework for subsequent development of more detailed masterplans and other design and planning guidance for the West of Braintree Garden Community. The DPD will set out mitigation measures relating to the criteria and text of this policy. Planning applications will be consistent with the approve DPD which will need to be in place before any consent is granted for the new Garden Community.

The new Garden Community at West of Braintree will:

1. Deliver up to 3,500 new dwellings in Uttlesford, of which 970 will be delivered by 2033. A mix of housing sizes and types of housing will be delivered in accordance with housing needs including 40% affordable homes and homes for older people, including residential care and nursing home accommodation. Specific provision will be made for self and custom build housing.
2. Deliver a range of local employment opportunities integrated into the new community. The development will be informed by the Economic Development Strategy for West of Braintree and will be phased in line with the residential elements of the development. Floorspace allocations to be defined within the Strategic Growth Development Plan Document.
3. Ultrafast broadband will be provided throughout the Garden Community and homes will include specific spaces to enable working from home.
4. Include a network of local centres incorporating a mix of retail, business and community uses (including A1, A2, A3, A4, A5, B1(a), D1 and D2 uses). Deliver appropriate civic buildings at the heart of the new community, for example a town hall. Land and financial contributions towards secondary schools and primary schools will be provided to serve the new development as part of the provision planned for the whole the garden community. Early years and childcare facilities, community and youth facilities will also be provided. Increased primary healthcare capacity will be provided to serve the new development as appropriate. This may be by means of new infrastructure or improvement, reconfiguration, extension or relocation of existing medical facilities.
5. From the early delivery phase of the garden community incorporate a package of measures to provide transport choice, including high quality, frequent and fast rapid transit priority measures to Braintree and beyond, Great Dunmow town centre, London Stansted Airport and beyond, and a network of safe walking and cycling routes to enhance permeability within the site and to access adjoining areas, including connections with and improvements to the Flich Way.
6. Mitigate the transport impacts of the proposed development on the strategic and local road network, including on the B1256 and the B1417. Reconfiguration of and improvements to junctions on the A120, allowing access in all directions. Contributions to improving M11 Junction 8 will also be sought. Enhancements to the local highway network and other specific transport related infrastructure requirements identified through the Strategic Growth Development Plan Document and masterplans for the Garden Community will be delivered in a phased manner. The development will avoid the use of unsuitable roads by car through existing communities.
7. Include new primary substations in the medium to long term and reinforcements to the energy network in the shorter term to meet the needs of the development.
8. The delivery of smart, innovative and sustainable water efficiency/re-use solutions that fosters climate



resilience and a 21st century approach towards water supply, water and waste water treatment and flood risk management. Provision of improvements to waste water treatment and off-site drainage improvements aligned with the phasing of the development within the plan period and that proposed post 2033.

9. Provide Sustainable Urban Drainage systems to provide water quality, amenity and ecological benefits as well as flood risk reduction.

10. Provide allotments, open space, sports facilities, play, leisure and recreation in line with standards established in the Local Plan, Essex Design Guide and the Strategic Growth Development Plan Document.

11. Provide natural, semi-natural and amenity green space in accordance with standards established in the Local Plan and Essex Design Guide and the Strategic Growth Development Plan Document.

12. Incorporate measures to protect and enhance the Ancient Woodland and Local Wildlife Site of Boxted Wood and its setting. Contributions will be secured towards mitigation measures identified in the Essex wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted.

13. Enhance the existing public right of way network within and adjoining the site.

14. Protect the separate identity of the nearby community of Stebbing Green as an existing community close to but separate from the West of Braintree Garden Community. The nature of the transition between the West of Braintree Garden Community and the nearby existing community of Stebbing Green will be an important element of the design of the new Garden Community and the development will provide a strategic landscaped buffer.

15. Conserve and where appropriate enhance the significance of heritage assets and their settings, both within and site and in the wider area. Where mitigation is required measures will have regard to the HIA and include:

- a. Tree screening;
- b. The creation of buffer zones and transition zones, for example near Stebbing Green;
- c. Respect historic routes and views;
- d. Design to take account of further research into non-designated heritage assets;
- e. Design to take account of the findings of further research on archaeology within the site.

16. Design principles will be adopted to reflect the rural character to avoid harm to heritage assets on-site and adjacent to the site. The design principles include:

- a. Density, scale, materials of new development against existing in the area;
- b. Existing boundaries, routes reflected in the new development; and
- c. Working with topography and geology when planning buffer zones and areas of open land.

17. Enhance wider green infrastructure and networks including maintenance and enhancement of existing watercourses, ponds and lakes within the site.

18. Consideration of potential on site mineral resources through a Minerals Resource Assessment as



required by the Minerals Planning Authority.

19. The Council will consider the use of compulsory purchase powers to facilitate delivery of the Garden Community where this cannot be achieved by agreement.

Establishment at an early stage in the development of the Garden Community of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green spaces, public realm areas and community and other relevant facilities; such arrangements to be funded by the development and include community representation to ensure residents have a stake in the long term development, stewardship and management of their community.

Significant, Temporal and Secondary Effects

Table 15: Impact on Sustainability Objectives: Policy SP8

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long	+	0	+	+	+	0	0	+	++	++	++	++	++	++	++

The Policy can be seen to address the majority of those potential concerns raised in the 'policy off' appraisal of the site (later in this report). Impacts are only highlighted in the long term (as defined earlier on in this report) in line with the expected delivery of the Garden Community. Significant positive impacts are realised for housing, employment, sustainable travel and access, education and infrastructure. There will also be significant positive impacts related to health (through either new infrastructure or improvement, reconfiguration, extension or relocation of existing medical practices as well as open space, sports facilities, play, leisure and recreation) and also social inclusion through seeking the eradication of any possible impacts on neighbouring communities. Positive impacts will be realised for the sustainable use of land and minimising flood risk. Further positive impacts have been highlighted regarding landscape through a number of policy requirements that seek to protect the landscape in consideration of the location having a moderate to relatively high sensitivity to change / development and with the western part of the area having a higher sensitivity to change in association with the River Chelmer. Development in the area could see the coalescence of Stebbing in the north and Flitch Green in the south and this is also addressed in the Policy as a criterion through suitable landscape buffers, the size and scope of which can be fine-tuned through the DPD process, public consultation and community engagement. There will be positive impacts related to biodiversity; the site does not contain any designations of wildlife value, however does contain Boxted Wood which is suitably protected by designation and through environmental criteria within thematic Policy elsewhere in the Plan. The Policy adequately seeks the protection and enhancement of this Ancient Woodland, which also contains below ground archaeological deposits (a Roman villa). Wider impacts on the historic environment are also positive in response to their protection, with the specific protection criteria also potentially leading to enhancements, which should be sought through DPD concept masterplanning.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that the principles and requirements of this Policy are specific to the Garden Community, to which this policy relates, ensuring that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures



sustainable development, it accords directly to the presumption in favour of sustainable development of Policy SP1 and more critically, the NPPF. This remains the case at this stage and as such no other alternatives can be considered reasonable and the preferred policy approach has been selected.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, the SA recommended that the Policy be expanded to include requirements for a Heritage Impact Assessment to explore the impacts of proposals on the historic environment. At this stage, the Policy has been significantly expanded to ensure the protection of the historic environment and heritage assets and as such this recommendation is not reiterated at this stage.

At the Draft Plan Regulation 18 stage the SA also recommended that the policy is expanded to specifically address landscape implications. It was further recommended in relation to this point, that updated landscape evidence work is prepared to inform future iterations of the Policy and Plan, or otherwise to inform the development framework / masterplan for this Garden Community. These recommendations have been factored into the Policy at this stage and as such it is considered that these recommendations do not need to be reiterated at this stage.

5.3.9 Policy SP9: Development within Development Limits

The policy is as follows:

Policy SP9: Development within Development Limits

Development will be permitted on land within development limits if:

1. it is in accordance with any existing allocation;
2. it would be compatible with the character of the settlement and, depending on the location of the site, its countryside setting and natural environment;
3. it protects the setting of existing buildings and the character of the area and significance of heritage assets;
4. development provides adequate amenity space and does not result in an unacceptable loss of amenity space;
5. it does not result in any material overlooking or overshadowing of neighbouring properties;
6. it would not have an overbearing effect on neighbouring properties; and
7. it would not result in unreasonable noise and/or disturbance to the occupiers of neighbouring properties by reason of vehicles or any other cause.

Significant, Temporal and Secondary Effects

Table 16: Impact on Sustainability Objectives: Policy SP2

Temporal	Sustainability Objectives (SO)
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Impacts	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	+	+	+	+	0	+	0	+	+	+	+	+	0	+
Medium	+	+	+	+	+	0	+	0	+	+	+	+	+	0	+
Long	+	+	+	+	+	0	+	0	+	+	+	+	+	0	+

The policy protects those locations where the principle of development would not be appropriate and directs development towards existing sustainable locations. This promotes positive impacts on several SA objectives.

There will be positive impacts across the majority of the sustainability objectives due to the variety of themes the criteria cover in relation to new development within development limits. Positive impacts have been highlighted in association with the character of settlements and/or countryside setting, reflecting the District's many historic settlements, and there will be significant positive impacts associated with landscape character through the policy approach and the revision of development limits within settlements through the plan-making process. The principle of this policy in isolation can only seek to retain and protect current characteristics, thus impacts cannot be significantly positive.

There will also be positive impacts associated with those criteria regarding unreasonable noise and disturbance and also regarding health through the requirement for the provision of adequate amenity space.

Alternatives Considered

At the Draft Plan Regulation 18 stage, a single alternative policy approach was considered in regard to development limits. At this stage, the alternative has been included within the SA for iterative purposes. The alternative is as follows:

- Alternative SP2(a): To remove the designation of Development Limits.

This alternative is appraised follows:

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	-	-	+	0	0	0	-	-	0	+	?	-	+
Medium	0	0	-	-	+	0	0	0	-	-	0	+	?	-	+
Long	0	0	-	-	+	0	0	0	-	-	0	+	?	-	+

Summary of effects and reason for rejection

The alternative adopts a more flexible approach to development, based on the premise that the removal of limits allows greater flexibility for development to come forward outside existing limits. The argument is that this would increase housing and employment land supply. There would be negative implications from this approach, in particular on those themes regarding landscape, soil, sustainable travel, accessibility and education. There could be positive impacts regarding cultural heritage based on an assumption that growth would be located away from the District's historic settlements. It is felt however that a considerably more sustainable approach is for development outside existing limits to be identified through allocations in a planned system, rather than come forward in piecemeal developments that may not be able to offer the critical



mass to make them sustainable regarding infrastructure provision. For this reason the alternative has been rejected. It should be noted however that any forthcoming proposals for development within, adjacent, or outside established development boundaries will be assessed on their merits in line with a presumption in favour of sustainable development and all relevant planning policies within the Plan area.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.3.10 Policy SP10: Protection of the Countryside

Policy SP10: Protection of the Countryside

The Countryside is defined as land outside the development limits and identified new garden communities and consists of:

1. The Metropolitan Green Belt
2. London Stansted Airport Countryside Protection Zone
3. Countryside beyond both the Green Belt and the Countryside Protection Zone

In the countryside, the only development that will be permitted is for the following uses:

- a. Agriculture;
- b. Horticulture;
- c. Forestry;
- d. Outdoor recreation; and
- e. Other uses which need to be located in the countryside.

Development in the countryside supported by other policies in the development plan will be assessed against those policies.

The Countryside will be protected for its intrinsic character and beauty, for its value as productive agricultural land, recreational land and for biodiversity. The landscape character and local distinctiveness of the Countryside will be protected and enhanced. Proposals for development will need to take into account the landscape's key characteristics, features and sensitivities to change in accordance with Policy C1.

The Metropolitan Green Belt as defined on the Policies Map will be protected against development in accordance with the latest national policy.

The Policies Map defines the London Stansted Airport Countryside Protection Zone. Development will only be permitted within this Zone if new buildings or uses of land do not lead to coalescence between London Stansted Airport and existing development and does not adversely affect the open character of the Zone.

Within the Countryside, beyond the Metropolitan Green Belt and the Countryside Protection Zone, planning permission will be granted for development appropriate to a rural area in accordance with Policies C1 – C4. In considering proposals for development in the Countryside the Council will:

- Protect the best and most versatile agricultural land
- Protect biodiversity;



- Support other options such as the use of land within development limits, re-use of existing rural buildings and previously developed land; and
- Focus development in locations with good access to services and facilities.

Significant, Temporal and Secondary Effects

Table 17: Impact on Sustainability Objectives: Policy SP10

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	++	0	++	+	+	0	0	0	0	0	+	0	0	0	0
Medium	++	0	++	+	+	0	0	0	0	0	+	0	0	0	0
Long	++	0	++	+	+	0	0	0	0	0	+	0	0	0	0

Uttlesford is a predominantly rural district and therefore it is important to consider the impact that any development may have on character and distinctiveness. Part of the Metropolitan Green Belt also lies within the District's boundary. There will be positive impacts on biodiversity where the countryside, as defined, will be protected for such value. The policy will also have positive impacts on landscape where it seeks to protect and enhance the landscape, restricts coalescence and where it reiterates national MGB policy and the Stansted Airport Countryside Protection Zone.

Positive impacts will also be realised for the historic environment through countryside protection. Much of the countryside, including field boundaries and settlement patterns has been shaped as the result of many historical practices. There will also be positive secondary impacts on health where the countryside will be protected for its recreational purposes. There will be secondary positive impacts on the sustainable use of land through countryside protection focussing development in land within development limits, including that which is previously developed and the re-use of rural buildings.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that a core national core land-use planning principle is that planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This position remains the case at this stage and no additional alternative approaches have been identified for exploration within this SA.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.3.11 Policy SP11: London Stansted Airport

The policy is as follows:

Policy SP11: London Stansted Airport

Sustainable growth of London Stansted Airport will be supported in principle and it is designated as Strategic Allocation in the Local Plan. The Strategic Allocation (see Policies Map) includes land within the existing airport operational area and incorporates the North Stansted Employment Area. The wider strategic allocation serves the strategic role of Stansted Airport and associated growth of business, industry and education, including aviation engineering, distribution and service sectors and the airport college which are important for Uttlesford, the sub-regional and national economy.

Airport Safeguarding

Development that would adversely affect the operational integrity or safety of Stansted Airport will not be permitted. With respect to operational and national security considerations, this includes (but is not limited to) concerns over the height of buildings, lighting, bird activity and proximity to Public Safety Zones. The 1:10,000 and the 1:100,000 risk contours are shown on the Policies Map. Within the 1:10,000 risk contour no residential or employment uses will be permitted. Within the 1:100,000 risk contour permission will only be granted for extensions or changes of use or low density development.

Access to London Stansted Airport

London Stansted Airport's role as a national, regional and local transport interchange will be maintained. The necessary local and strategic transport infrastructure and rail, coach, bus service, pedestrian and cycle capacity to accommodate the passenger and employee trips and other journeys via connections at the airport must be maintained and enhanced. An integrated approach must be demonstrated within the framework of a surface access strategy.

To assist development of new rapid transit options between the airport and new and existing communities, land will be safeguarded to allow access at the terminal. The council will seek financial contributions from the airport operator for the delivery of an appropriate scheme.

Airport Development

Proposals for expansion of the airport and its operation, together with any associated surface access improvements, will be assessed against the Local Plan policies as a whole. Proposals for development will only be supported where all of the following criteria are met:

1. They are directly related to airport use of development, apart from within the North Stansted Employment Area;
2. They contribute to achieving national aviation policies;
3. They are in accordance with the latest permission;
4. Do not result in a significant increase in Air Transport Movements or air passenger numbers that would adversely affect the amenities of surrounding occupiers or the local environment (in terms of noise, disturbance, air quality and climate change impacts);
5. Achieve further noise reduction or no increase in day or night time noise in accordance with any imposed planning condition or otherwise cause excessive noise including ground noise at any time of the day or night and in accordance with the airport's most recent Airport Noise Action Plan (approved by the



Secretary of State on a five yearly basis);

6. Include an effective noise control, monitoring and management scheme that ensures that current and future operations at the airport are fully in accordance with the policies of this Plan and any planning permission which has been granted;

7. Include proposals which will over time result in a proportionate diminution and betterment of the effects of aircraft operations on the amenity of local residents and occupiers and users of sensitive premises in the area, such as through measures to be taken to encourage fleet modernization or otherwise;

8. Incorporate sustainable transportation and surface access measures in particular which minimise use of the private car, and maximise the availability and use of sustainable transport modes and seek to meet modal shift targets, all in accordance with the Stansted Sustainable Development Plan;

9. Incorporate suitable road access for vehicles including any necessary improvements required as a result of the development and demonstrate that the proposals do not adversely affect the adjoining highway network; and will not lead to detriment to the amenity of the area and neighbouring occupiers;

10. Be consistent with the latest Sustainable Development Plan for the Airport.

North Stansted Employment Area

This 55 hectare site is allocated for B1, B2 and B8 Employment uses;

B1, B2 and B8 Employment uses are acceptable in principle at this location but will not be restricted to airport-related employment. Small scale ancillary retail and leisure (as defined in Use Classes A1 to A3 and D2) will be permitted in order to serve the needs primarily, of employees in the area. The Council will require proposals to be subject to a comprehensive development brief or Master Plan which shall set out the proportion and phases of development.

Airport-related Car Parking

Proposals for airport related car parking should be located within the Airport Strategic Allocation, as shown on the Policies Map (excluding North Stansted Employment Area). Appropriate mechanisms will be sought to make sure that all on airport car parking is integrated into and contributes to funding of the airport surface access strategy. Proposals for airport related car parking outside this area will only be permitted where all of the following criteria are met:

- There is demonstrated to be a long-term car parking need that cannot be met within the Airport Strategic Location;
- They relate well to the strategic road network and do not exacerbate traffic congestion;
- They do not have an adverse impact on amenity; and
- They are in accordance with the most recent Sustainable Development Plan for London Stansted.

London Stansted Airport Strategic Allocation

Development proposals at the London Stansted Airport Strategic Allocation will ensure:

- Appropriate strategic landscaping will be provided both on and off site, which shall have regard to the potential for significant visual prominence within the wider area of built development and which does not increase risk to aviation operations arising from structures, lighting, bird strike or open water and having regard to operational and national security considerations; and
- The height and design of buildings will reflect the site's countryside setting, its visibility from surrounding



countryside; and

- Provision is made for sustainable drainage and the disposal of surface water in order to prevent any harm occurring to neighbouring land.

Strategic Landscape Areas

Development will not be permitted within those areas identified as strategic landscape areas on the Policies Map Inset.

Significant, Temporal and Secondary Effects

Table 18: Impact on Sustainability Objectives: Policy SP11

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	+	0	+	+	?	0	0	0	++
Medium	0	0	0	0	0	0	+	0	+	+	?	0	0	0	++
Long	0	0	0	0	0	0	+	0	+	+	?	0	0	0	++

As the Policy states, Stansted Airport is an employer and airport of strategic importance for Uttlesford, and also the sub-regional. The Policy ensures it's safeguarding and further growth opportunities as a Strategic Allocation; for that purpose will have significant positive impacts on employment and economic growth. Associated with the general impacts airport of a strategic airport on the wider community, the Policy will ensure that positive outcomes are realised regarding pollutants. The success of the Policy and expansion of the Airport and associated Employment Areas will ensure that sustainable transport and access improvements are made, which can have wider secondary positive impacts. Uncertain impacts are however highlighted at this strategic level regarding the impacts airport development could have on current noise levels, in particular night flights. Impacts are not negative in reflection of the Policy's and Plan's wider pollution requirements.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that no alternative approaches can be considered reasonable as the policy reiterates the thread of sustainable development as espoused in the NPPF. Any alternative that deviates from this approach would be contrary to NPPF and therefore an unsound approach. This remains the case, and no additional alternatives have been identified at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.3.12 Policy SP12: Sustainable Development Principles

The policy is as follows:

Policy SP12: Sustainable Development Principles

The Council will support development which ensures the prudent and sustainable management of the District's



towns, villages and countryside by:

- Employing best practice in sustainable design and construction;
- Encouraging the redevelopment of previously-developed land which is unused or under-used for uses which are sustainable and protect the natural environment in that location;
- Minimising the amount of unallocated greenfield land is developed;
- Retaining and enhancing the character, appearance and setting of those areas, settlements or buildings that are worthy of protection;
- Reducing, to a safe level, any pollution that may result from development;
- Reducing, to a safe level, any impacts arising from known or potential contamination both on development sites and on sites which affect development sites;
- Locating development on land identified as being at low risk of flooding and being designed to reduce the overall risk of flooding both to the development site, and any cumulative impacts from the development on local areas susceptible to flooding;
- Promoting development that minimises consumption of and protects natural resources including water;
- Promoting development that makes provision for waste recycling; and
- Promoting development which is located and designed to be energy efficient.

Significant, Temporal and Secondary Effects

Table 19: Impact on Sustainability Objectives: Policy SP12

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	++	++	++	0	+	++	++	0	0	0	0	0	0	0
Medium	0	++	++	++	0	+	++	++	0	0	0	0	0	0	0
Long	0	++	++	++	0	+	++	++	0	0	0	0	0	0	0

The Policy will have significantly positive impacts and outcomes through its implementation regarding water resources, landscape / townscape, the use of previously developed land, reducing pollution and minimising the risk of flooding. There will be minor positive impacts on reducing carbon emissions through energy efficiency requirements.

Alternatives Considered

At the Draft Plan Regulation stage, the SA stated that no alternative approaches could be considered reasonable as the policy reiterates the thread of sustainable development as espoused in the NPPF. Any alternative that deviates from this approach would be contrary to NPPF and therefore an unsound approach. This remains the case, and no additional alternatives have been identified at this stage

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.





5.4 Housing

This section contains the following elements of the Plan:

- Policy H1 – Housing Density
- Policy H2 – Housing Mix
- Policy H3 – Subdivision of Dwellings and Dwellings in Multiple Occupancy
- Policy H4 – House Extensions and Replacement Dwellings beyond Development Limits
- Policy H5 – Residential Development in Settlements without Development Limits
- Policy H6 – Affordable Housing
- Policy H7 – Affordable Housing on Exception Sites
- Policy H8 – Self-Build and Custom Build Units
- Policy H9 – Sites for Gypsies, Travellers and Travelling Showpeople
- Policy H10 – Accessible and Adaptable Homes
- Policy H11 – Specialist Housing

5.4.1 Policy H1: Housing Density

Policy H1: Housing Density

Unless otherwise specified in a Neighbourhood Plan, housing development will be expected to achieve densities within the following ranges depending on the location of the development and taking into account the character of the area:

Location	Number of homes per hectare
Within town Development Limits of Saffron Walden and Great Dunmow	35-60
Within Development Limits of any other settlement	30-50
Adjacent to a settlement	30-50

Housing development will be expected to make the most efficient use of land having regard to the Design Policies D1 – D10 set out in the Local Plan.



Significant, Temporal and Secondary Effects

Table 20: Impact on Sustainability Objectives: Policy H1

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	+	+	+	0	0	0	0	0	0	++	+	0	0
Medium	+	0	+	+	+	0	0	0	0	0	0	++	+	0	0
Long	+	0	+	+	+	0	0	0	0	0	0	++	+	0	0

It is important that development density is appropriate to make maximise the potential quality of proposals, to make the best use of the land available, to reduce the amount of Greenfield land being used for sites on the edge of settlements and to respect the character of the area. Paragraph 47 of the NPPF requires local planning authorities to significantly increase the supply of housing by setting out their own approach to housing density which reflect local circumstances. The densities indicated within the policy reflect broadly suitable thresholds for the district's towns and villages. Importantly, the addition of exception criteria ensure that the local and site specific context is at the forefront of development. This will ensure positive impacts on landscape, townscape and the natural and historic environment through their protection from both development within and outside development limits and also the proposed new settlements.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that the National Planning Policy Framework requires Councils to make sure housing densities are appropriate for different areas. With this at the forefront of the Policy's approach, and in line with the evidence outlined in the emerging evidence (SHMA), there can be considered no reasonable alternatives that exist for exploration. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.

5.4.2 Policy H2: Housing Mix

Policy H2: Housing Mix

New housing developments will provide for a mix of house types and sizes to meet the different needs of the local area and the District as a whole including a significant proportion of 3 and 4+ bedroom market housing and 2 and 3 bedroom affordable housing to meet the needs of families as evidenced by the most recent Strategic Housing Market Assessment having regard to local character, significance of heritage assets and the viability of the development which will be assessed on a site by site basis.



Significant, Temporal and Secondary Effects

Table 21: Impact on Sustainability Objectives: Policy H2

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	?	0	0	0	0	0	0	++	0	0	0
Medium	0	0	+	0	?	0	0	0	0	0	0	++	0	0	0
Long	0	0	+	0	?	0	0	0	0	0	0	++	0	0	0

In order to create sustainable, inclusive and mixed communities, it is important to plan for a mix of housing which creates greater choice and meets the housing needs of an area. Paragraph 50 of the NPPF states that local authorities should 'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.' This policy will have significant positive impacts on addressing current local housing needs in terms of dwelling sizes and types to the benefit of appropriate growth and social inclusion. There will also be positive impacts on townscape where the policy requires development proposals to consider the local character of the area when determining housing mix. Despite these positive impacts, there is a small degree of uncertainty surrounding the historic environment and exceptions to the policy regarding the suitability of a development mix in Conservation Areas.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that the National Planning Policy Framework requires Councils to plan for a mix of new housing based on current and future demographic trends, market trends and different groups within the community. With this at the forefront of the Policy's approach, and in line with the evidence outlined in the SHMA, there can be considered no reasonable alternatives that exist for exploration. This remains the case, and there are no additional alternatives that have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, the SA stated that the Policy could make reference to the protection of the historic built environment as a physical reason why a housing mix cannot be achieved in some instances related to the protection and enhancement of specific designations such as Conservation Areas. This recommendation has been factored into the Policy and as such there are no additional recommendations made at this stage.



5.4.3 Policy H3: Subdivision of Dwellings and Dwellings in Multiple Occupancy

Policy H3: Subdivision of Dwellings and Dwellings in Multiple Occupancy

The subdivision of dwellings into two or more units or the change of use of dwellings to houses of multiple occupancy will be permitted provided that:

- a) Sufficient car parking is provided in accordance with the Essex Parking Standards and Local standards and subsequent updates;
- b) There would be no material overlooking of neighbouring properties;
- c) A reasonable amount of amenity space is provided in accordance with the Essex Design Guide or subsequent design guidance for the occupiers of the newly-created units;
- d) If the dwelling is located within a flood risk area, no residential unit is created without access to a first floor level for refuge;
- e) The development would not have a detrimental effect on the character of the area by reason of:
 - On street parking;
 - The loss of garden space for use as car parking;
 - Unreasonable noise and disturbance to the occupiers of neighbouring properties from vehicles or any other cause.

Significant, Temporal and Secondary Effects

Table 22: Impact on Sustainability Objectives: Policy H3

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	0	0	+	0	0	0	0	+	0	0	0
Medium	0	0	+	0	0	0	+	0	0	0	0	+	0	0	0
Long	0	0	+	0	0	0	+	0	0	0	0	+	0	0	0

The subdivision of dwellings and the change of use to multiple occupancy can provide additional homes and accommodation to help meet the district's housing need. The policy also seeks to protect aspects of townscape by placing restrictions on development which is likely to be detrimental to the character of the area. A criterion that there is no detrimental effect resulting from noise and disturbance positively impacts on elements of pollution control. There will be no impact on the historic environment from the implementation of this policy.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA identified a single alternative policy approach which was



considered reasonable. At this stage, the SA reiterates the assessment of this alternative. The alternative is as follows:

- Alternative H3(a): To not have a policy on the subdivision of dwellings and dwellings in multiple occupancy.

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	?	0	0	0	?	0	0	0	0	?	0	0	0
Medium	0	0	?	0	0	0	?	0	0	0	0	?	0	0	0
Long	0	0	?	0	0	0	?	0	0	0	0	?	0	0	0
Summary of effects and reason for rejection	The alternative may adversely affect the character of the area through an intensification which may comprise on-street parking, the use of garden space for car parking, an increase in overlooking or adjacent properties and general noise and disturbance. The Council believe that having a policy on the subdivision of dwelling would mitigate or prevent these adverse issues from arising, hence this alternative was rejected. It is also ensures that the size of housing necessary to meet the housing mix needed in the district, is retained.														

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.

5.4.4 Policy H4: House Extensions and Replacement Dwellings beyond Development Limits

Policy H4: House Extensions and Replacement Dwellings beyond Development Limits

House extensions and replacement dwellings beyond the Green Belt:

- Proposals to extend or replace existing dwellings within the area designated as Countryside or Countryside Protection Zone will be permitted provided that the proposal would not materially increase the impact of the dwelling on the appearance of the surrounding countryside or the open character of the Countryside Protection Zone by virtue of its siting, scale, height, character and design.
- A replacement dwelling should be positioned on or close to the footprint of the existing dwelling, unless design, landscape, highway safety, residential amenity or other environmental grounds indicate that a more appropriate location on the plot can be justified.

House extension and replacement dwellings within the Green Belt:

- House extensions will be permitted which would not result in disproportionate additions to the



original dwelling or harm the purposes of the Green Belt; and

- Replacement dwellings should be positioned on or close to the footprint of the existing dwelling and will be permitted which are not materially larger than the one it replaces.

Both within the Green Belt and beyond it account will be taken of the size of the existing dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the character of the area.

Significant, Temporal and Secondary Effects

Table 23: Impact on Sustainability Objectives: Policy H4

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0
Medium	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0
Long	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0

The Policy will help to ensure that the character of Uttlesford's landscape and the MGB are protected through controlling the amount of new development acknowledging that the erection of replacement dwellings and extensions to existing houses can individually, and cumulatively over a period of years, have an adverse impact both on the character of individual properties and their surroundings. It is considered that this Policy approach is compatible with those regarding the historic environment, specifically Listed Buildings, and those protection Policies surrounding landscape and the countryside.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the Policy was titled 'House Extensions and Replacements in the Countryside and the Green Belt'. At this stage the Policy has been re-written, however is not distinctly different to the outcomes that the original Policy sought. Within the SA at the Draft Plan Regulation 18 stage and at this Regulation 19 stage, it is considered that any deviation from the Policy approach could be considered unsustainable in line with a need to protect landscapes and the Green Belt (in line with national policy including the proposed changes to the NPPF) or otherwise not be distinctly different to warrant assessment within this SA.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.



5.4.5 Policy H5: Residential Development in Settlements without Development Limits

Policy H5: Residential Development in Settlements without Development Limits

Proposals for small scale residential development on sites in settlements without development limits will be permitted if the following criteria are met:

- a) the setting of existing buildings, the natural and historic environment, and the character of the area are protected;
- b) A reasonable amount of amenity spaces is provided in accordance with the Essex Design Guide or subsequent design guidance;
- c) the development would not have an overbearing effect or cause disturbance to neighbouring properties;
- d) there would be no material overlooking or overshadowing of neighbouring properties; and
- e) the resulting development would not result in unreasonable noise and disturbance to the occupiers of neighbouring properties from vehicles or any other cause.

Significant, Temporal and Secondary Effects

Table 24: Impact on Sustainability Objectives: Policy H5

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	+	0	+	0	0	0	+	+	0	0	0
Medium	0	0	+	0	+	0	+	0	0	0	+	+	0	0	0
Long	0	0	+	0	+	0	+	0	0	0	+	+	0	0	0

Additional homes can be provided for through infilling between existing dwellings and through the development of other sites within villages; however it is important that such development is appropriate, well designed and well related to its surroundings and that the interests of neighbours are safeguarded. This policy supports the provision of housing to meet needs with regards to both supporting new small scale residential development and the protection of existing dwellings from inappropriate development. The criteria set out in the policy positively impact on a number of the Sustainability Objectives through seeking to ensure that development is not to the detriment of other issues. The criteria considers the impacts of development on neighbouring properties with regards to noise and increased vehicle movements and ensure that development would only be permitted if the natural and historic environments and the character of the area are protected. Furthermore, the policy has a positive impact on health through garden space requirements of the Essex Design Guide.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA identified one alternative policy approach as reasonable. This



alternative and its appraisal have been reiterated within this SA. The alternative is as follows:

- Alternative H5(a): Retain the Adopted Local Plan 2005 'backland development' policy and text with no changes / allow limited backland development

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	?	0	?	0	?	0	0	0	?	+	0	0	0
Medium	0	0	?	0	?	0	?	0	0	0	?	+	0	0	0
Long	0	0	?	0	?	0	?	0	0	0	?	+	0	0	0
Summary of effects and reason for rejection	The NPPF sets out in paragraph 53 that, 'local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.' In conjunction with the NPPF's presumption in favour of sustainable development, including a policy on 'backland development' could be seen as accepting the principle contrary to the NPPF which would likely see an increase single dwelling residential proposals. Backland development has the potential to have adverse impacts on individuals and communities through the loss of amenity, overshadowing, noise, loss of green links, visual intrusion and loss of space between buildings, and can greatly disrupt a street scene. The Council feel that it is more suitable to address this type of development through restricting its viability in a more general policy and for this reason the alternative has been rejected.														

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.

5.4.6 Policy H6: Affordable Housing

Policy H6: Affordable Housing

Developments on sites which provide for 11 dwellings or more, or residential floorspace of more than 1,000 sq m (combined gross internal area) will be required to provide 40% of the total number of dwellings as affordable dwellings on the application site and as an integral part of the development. The Council will prepare a Supplementary Planning Document on Affordable Housing.

Where it can be evidenced to the satisfaction of the Council that this requirement would render the development unviable the Council will negotiate an appropriate provision of affordable housing.

In exceptional circumstances, where this cannot be achieved, off-site provision and/ or commuted payments in lieu of on-site provision may be supported where this would offer an equivalent or enhanced provision of affordable housing.

Affordable housing units will be distributed through the development in appropriately sized, non-contiguous clusters. The tenure mix of affordable housing should reflect the most up to date local housing need evidence and viability on individual sites.



Developers may not circumvent this policy by artificially subdividing sites. Where sites are sub-divided, the Council will normally expect each subdivision or smaller development to contribute proportionally towards achieving the amount of affordable housing which would have been appropriate on the whole or larger site.

To prevent the loss of affordable housing to the general housing market, the Council will, where appropriate, require long term safeguards to be in place to ensure the benefit of affordable housing will be enjoyed by successive occupiers. This will normally be secured through a section 106 agreement.

Significant, Temporal and Secondary Effects

Table 25: Impact on Sustainability Objectives: Policy H6

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	+	++	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	+	++	0	0	0
Long	0	0	0	0	0	0	0	0	0	0	+	++	0	0	0

The NPPF states that where affordable housing is identified, local authorities should 'set policies for meeting this need, on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.' The Council's Developer Contributions Guidance sets out the tenure split, mix and distribution that it expects. Currently the tenure split is 70% affordable rented or Social Rented Tenure, 30% Shared Ownership Tenure. Affordable housing units will be normally distributed throughout the development in clusters of no more than 10 units, depending on the size of the development. The policy will have significant positive impacts related to affordable housing provision and associated social inclusion. The policy allows for flexibility to account for annual review, as stipulated in the supporting text, and further policy considerations will be considered in a SPD on affordable housing. The supporting text also addresses the need for an appropriate mix of tenures and property sizes which would need to be agreed and determined by local circumstances, as well as consideration to the provision of specialist housing.

Alternatives Considered

At the Draft Plan regulation 18 stage, two alternative policy approaches were identified as reasonable. These alternatives remain reasonable and have been reiterated within this SA. The alternatives are:

- Alternative H6(a): To require developments on sites of below 11 dwellings to provide a financial contribution to help deliver off-site affordable housing.
- Alternative H6(b): To retain the 2005 Adopted Local Plan policy (affordable housing only on sites of 15 dwellings plus)



Alternative H6(a): To require developments on sites of 2-4 dwellings to provide a financial contribution to help deliver off-site affordable housing.

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0
Long	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0
Summary of effects and reason for rejection	The alternative approach represents the previous preferred Policy of the 2014 Local Plan (set at 2-4 dwellings) that was withdrawn. It represents an approach that in theory would maximise the amount of affordable housing in the District. Despite this, it is possible that the policy would prevent the viability of many small schemes and potential windfall sites that could come forward within the plan period. In addition, the approach would arguably conflict with the presumption in favour of sustainable development espoused in the Plan and the NPPF. For this reason, the alternative was rejected for a higher minimum limit to which financial contributions would apply for the delivery of off-site affordable housing.														

Alternative H6(b): To retain the 2005 Adopted Local Plan policy (affordable housing only on sites of 15 dwellings plus)

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	?	?	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	?	?	0	0	0
Long	0	0	0	0	0	0	0	0	0	0	?	?	0	0	0
Summary of effects and reason for rejection	The alternative approach represents the current 2005 Local Plan policy. It represents an approach that would not see any affordable housing requirements or off-site contributions below 15 dwellings. This can be seen as a high figure which, in consideration of the dispersed settlement patterns of the District (and the findings of the 2017 SHMA), could see a significant undersupply of affordable housing in the District's smaller villages where development would only be appropriate in small schemes. For this reason, the alternative was rejected for a lower minimum limit to which financial contributions would apply for the delivery of off-site affordable housing.														

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.



5.4.7 Policy H7: Affordable Housing on Exception Sites

Policy H7: Affordable Housing on Exception Sites

Development of affordable housing will be permitted outside settlements on a site where housing would not otherwise normally be permitted, if it meets all the following criteria:

- The development will meet a local need that cannot be met in any other way, as demonstrated by an up to date housing needs survey prepared within the last three years;
- The development is of a scale appropriate to the size and facilities of the settlement; and
- The site adjoins the settlement.

The inclusion of market housing in such schemes will be supported provided that:

- Viability appraisals demonstrate that the need for the market housing component is essential for the successful delivery of the development; and
- The proportion of market housing is the minimum needed to make the scheme viable.

Significant, Temporal and Secondary Effects

Table 26: Impact on Sustainability Objectives: Policy H7

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	+	0	0	0	0	0	++	+	0	0	0
Medium	0	0	+	0	+	0	0	0	0	0	++	+	0	0	0
Long	0	0	+	0	+	0	0	0	0	0	++	+	0	0	0

Paragraph 54 of the NPPF states that local authorities should ‘plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.’ The policy positively impacts upon the built and historic environment by ensuring that the size of the development is appropriate to the character of the area and townscape in the first instance. The policy also helps to meet an identified housing need. There will be significant impacts on social inclusion in so far as the policy recognises that where the market may not provide affordable housing in this manner yet seeks its delivery through permitting the principle of market housing to ensure viability.

Alternatives Considered

At the Regulation 18 stage, the SA stated that it is considered that any deviation from the Policy approach could be considered unsustainable in line with the need for affordable housing in such areas or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and there have been no additional alternatives identified for exploration at this stage.



Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or throughout the SA process.

5.4.8 Policy H8: Self-Build and Custom Build Units

Policy H8: Self-Build and Custom Build Units

Self and Custom Build proposals will be supported where they seek to address the need and demand for self and custom build housing and:

- The site is located within development limits;
- Are of high quality design and accord with plot passports (where appropriate);
- Are constructed sustainably and are energy efficient; and
- Do not conflict with other policies in the local plan.

Self and Custom Build proposals will be supported as part of the Garden Communities and strategic sites.

Where land is proposed for self and custom build plots located within Garden Communities and strategic sites, a design code and individual Plot Passports should be prepared and submitted to the Council for approval. Together, these will regulate the form of development, establishing building parameters such as heights, footprints, set-backs, densities and parking requirements.

Neighbourhood plans may designate self and custom build sites where demand is identified.

In line with identified demand, a proportion of the self-build plots should be provided as affordable housing. These should be provided:

- At an appropriate discount below market value; and
- To households in housing need with a relevant local connection.

If Self or Custom Build plots are not sold after being marketed appropriately for 12 months, then they should remain on the open market as Self or Custom Build plots or be offered to the Council as land to deliver additional affordable housing. If there is no interest from the above after (a certain period) then the developer can build out the site as open market housing.

Significant, Temporal and Secondary Effects

Table 27: Impact on Sustainability Objectives: Policy H8

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0
Medium	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0
Long	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0

The policy will have minor positive outcomes on the sustainability objective relevant to housing, through including a policy on self-build and custom homes. Impacts are limited due to the scale of possible



development and its significance to contributing to housing need at the strategic plan level. The Policy has been re-written at this Regulation 19 stage and is considerably more detailed in regard to policy criteria. This ensures additional positive impacts regarding landscape / townscape with the requirement for Plot Passports where appropriate). There can also be expected to be some additional benefits regarding affordable housing delivery.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA considered that any deviation from the Policy approach could be considered unsustainable in line with the need for policy on self-build and custom homes in such areas or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and the re-write of the Policy since the Regulation 18 stage is in accordance with the NPPF and other policies within the Local Plan. As such no additional reasonable alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

Through iterative working, the SA process (through a draft of the Regulation 18 SA and discussions with Council planning officers) highlighted the need for a specific policy on, or mention of self-build homes within the housing mix policy. This recommendation was incorporated into the plan at this Draft Plan Regulation 18 stage and has been elaborated on at this Regulation 19 stage. No mitigation measures or recommendations are proposed at this stage.

5.4.9 Policy H9: Sites for Gypsies, Travellers and Travelling Showpeople

Policy H9: Sites for Gypsies, Travellers and Travelling Showpeople

Planning permission for new Gypsy and Traveller or Travelling Showpeople sites will be granted if the following criteria are met:

- The applicant has adequately demonstrated a need for a site in the District and the number and type of pitches or plots proposed;
- The site is located in a sustainable location, well related to a settlement with a range of services and facilities, including a primary school and healthcare facilities;
- The site is located, designed and landscaped to minimise any impact on the natural, built and historic environment;
- The site has safe pedestrian and vehicular access to and from the public highway and provides adequate space for parking, turning and servicing on site;
- The site is not located in Flood Zone 3 and passes the Exception Test if the site is located in Flood Zone 2;
- The site is, or can be, connected to physical infrastructure including drainage, water supply, power and other necessary utility services; and
- The layout of the site and associated facilities including pitches/ plots, hard-standings, amenity blocks, vehicular and pedestrian access, play areas and boundary treatments are well planned to support health and well-being.

Plots for Travelling Showpeople should be large enough to accommodate the storage and maintenance of rides



and equipment.

Significant, Temporal and Secondary Effects

Table 28: Impact on Sustainability Objectives: Policy H9

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	+	+	+	+	0	0	+	0	+	0	0	0	0	0
Medium	+	+	+	+	+	0	0	+	0	+	0	0	0	0	0
Long	+	+	+	+	+	0	0	+	0	+	0	0	0	0	0

The Policy will have numerous positive impacts on social and environmental criteria in line with the need to provide inclusive access to accommodation for the Gypsy and Traveller communities. The Policy responds to meeting Traveller accommodation needs, represents an efficient use of land, and ensures access to facilities and the protection of environmental assets. There will be additional positive impacts regarding flood risk. The Policy includes that sites are not located in an area at risk of flooding, and is expanded to indicate what would and would not be acceptable in regards to specific flood risk zones. Flooding which is a key issue for such a land use and can be considered to be more of a constraint than more permanent built development and general flooding related policy.

Alternatives Considered

The GTAA (2018) identified that in the District there is no need for additional pitches up to 2033 for Gypsy and Traveller households that meet the planning definition contained in the Planning Policy for Traveller Sites; a need for up to 8 additional pitches for Gypsy and Traveller households that may meet the planning definition; and a need for 10 additional pitches for Gypsy and Traveller households who do not meet the planning definition. No needs for travelling Showpeople were identified. A criteria based approach to any future development needs in regards to Gypsy, Traveller or Travelling Showpeople accommodation is considered a suitable mechanism over the plan-period and therefore no alternatives can be considered reasonable.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, the SA recommended that the Policy be expanded to indicate what would and would not be suitable in any forthcoming applications regarding flood risk, in response to the significance of impacts that flooding can have on this specific form of accommodation. This has been elaborated on within the Policy, with the SA recommendation being factored into the Plan. There are therefore no additional proposed mitigation measures or recommendations made at this stage.



5.4.10 Policy H10: Accessible and Adaptable Homes

Policy H10: Accessible and Adaptable Homes

Provision will be made for housing that meets the needs of the ageing population and those with disabilities including the provision of bungalows.

Housing designed specifically for older people should offer easy access to community facilities, services and frequent public transport, or where this is not possible facilities and services should be available on-site.

Where possible schemes should be well-related and integrated with the wider neighbourhood. Subject to viability older people's housing developments should be designed in accordance with the HAPPI principles.

New housing must be designed and constructed in a way that enables it to be adapted to meet the changing needs of its occupants over time. For this reason the Council requires all new housing on sites of 11 or more dwellings (market and affordable) to meet the optional Building Regulations Requirement M4(2): Category 2 (Accessible and Adaptable Dwellings). 10% of market housing and 15% of affordable housing will be required to meet Category 3 (M4(3)) requirements (Wheelchair user dwellings).

Only where circumstances exist where it can be demonstrated by the applicant that it is not practically achievable or financially viable to deliver will new development be exempt from this policy.

Significant, Temporal and Secondary Effects

Table 29: Impact on Sustainability Objectives: Policy H10

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0
Long	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0

The Policy will ensure positive outcomes for this type of accommodation need. Impacts are minor regarding housing delivery in reflection of meeting the needs of the specific demographic to which such accommodation relates. There will however be significant positive implications regarding social inclusion, through ensuring the delivery of accessible homes and bungalows that the market would otherwise not provide but for which there is an identified need.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA considered that any deviation from the Policy approach could be considered unsustainable in line with the demographic profile of the Plan Area or otherwise not distinctly different to warrant assessment within this SA. This remains the case at this stage, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.



5.4.11 Policy H11: Specialist Housing

Policy H11: Specialist Housing

Specialist housing is defined as accommodation, which has been specifically designed and built to meet the needs of the elderly, disabled, young or vulnerable adults, and may include some elements of care and support for everyone who lives there.

Proposals for specialist housing will be permitted within development boundaries providing that all the following criteria are met:

- Everyday services that users would expect to access, such as shops and health services should be available on site or should be located close by and be able to be accessed by a range of transport modes
- Parking should be provided in line with the Council's approved standards
- There is an appropriate level of private amenity space to meet the needs of residents

Sites beyond developments limits will be favourably considered if in addition to the above criteria:

- The site adjoins a settlement
- The setting of existing buildings, the natural and historic environment and the character of the area are protected
- The development would not have an overbearing effect or cause disturbance to neighbouring properties
- There would be no material overlooking or overshadowing of neighbouring properties.

Significant, Temporal and Secondary Effects

Table 30: Impact on Sustainability Objectives: Policy H11

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0
Long	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0

The Policy will ensure positive outcomes for this type of accommodation need. Impacts are minor regarding housing delivery in reflection of meeting the needs of the specific demographic to which such accommodation relates. There will however be significant positive implications regarding health and social inclusion, through ensuring the delivery of accessible homes and bungalows that the market would otherwise not provide but for which there is an identified need. The Policy criteria will also have minor positive implications regarding the protection of landscape and the natural and historic environment through relevant thematic policy criteria.

Alternatives Considered

The Policy has been newly introduced into the Plan at this Regulation 19 stage, with no previous alternatives explored in past Plan consultations. This SA considers that any deviation from the Policy approach could be



considered unsustainable in line with the demographic profile of the Plan Area or otherwise not distinctly different to warrant assessment within this SA. There are therefore no reasonable alternatives to the approach of the Policy and to its inclusion within the Plan.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.

5.5 Employment

This section contains the following elements of the Plan:

- Policy EMP1 – Employment Strategy
- Policy EMP2 – Existing and Proposed Employment Areas
- Policy EMP3 – Non-Estate Employment Uses
- Policy EMP4 – Rural Economy

5.5.1 Policy EMP1 – Employment Strategy

The policy is as follows:

Policy EMP1: Employment Strategy

To accommodate new employment opportunities in the District, the Council will:

- Support B-use, Non B-use and complimentary sui generis class employment opportunities at the three new Garden Communities at Easton Park, West of Braintree and North Uttlesford Garden Village;
- Support general business, industrial and warehousing uses (other than those which constitute 'strategic warehousing') on 55 hectares (gross) of land in the North Stansted Employment Area
- Support and protect the provision of airport related commercial uses within the airport boundary as set out in Policy SP11;
- Enable and support the further development of Research and Development space and associated activities and facilities at Chesterford Research Park as specified in Section 13 (Non Residential Allocations). The development of this site could include a research institute;
- The existing Principal Employment Areas set out in Appendix 6 as shown on the Policies Map shall be protected for B1, B2, B8 or complimentary sui generis uses. Once developed, strategic allocations containing B1, B2, B8 or complimentary sui generis uses are safeguarded as Principal Employment Areas. Changes of use or redevelopment within the employment areas and sites which would result in a loss of floorspace for economic development uses will be resisted.
- Existing employment sites which are considered to be no longer suited to these uses, and which will be made available for other purposes, are identified in the Allocations Policies. The Council will seek to mitigate any adverse affects upon any businesses displaced as a consequence. The planning reasons which may warrant the release of other land currently occupied by offices, factories or



warehousing will be identified in the Development Management Policies

- The manner in which proposals for locating non-employment uses on existing industrial estates will be assessed is set out in Policy EMP2 The Council will work with education providers and business representatives to encourage the provision of educational and vocational training courses which match the skills required by new and emerging businesses.
- The Council will support the provision of small scale office units to accommodate the needs of small sized businesses including ‘incubator’ and grown on space’.
- The Council will continue to work with key stakeholders and providers to improve access to high speed and next generation information technology infrastructure across the District throughout the Local Plan period by supporting, enabling and, where necessary and practical, assisting its provision.

Significant, Temporal and Secondary Effects

Table 31: Impact on Sustainability Objectives: Policy EMP1

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	+	0	0	0	++	++
Medium	0	0	0	0	0	0	0	0	0	+	0	0	0	++	++
Long	0	0	0	0	0	0	0	0	0	+	0	0	0	++	++

The policy will have significant positive impacts on employment and economic growth, and also education and skills through work with education providers and business representatives to encourage the provision of educational and vocational training courses which match the skills required by new and emerging businesses. This, notionally, can be expected to assist in addressing high commuting patterns in the long term. There will also be minor positive impacts on access in relation to the balance of dwellings and employment provision within the Plan.

Alternatives Considered

At the Draft Plan regulation 18 stage, the SA stated that the ELR identifies the amount of employment land and floorspace needed during the plan period and makes recommendations as to where it should be located within the District. The findings of this important piece of Plan evidence are extended to the Policy, and any other broad approaches can be seen as unreasonable as a result or otherwise not distinctly different enough from the Policy approach to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.5.2 Policy EMP2: Existing and Proposed Employment Uses

The policy is as follows:

Policy EMP2: Existing and Proposed Employment Areas

Existing and proposed employment areas identified as such on the policies map will be safeguarded for offices, warehouses, industrial and complimentary 'sui generis' uses. Planning permission will only be granted for the change of use or redevelopment or extension of sites or premises in these areas for uses other than those identified above in exceptional circumstances where either criterion a) is met or criteria b) and c) are met:-

- a) The proposed use provides an essential community benefit which demonstrably cannot be located elsewhere within the area it serves;
- b) The proposed use would not conflict with any existing or potential other employment uses in the employment area in terms of environmental, traffic generation or any other planning matters; and
- c) Where the applicant is able to provide demonstrable proof that the employment use is no longer viable. The non-viability of employment uses would need to be proven either by marketing or an independent assessment in accordance with the requirements set out in Appendix 3.

Significant, Temporal and Secondary Effects

Table 32: Impact on Sustainability Objectives: Policy EMP2

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	+	+	0	0	++	+	++
Medium	0	0	0	0	0	0	0	0	+	+	0	0	++	+	++
Long	0	0	0	0	0	0	0	0	+	+	0	0	++	+	++

This policy seeks to retain employment areas which will have positive impacts on the supply of sustainable employment provision and the provision of employment based training opportunities by safeguarding existing employment areas and only allowing a change of use from employment in exceptional circumstances. The flexibility in the policy ensures an ability to respond to future conditions in light of the potential unviability of employment land in the future, however maintains a stance of that reflects the disparate location and provision of employment land across the district. The policy therefore responds to a sustainable use of land as a resource within a local context, whilst also complying with paragraph 22 of the NPPF ('Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities').



There will additionally be secondary positive impacts on promoting accessibility and encouraging the use of sustainable travel by retaining existing and proposed employment sites, ensuring that settlements remain sustainable in providing both jobs and homes where this is evident.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA identified one alternative policy approach that was considered reasonable. This remains the case, and no additional alternatives have been identified for exploration at this stage. The previous alternative, and its appraisal, has been reiterated below:

- Alternative EMP2(a): Allow the release of existing industrial estates for residential purposes, where there is a developer interest and the site is well located, and seek to find compensatory provision as and when the need arises.

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	?	?	0	++	++	0	?
Medium	0	0	0	0	0	0	0	0	?	?	0	++	++	0	?
Long	0	0	0	0	0	0	0	0	?	?	0	++	++	0	?
Summary of effects and reason for rejection	Although the alternative could arguably be considered NPPF compliant and in adherence to a presumption in favour of sustainable development, allowing the release of existing industrial uses for residential purposes can be seen as a generally unsustainable approach within the context of Uttlesford and in response to a concentration of the District's employment land at Stansted airport. For this purpose, the alternative can be seen to have uncertain impacts regarding accessibility and sustainable transport as well as economic growth, in the absence of any details as to the location, sustainability and general quality of compensatory provision. For these reasons the alternative has been rejected.														

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.5.3 Policy EMP3: Non-Estate Employment Areas

The policy is as follows:

Policy EMP3: Non-Estate Employment Areas

Employment sites located outside the identified employment areas but within development limits should be retained for employment use. Exceptions to this may be permitted where the applicant is able to provide demonstrable proof that the employment use is no longer viable.

The non-viability of employment uses would need to be proven either by marketing or an independent assessment in accordance with the requirements set out in Appendix 5.



Significant, Temporal and Secondary Effects

Table 33: Impact on Sustainability Objectives: Policy EMP3

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	+	0	0	+	0	+	0	0	+
Medium	0	0	0	0	0	0	+	0	0	+	0	+	0	0	+
Long	0	0	0	0	0	0	+	0	0	+	0	+	0	0	+

Employment sites which are located outside of industrial estates provide a large proportion of the employment in the district and are important contributors to the local economy. It is therefore important that safeguards are made through policy to ensure these sites are retained for employment uses where they are viable but allow flexibility to respond to instances where sites are no longer suitable for employment. The flexible approach taken forward in this policy safeguards employment sites in the first instance but allows for sites that have outlived their viability to be changed into more suitable uses providing justification is proven. This ensures that employment provision is suitably and sustainably located and could also provide additional land for residential development which would have positive impacts on addressing housing need. Ensuring that uses are more suitably located would also positively impact on accessibility and will lead to a comparative reduction in vehicle emissions.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA identified one alternative policy approach that was considered reasonable. This remains the case, and no additional alternatives have been identified for exploration at this stage. The previous alternative, and its appraisal, has been reiterated below:

- Alternative EMP3(a): Policy to protect all existing employment sites from changes to other uses

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	?	0	0	0	0	0	0	?	0	?	-	0	?
Medium	0	0	?	0	0	0	0	0	0	?	0	?	-	0	?
Long	0	0	?	0	0	0	0	0	0	?	0	?	-	0	?

Summary of effects and reason for rejection

This alternative will have a range of positive, negative and uncertain impacts on sustainability objectives. There will be uncertain impacts on townscapes, should existing employment land be protected in perpetuity and this will also give rise to negative impacts regarding the sustainable use of land. There will be uncertain impacts on accessibility to jobs and housing growth, should viable residential development be deemed unsuitable on previous although vacant employment land. This is also unlikely to stimulate further employment development, should safeguarded land be undesirable. It is acknowledged that it is important to retain sites; however such a policy approach is inflexible, would not respond well to growth and development needs on a district-wide basis and does not conform to elements of National Policy. As



such, this approach has been rejected.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.5.4 Policy EMP4: Rural Economy

The policy is as follows:

Policy EMP4: Rural Economy

Proposals which sustain and enhance the rural economy by creating and/ or safeguarding businesses and jobs will be supported where they are of an appropriate scale to their location, protect the environmental quality and character of the rural area and protect the best and most versatile agricultural land (Grades 1, 2 and 3a). The following types of development are considered to be acceptable:

- a. Schemes for farm diversification involving small-scale business and commercial development that contribute to the operation and viability of the farm holding
- b. Small-scale tourism proposals, including visitor accommodation;
- c. Proposals that recognise the economic benefits of the natural and historic environment as an asset to be valued, conserved and enhanced;
- d. The expansion of businesses in their existing locations dependent upon the nature of the activities involved and provided the development does not conflict with other policies in the Local Plan;
- e. Small scale employment development to meet local needs; and
- f. The use of land for agriculture, forestry and equestrian activity.

The re-use of rural buildings will be supported provided that:

- The redevelopment of a rural building does not lead to the conversion of annexes and buildings into separate dwellings.

Significant, Temporal and Secondary Effects

Table 34: Impact on Sustainability Objectives: Policy EMP4

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	++	+	?	0	0	0	0	0	0	0	0	0	0
Medium	+	0	++	+	?	0	0	0	0	0	0	0	0	0	0
Long	+	0	++	+	?	0	0	0	0	0	0	0	0	0	0

This policy would have positive impacts on the natural environment where a criterion stipulates that development will only be permitted where it protects or enhances the character of the countryside and its biodiversity value. The policy will also have significant positive secondary effects on landscape, through re-



use, and also the sustainable use of land. Impacts on the historic environment are uncertain in association with the possibility that redundant rural buildings are historic in nature and could be non-designated heritage assets that otherwise are not covered by policy within the Plan.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA identified one alternative policy approach that was considered reasonable. This remains the case, and no additional alternatives have been identified for exploration at this stage. The previous alternative, and its appraisal, has been reiterated below:

- Alternative EMP4(a): For the re-use of rural buildings outside development limits to be limited to employment purposes; or if demonstrably unviable, then for another non-residential use, or for residential use only if all other types of use are demonstrably unviable (as proven either by marketing or an independent assessment).

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	?	+	?	0	0	0	0	0	0	0	0	0	+
Medium	+	0	?	+	?	0	0	0	0	0	0	0	0	0	+
Long	+	0	?	+	?	0	0	0	0	0	0	0	0	0	+
Summary of effects and reason for rejection	Although paragraph 28 of the NPPF requires Local Plans to promote a strong rural economy by enabling the growth and expansion of rural businesses and enterprises through the conversion of existing buildings. Nevertheless, Permitted Development rights allow the change of use of agricultural buildings for a range of uses subject to certain criteria being met. The Preferred policy approach only applies in those cases where planning consent is required. The implications of the Policy are that not all buildings will necessarily be appropriate for some form of beneficial use; however the alternative can be seen to conflict with the possibility that rural buildings may be suitable for non-employment uses and a general presumption in favour of sustainable of non-employment development in such areas. For this reason the alternative has been rejected in favour of a less constrained approach as espoused in the Policy. The alternative is also likely to lead to fewer schemes being viable in rural areas, which remain redundant and do not improve local landscape and townscape as a result.														

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.6 Retail

This section contains the following elements of the Plan:

- Policy RET1 - Town and Local Centres Strategy
- Policy RET2 - The Location and Impact of New Retail Development
- Policy RET3 - Town and Local Centres and Shopping Frontages
- Policy RET4 - Loss of Shops and Other Facilities
- Policy RET5 - New Shops in Rural Areas

5.6.1 Policy RET1: Town and Local Centres Strategy

Policy RET1: Town and Local Centres Strategy

New retail, employment, leisure and cultural uses will be supported and focused in the town and local centres as defined on the Policies Map.

Taking into account the Council's Retail Study 2018 and any subsequent update to that Retail Study during the Local Plan Period, new retail floorspace will be supported where it is directly consistent with identified need.

To ensure the vitality and viability of Uttlesford's existing town and local centres the location and scale of development will need to be consistent with the following hierarchy with larger scale development focused on the town centres:

Town Centres:

- Saffron Walden
- Great Dunmow

Local Centres

- Stansted Mountfitchet
- Thaxted

Proposed Local Centres

- North Uttlesford Garden Community
- Easton Park Garden Community
- West of Braintree Garden Community

Convenience floorspace capacity arises by 2033 for a small to medium sized foodstore in Saffron Walden and a large sized foodstore in Great Dunmow.



There is capacity for additional comparison floorspace in Saffron Walden by 2026, amounting to 5,000 sqm (net). There is no capacity in Great Dunmow for comparison floorspace by 2026.

The type and scale of retail development within the new garden communities should be commensurate with their scale and will be determined through the masterplanning process for each garden community.

The presumption therefore is that new retail development is first provided in the town centres with a preference to preserve their vitality and viability. However, retail in the Garden Community Local Centres is important to achieving the garden city principles.

Significant, Temporal and Secondary Effects

Table 35: Impact on Sustainability Objectives: Policy RET1

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	+	0	0	0	+	+	0	0	0	0	+
Medium	0	0	0	0	+	0	0	0	+	+	0	0	0	0	+
Long	0	0	0	0	+	0	0	0	+	+	0	0	0	0	+

This policy effectively safeguards retail provision in the district which would positively ensure employment provision in this sector. Positive impacts will also be associated with maintaining the district's historic centres as these correspond to town and local centres which this policy seeks to maintain the character and function of. There will be positive impacts on accessibility and the use of sustainable transport through town and local centres benefitting from established transport interchanges for the wider area. The status of the new Garden Communities as proposed Local Centres supports their function as sustainable settlements in their own right, whilst also offering wider benefits for nearby rural communities due to their broad geographic spread.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that no alternative approaches could be considered reasonable as the policy reiterates the thread of sustainable development as espoused in the NPPF. Any alternative that deviates from this approach would either be contrary to NPPF and therefore an unsound approach, or not distinctly different from the Policy to be considered an alternative for the purposes of identification and assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, the SA highlighted that through iterative working, it was recommended within a draft SA that the Garden Communities be included and defined within the retail hierarchy as appropriate (as per paragraph 23 of the NPPF), in order to inform future proposals for retail, leisure uses in the latter stages of the plan period and an indication of their status beyond. It was further recommended that the new settlements are categorised as equivalent to local centres within the retail hierarchy, so as to adhere to Garden City principles. These recommendations were factored into the Policy at the Draft Plan Regulation 18 stage. No additional mitigation measures or recommendations are proposed at this stage.



5.6.2 Policy RET2: The Location and Impact of New Retail Development

Policy RET2: The Location and Impact of New Retail Development

Any proposals for retail and other town centre uses outside the defined town and local centres or other sites allocated for those uses must demonstrate compliance with the impact and the sequential tests in the National Planning Policy Framework. A Retail Impact Assessment must accompany proposals that exceed 1,000 sqm (net) in Uttlesford district.

Significant, Temporal and Secondary Effects

Table 36: Impact on Sustainability Objectives: Policy RET2

Temporal Impacts	Sustainability Objectives (SO)															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Short	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
Medium	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
Long	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+

There will be positive impacts on the economic function of existing town centres as a result of the Policy. The Policy seeks to protect town centres for suitable retail uses in the first instance, however is flexible enough to ensure that each scheme for out of centre retail is judged and determined on its own merits.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that no alternative approaches can be considered reasonable as the policy reiterates the thread of sustainable development as espoused in the NPPF. Any alternative that deviates from this approach would be contrary to NPPF and therefore an unsound approach. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.



5.6.3 Policy RET3: Town and Local Centres and Shopping Frontages

Policy RET3: Town and Local Centres and Shopping Frontages

Along Primary Shopping Frontages as identified on the Policies Map, change of use (that require planning permission) of the ground floor to non-A1 uses will only be permitted if the applicant is able to demonstrate that the unit is not viable as an A1 shop use. The change of ground floor uses (see the definition in the NPPF) to uses falling outside the definition will only be permitted if the applicant is able to demonstrate that the unit is not viable as a main town centre use. The non-viability of the unit would need to be proven either by marketing or an independent assessment in accordance with the requirements set out in Appendix 5.

Along Secondary Shopping Frontages as identified on the Policies Map change of use of A1 shop units to town centre uses of retail, leisure, office and other main town centre uses will be permitted. The change of ground floor uses from main town centre uses (see the definition in the NPPF) to uses falling outside that definition will only be permitted if the applicant is able to demonstrate that the unit is not viable as a main town centre use. The non-viability of the unit would need to be proven either by marketing or an independent assessment in accordance with the requirements set out in Appendix 5.

Along both Primary and Secondary Shopping Frontages change of use to residential will be allowed on upper floors. Mixed use schemes with a residential element will be appropriate within the town and local centres.

Development that would contribute to the tourism function within these centres will be supported where it conserves or enhances the character of the townscape.

Significant, Temporal and Secondary Effects

Table 37: Impact on Sustainability Objectives: Policy RET3

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	+	0	0	0	+	+	0	0	0	0	+
Medium	0	0	0	0	+	0	0	0	+	+	0	0	0	0	+
Long	0	0	0	0	+	0	0	0	+	+	0	0	0	0	+

This policy effectively safeguards retail provision in the district which would positively ensure employment provision in this sector. Positive impacts will also be associated with maintaining the district's historic centres as these correspond to town and local centres which this policy seeks to maintain the character and function of. There will be positive impacts on accessibility and the use of sustainable transport through town and local centres benefitting from established transport interchanges for the wider area.



Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA identified one alternative policy approach that could be considered reasonable and this is reiterated below. This remains the case, and no additional alternatives are identified at this stage.

- Alternative RET3(a): To delete the policy and let the market determine acceptable uses

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	?	0	0	0	?	?	0	0	0	0	-
Medium	0	0	0	0	?	0	0	0	?	?	0	0	0	0	-
Long	0	0	0	0	?	0	0	0	?	?	0	0	0	0	-
Summary of effects and reason for rejection	The alternative of deleting the policy would be contrary to the NPPF which states in paragraph 23 that Local Plans should, 'define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations.' As such, this alternative can be deemed unreasonable and uncertain and negative impacts have been highlighted for relevant SA objectives. The Council sought to progress Policy RET3 above as it reflects the NPPF; referring to primary and secondary shopping frontages and what type of uses will be permitted in these areas.														

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.

5.6.4 Policy RET4: Loss of Shops and Other Facilities

Policy RET4: Loss of Shops and Other Facilities

Beyond the defined Town and Local Centres change of use (that require planning permission) of shops and other community facilities including those identified in the list of Assets of Community Value will only be permitted where the applicant can demonstrate that:

- There is no significant demand for the facility within the catchment area;
- The facility is not financially viable;
- The marketing criteria in Appendix 3 has been met; and
- Equivalent facilities in terms of their nature and accessibility are available or would be made available nearby.



Significant, Temporal and Secondary Effects

Table 38: Impact on Sustainability Objectives: Policy RET4

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	+	++	+	0	0	0	+
Medium	0	0	0	0	0	0	0	0	+	++	+	0	0	0	+
Long	0	0	0	0	0	0	0	0	+	++	+	0	0	0	+

This policy seeks to protect village shops and other facilities which are considered important to the local communities and rural areas they serve. In recent years there has been a continual loss of village services including village shops, public houses, places of worship, village halls and health service provision which communities rely on. The policy will have a significant positive impact on promoting accessibility as it seeks to prevent the loss of facilities and services which serve the rural community. This also seeks to retain local employment opportunities. Protecting rural services ensures that people in rural communities have easy access to them which also adheres to the notion of social inclusion across the District. Furthermore, retaining village shops and other local facilities maximises the potential for rural communities to walk and cycle to them which positively impacts on encouraging the use of sustainable methods of travel.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA identified one alternative policy approach that could be considered reasonable and this is reiterated below. This remains the case, and no additional alternatives are identified at this stage.

- Alternative RET4(a): To remove the current controls and allow changes of use of existing services in response to market conditions regardless of the availability of other alternatives.

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	?	?	?	0	0	0	?
Medium	0	0	0	0	0	0	0	0	?	?	?	0	0	0	?
Long	0	0	0	0	0	0	0	0	?	?	?	0	0	0	?
Summary of effects and reason for rejection	The alternative of removing current controls would have greater uncertainty as to whether services and facilities will be retained. This alternative approach would also offer no level of flexibility for future needs or possible village expansion. The Council rejected this approach due to the danger of a loss of rural facilities adversely impacting on the social wellbeing of rural communities and selected the Policy approach due to positive impacts in this regard.														

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.



5.6.5 Policy RET5: New Shops in Rural Areas

Policy RET5: New Shops in Rural Areas

For settlements where a Town or Local Centre is not identified, planning permission will be granted for new shops on sites beyond development limits where the following criteria are met:

- The proposal is of a size compatible with the catchment area it is intended to serve;
- The site is well related to the village and has the potential to reduce the need for travel by car;
- There would be no adverse impact on existing shops within the catchment area;
- There would be no adverse impact on the character and amenity of the area including visual intrusion, noise and traffic generation; and
- There are no suitable alternative sites within development limits.

Significant, Temporal and Secondary Effects

Table 39: Impact on Sustainability Objectives: Policy RET5

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	+	++	+	0	0	0	+
Medium	0	0	0	0	0	0	0	0	+	++	+	0	0	0	+
Long	0	0	0	0	0	0	0	0	+	++	+	0	0	0	+

This policy seeks to protect village shops and other facilities which are considered important to the local communities and rural areas they serve. In recent years there has been a continual loss of village services including village shops, public houses, places of worship, village halls and health service provision which communities rely on. The policy will have a significant positive impact on promoting accessibility as it seeks to prevent the loss of facilities and services which serve the rural community. This also seeks to retain local employment opportunities. Protecting rural services ensures that people in rural communities have easy access to them which also adheres to the notion of social inclusion across the District. Furthermore, retaining village shops and other local facilities maximises the potential for rural communities to walk and cycle to them which positively impacts on encouraging the use of sustainable methods of travel.



Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA identified one alternative policy approach that could be considered reasonable and this is reiterated below. This remains the case, and no additional alternatives are identified at this stage.

- Alternative RET5(a): To remove the current controls and allow changes of use of existing services in response to market conditions regardless of the availability of other alternatives.

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	?	?	?	0	0	0	?
Medium	0	0	0	0	0	0	0	0	?	?	?	0	0	0	?
Long	0	0	0	0	0	0	0	0	?	?	?	0	0	0	?
Summary of effects and reason for rejection	The alternative of removing current controls would have greater uncertainty as to whether services and facilities will be retained. This alternative approach would also offer no level of flexibility for future needs or possible village expansion. The Council rejected this approach due to the danger of a loss of rural facilities adversely impacting on the social wellbeing of rural communities and selected the Policy approach due to positive impacts in this regard.														

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.



5.7 Transport

This section contains the following elements of the Plan:

- Policy TA1 - Accessible Development
- Policy TA2 - Sustainable Transport
- Policy TA3 - Provision of Electric Charging Points for Vehicles
- Policy TA4 - Vehicle Parking Standards
- Policy TA5 - New Transport Infrastructure or Measures

5.7.1 Policy TA1: Accessible Development

Policy TA1: Accessible Development

Development and transport planning will be co-ordinated to reduce the need to travel by car, increase public transport use, cycling and walking and improve accessibility and safety in the District while accepting the rural nature of the District. The overall need to travel (especially by car) to meet the day to day service needs will be minimised. Development proposals will be located in close proximity to services and make use of sustainable forms of travel (walking, cycling and public transport) to fulfil day to day travel needs as a first requirement. To achieve this:

- The capacity of the access to the main road network and the capacity of the road network itself must be capable of accommodating the development safely and without causing severe congestion;
- Development will be maintain or improve road safety and take account of the needs of all users, including mobility impaired users;
- New development should be located where it can be linked to services and facilities by a range of transport options including safe and well designed footpaths and cycle networks, public transport and the private car;
- Development should be located where it can provide safe, direct walking and cycling routes between new developments and schools / other community infrastructure, together with appropriate design for these new facilities that encourages and delivers sustainable travel.
- Existing rights of way, cycling and equestrian routes (designated and non-designated routes and, where there is evidence of regular public usage, informal provision) will be protected and, should diversion prove unavoidable, provide suitable, appealing replacement routes to equal or enhanced standards ensuring provision for the long-term maintenance of any of the above
- Transport Assessment will be required on all developments creating significant impact on the highway to assess the impact and potential mitigation required.



- Travel Plans will be required for major development proposals to ensure a reduction in single occupancy car travel will be achieved through a series of measures and incentives/penalties and targets, on larger developments a travel plan co-ordinator will be required.
- Appropriate and safe networks, as defined by the Essex Local Transport Plan, will be provided to allow for increasingly independent travel by vulnerable road users to allow such individuals to provide for their own travel needs.

Significant, Temporal and Secondary Effects

Table 40: Impact on Sustainability Objectives: Policy TA1

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	+	+	0	++	++	+	0	+	0	0
Medium	0	0	0	0	0	+	+	0	++	++	+	0	+	0	0
Long	0	0	0	0	0	+	+	0	++	++	+	0	+	0	0

There will be a small positive impact on air quality and climate change issues addressed through tackling congestion, reduced dependence on the private car and mitigation measures to reduce impacts. There will however be significant positive impacts regarding accessibility and sustainable transport through a commitment to reduce the need to travel by car, increase public transport use and cycling and walking, and improve accessibility through collaborative working with operators. These impacts are further supported by a policy requirement that development should be located where it can provide safe and direct walking and cycling routes in the first instance. In addition to this, the policy acknowledges the needs and requirements of the wider district population and notions of inclusive access by appreciating that private car use is unavoidable in rural areas, and seeks to assess road capacities as part of development proposals.

There will be positive impacts on social inclusion by incorporating a wide range of transport needs for different demographics within the district through the policy, and also regarding the consideration of infrastructure requirements such as road capacities, pedestrian and cycle routes at the outset of new development and development proposals.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that national policy requires Transport Statements or Transport Assessment to be produced for development that generates significant amounts of movement. Paragraph 35 of the NPPF also states that Local Plans should “protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to accommodate the efficient delivery of goods and supplies; give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones; incorporate facilities for charging plug-in and other ultra-low emission vehicles; and consider the needs of people with disabilities by all modes of transport.” The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the



case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.7.2 Policy TA2: Sustainable Transport

Policy TA2: Sustainable Transport

Sustainable modes of transport should be facilitated through new developments to promote accessibility and integration into the wider community and existing networks. Priority should be given to cycle and pedestrian movements and access to public transport. Development proposals should provide appropriate provision to maximise modal shift potential for all the following transport modes:

- Pedestrian (including disabled persons and those with impaired mobility), through safe, accessible, direct and convenient design and layout of routes within the new development and wider pedestrian network. Safeguarding existing Public Rights of Way and promoting enhancements to the network, where appropriate, to offer appropriate routes for walking, cycling, horse riders and recreational opportunities;
- Cycling, through safe design and layout of routes integrated into the new development and contributing towards the development and enhancement of the cycle network and provision of secure cycle parking and where appropriate, changing and shower facilities;
- Public transport, through measures that will improve and support public transport and provide new public transport routes;
- Community transport, through measures that will promote car pools, car sharing and voluntary community buses, community services and cycle schemes;
- Servicing, refuse and emergency vehicles where viable and practical; and
- Facilities for charging plug-in and other ultra-low emission vehicles (see Policy TA3 below)

Significant, Temporal and Secondary Effects

Table 41: Impact on Sustainability Objectives: Policy TA2

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	+	+	0	++	++	+	0	+	0	0
Medium	0	0	0	0	0	+	+	0	++	++	+	0	+	0	0
Long	0	0	0	0	0	+	+	0	++	++	+	0	+	0	0

There will be significant positive impacts on sustainable travel and accessibility related sustainability objectives through the policy approach. Additionally, there will be minor secondary positive impacts on



reducing pollution and carbon emissions, health (through the policy criterion regarding walking and cycling) and also infrastructure where new sustainable transport methods are integrated and potential uptake maximised.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that national policy requires Transport Statements or Transport Assessment to be produced for development that generates significant amounts of movement. Paragraph 35 of the NPPF also states that Local Plans should “protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to accommodate the efficient delivery of goods and supplies; give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones; incorporate facilities for charging plug-in and other ultra-low emission vehicles; and consider the needs of people with disabilities by all modes of transport.” The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.7.3 Policy TA3: Provision of Electric Charging Points for Vehicles

Policy TA3: Provision of Electric Charging Points for Vehicles

The following provision of charging points will be required:

Provision of Charging Points / Parking Bays in New Development (including Conversions)	
Houses	One charging point per house with garage or driveway
Flats (<50 units)	One parking bay marked out for use by electric vehicles only, together with charging infrastructure and cabling (subject to minimum provision as above).
Flats (>50 units)	Further dedicated charging bays totalling 2% of the total provision.
Other development (<50 bays)	One parking bay marked out for use by electric vehicles only, together with charging infrastructure and cabling.
Other development (>50 bays)	Further dedicated charging bays totalling 2% of the total provision.

**Phasing**

Standard provision (as set out above) could be supplemented by the installation of groundwork/ passive wiring at the commencement of development in order to enable further installation to match demand.

It should be noted that where charging facilities are shared (for example through the development of flats) that any provision of infrastructure should also include arrangements for the future operation and maintenance of the facility.

In addition for new flat schemes need to provide future proofing measures, such as appropriate wiring (i.e. wired ready to fit) to ensure that demand for electric vehicles can be met as this increases over time.

Significant, Temporal and Secondary Effects

Table 42: Impact on Sustainability Objectives: Policy TA3

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	+	+	0	+	0	0	0	0	0	0
Medium	0	0	0	0	0	+	+	0	+	0	0	0	0	0	0
Long	0	0	0	0	0	+	+	0	+	0	0	0	0	0	0

There will be positive impacts on sustainable travel through the policy approach in contributing to the viability of electric or hybrid car usage. Additionally, there will be positive impacts on reducing pollution and carbon emissions.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that paragraph 35 of the NPPF states that Local Plans should “protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to accommodate the efficient delivery of goods and supplies; give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones; incorporate facilities for charging plug-in and other ultra-low emission vehicles; and consider the needs of people with disabilities by all modes of transport.” The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.7.4 Policy TA4: Vehicle Parking Standards

Policy TA4: Vehicle Parking Standards

Development will be permitted where the number, design, location, size and layout of vehicle parking spaces proposed is appropriate for the use and location, as set out in relevant parking standards approved by the Council. If the proposal is a use for which there is no relevant approved standard the applicant will be required to demonstrate that the number of parking spaces being provided is appropriate for the use and location.

Significant, Temporal and Secondary Effects

Table 43: Impact on Sustainability Objectives: Policy TA4

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	0	0	?	0	+	++	0	0	0	0	0
Medium	0	0	+	0	0	0	?	0	+	++	0	0	0	0	0
Long	0	0	+	0	0	0	?	0	+	++	0	0	0	0	0

Car ownership in the District is high and limiting parking within residential development will not necessarily discourage ownership but instead cause displacement of vehicles and inappropriate parking. It is therefore important that adequate vehicle parking is provided in new developments. The Council approved the Essex County Council document "Parking Standards, Design and Good Practice" in January 2010 as well as all intervening updates to the guide. The Policy acknowledges the use of private vehicles, with maximum standards at origins and minimum standards at destinations. This will have uncertain rather than negative impacts on air quality in light of both a desire to minimise private vehicle trips and provide parking to reflect car ownership. The principal aim of this policy is to provide adequate parking to avoid obstruction of the road network and to meet the District's needs. These have been identified as significant issues within the District evidenced by high levels of vehicle ownership and issues surrounding previous parking standards that sought to restrict parking provision at both origins and destinations. By addressing this issue, access both to and within new development should be viable and sustainable and promoting cultural change. There will be positive impacts on townscape at both origins and destinations, social inclusion and accessibility. There will also be positive impacts on sustainable transport uptake through the standards' general approach, but also the inclusion of suitable parking for cycling and powered two wheelers.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that paragraph 39 of the NPPF requires local planning authorities to take into account the following when setting local parking standards: "accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles." With this in mind, there is no direct alternative within the adopted ECC Parking Standards. This remains the case, and no additional alternatives have been identified for exploration at this stage. The initial alternative of not adopting the ECC Parking Standards is reiterated below:

- Alternative TA4(a): To not adopt the ECC Parking Standards and assess proposals on a case



by case basis, responding to local context.

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	0	0	?	0	+	++	0	0	0	0	0
Medium	0	0	+	0	0	0	?	0	+	++	0	0	0	0	0
Long	0	0	+	0	0	0	?	0	+	++	0	0	0	0	0
Summary of effects and reason for rejection	<p>The alternative would have uncertain impacts on all relevant sustainability objectives, largely due to there being no set guidelines for developers through effective policy. It is possible that the approach could lead to improvements in townscape and deliver appropriate parking provision in the District; however it is felt that this alternative would be contrary to aspirations to speed up the planning process in the absence of any set guidelines to refer to. There is also the possibility that unsuccessful applications would appeal on such grounds without any policy direction to base refusal on. Additionally, the ECC Parking Standards have been devised with the District Council's input. For these reasons the alternative was rejected in favour of the Policy approach.</p>														

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.7.5 Policy TA5: New Transport Infrastructure or Measures

Policy TA5: New Transport Infrastructure or Measures

The provision of new or enhanced transport infrastructure and initiatives will be pursued and implemented in partnership with the relevant transport providers. Developer funding for or provision of highway and transportation works and measures will be sought as appropriate. The following measures have been identified and others will come forward through assessment of specific sites.

WALKING AND CYCLING IMPROVEMENTS

Wenden Road Cycle Route Scheme - Saffron Walden to Audley End station cycle route improvements were delivered in 2015.

Great Chesterford to Saffron Walden Cycle Route Scheme: with the aim of connecting Saffron Walden via Littlebury to Great Chesterford and then on to Hinxton providing a link to cycle routes to Cambridge.

Flich Way Improvements – New walking and cycling connections planned south of Great Dunmow.

M11 Junction 8 – Walking and cycling routes and crossing facilities to be incorporated as part of planned junction improvement scheme to improve connectivity for these modes.

Schemes within the Essex Cycling Strategy and Uttlesford Cycling Strategy.

RAPID TRANSIT CORRIDORS

Support sustainable transportation connectivity between Braintree – Great Dunmow, Stansted Airport and Bishop Stortford. Support connectivity to Cambridge from the north of the district.



RAIL IMPROVEMENTS

West Anglia Mainline - Cambridge to Stansted Improvements - Greater Anglia recently secured new long-term franchise to operate services. New rolling stock to increase capacity of existing services into London, limited additional services (although outside of peak periods), Wifi and customer service enhancements will be introduced. Improved accessibility for and to rail stations that will serve new developments including cycle parking in those developments (Policy TA4), cycle and pedestrian routes and bus infrastructure.

Braintree Branch line - Cressing Loop - Network Rail has accepted the need for a passing loop at Cressing to allow two trains to pass on the single line thereby doubling service capacity between Braintree and London. Work is expected to commence during Control Period 6 (2019 to 2024). An additional passing loop north of Witham station is also included in Control Period 6 investment.

STRATEGIC HIGHWAYS IMPROVEMENTS

Essex County Council in conjunction with Highways England produced a short to medium term improvement to increase traffic capacity at M11 Junction 8. A scheme is planned for joint funding by Highways England's Growth & Housing Fund and the Local Economic Partnership. A preliminary scheme has been approved by Highways England for further detailed business case assessment. A longer term major improvement is also being developed by the Essex and Hertfordshire County Councils with Highways England for a Road Infrastructure Strategy bid. ECC have produced and validated a sophisticated traffic model to test options from which a scheme can be derived.

Cambridgeshire County Council are currently undertaking a detailed Study of the A505 regards future improvements.

LOCAL HIGHWAY IMPROVEMENTS

The District Council will continue to work with Essex County Council to deliver transport measures in Saffron Walden to support movement across town and more sustainable travel behaviour especially to provide opportunities for traffic to avoid the centre.

New developments will be assessed for their impacts on the network and where necessary, capacity, safety and enhancements to transport provision will be required from the developer to mitigate the impact on the network or linking to the network, this may include schemes within the Uttlesford Transport Study.

Significant, Temporal and Secondary Effects

Table 44: Impact on Sustainability Objectives: Policy TA5

Temporal Impacts	Sustainability Objectives (SO)															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Short	0	0	0	0	0	0	0	0	0	++	++	0	0	++	0	0
Medium	0	0	0	0	0	0	0	0	0	++	++	0	0	++	0	0
Long	0	0	0	0	0	0	0	0	0	++	++	0	0	++	0	0

The Policy will ensure that accessibility is maximised alongside new growth and also seeks to remedy existing deficiencies in a range of transport networks. This will see significant positive impacts on accessibility and infrastructure related sustainability objectives. There will also be significant positive impacts on sustainable travel. In regard to the proposed new Garden Communities, the Policy can be considered a



suitable mechanism to ensure walking and cycling infrastructure to rail stations and also through the requirement that new developments will be assessed for their impacts on the network and where necessary, capacity, safety and enhancements to transport provision will be required from the developer. It should be noted however that additional and more specific transport infrastructure requirements for the Garden Communities can be expected to be explored and further set out through specific DPDs in each proposed instance.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that paragraph 35 of the NPPF states that Local Plans should, “protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to accommodate the efficient delivery of goods and supplies; give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones; incorporate facilities for charging plug-in and other ultra-low emission vehicles; and consider the needs of people with disabilities by all modes of transport.” The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and no additional alternatives are identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.8 Infrastructure

This section contains the following elements of the Plan:

- Policy INF1 - Infrastructure Delivery
- Policy INF2 – Protection, Enhancement and Provision of Open Space, Sports Facilities and Playing Pitches
- Policy INF3 - Health Impact Assessments
- Policy INF4 - High Quality Communications Infrastructure and Superfast Broadband

5.8.1 Policy INF1: Infrastructure Delivery

Policy INF1: Infrastructure Delivery

Development must take account of the needs of new and existing populations. It must be supported by the timely delivery of infrastructure, services and facilities necessary to meet the needs arising from the development. This is particularly important for the new garden communities.

Each development must address physical, community, social and green infrastructure.

In assessing capacity, developers will provide evidence as to whether existing infrastructure can be used more efficiently, or whether the impact of development can be reduced through promoting behavioural change.

Permission will only be granted if it can be demonstrated that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal in a timely manner. It must further demonstrate that such required capacity will prove sustainable over time physically and financially.

A combination of funding sources will be sought to deliver the infrastructure required to deliver the spatial strategy. Where a development proposal requires additional infrastructure capacity, to be deemed acceptable, mitigation measures must be agreed with the Council and the appropriate infrastructure provider. Such measures include (but not exclusively):

- Financial contributions towards new or expanded facilities/their maintenance;
- Direct provision or construction of new provision;
- Off-site capacity improvement works; and/or
- The provision of land.

Developers and land owners must work positively with the Council, neighbouring authorities and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with their published policies and guidance.

Planning obligations and phasing conditions will be required where necessary to ensure that development meets the principles of this policy.

The council may consider introducing a Community Infrastructure Levy (CIL) and would implement such for areas and/or development types where a viable charging schedule would best mitigate the impacts of growth. Section 106 will remain the appropriate mechanism for securing land and works along with financial



contributions where a sum for the necessary infrastructure is not secured via CIL.

For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. Exemplar types of infrastructure are provided in the glossary appended to this Plan.

Exceptions to this policy will only be considered whereby:

- It is proven that the benefit of the development proceeding without full mitigation outweighs the collective harm;
- A fully transparent open book viability assessment has proven that full mitigation cannot be afforded, allowing only for the minimum level of developer profit and land owner receipt necessary for the development to proceed;
- Full and thorough investigation has been undertaken to find innovative solutions to issues and all possible steps have been taken to minimise the residual level of unmitigated impacts; and
- Obligations are entered into by the developer that provide for review at appropriate interval(s) and appropriate additional mitigation in the event that viability improves prior to completion of the development.

Significant, Temporal and Secondary Effects

Table 45: Impact on Sustainability Objectives: Policy INF1

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	0	+	++	0	0
Medium	0	0	0	0	0	0	0	0	0	0	0	+	++	0	0
Long	0	0	0	0	0	0	0	0	0	0	0	+	++	0	0

The Policy will have significant positive impacts on ensuring infrastructure delivery to support new development. The Policy is not explicit as to the specific infrastructure requirements that could be required of new development due to its strategic nature, however additional objectives that could be expected to positively affected include biodiversity (through green and blue infrastructure), water resources, minimising flood risk, sustainable travel and access, health and education and skills. The Policy is flexible, with the inclusion of a number of exceptions to the main thread of the policy requirements, and this is considered also likely to ensure minor positive impacts regarding smaller scale residential development, as noted as a preferred 'first instance' strategy to address housing shortage issues within the Government's proposed changes to the NPPF consultation document.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that due to the high level approach of the policy in ensuring sustainable development (and where possible self-sustainability in regard to Garden Communities), no other approaches or alternatives could be considered reasonable.

The Policy has been significantly re-written since the Draft Plan, and is now more descriptive as to suitable mitigation measures where additional infrastructure capacity is required from and for a development proposal and also in regard to a possible forthcoming Community Infrastructure Levy (CIL) and the role of Section 106 mechanisms. Notably also, the Policy includes a number of exceptions to the policy. The inclusion of these



exceptions is not considered to have any difference in impacts as any policy option in which they are not included. The Policy is flexible and realistic and deviations from it can not be considered reasonable.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.8.2 Policy INF2: Protection, Enhancement and Provision of Open Space, Sports Facilities and Playing Pitches

Policy INF2: Protection and Provision of Open Space, Sports Facilities and Playing Pitches

Existing facilities for recreation, sport and play together with formal and informal open space will be safeguarded and enhanced.

Development will only be permitted if it would not involve the loss of open space for recreation, including allotments, playing pitches or sports facilities, except if:

- a) A up to date Sport Strategy or an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) Replacement facilities will be provided of an equivalent or increased size and quality to serve the needs of the area; and which will be made available before development of the existing site begins;
- c) The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss;
- d) In the case of school and college grounds, the loss through development may be permitted where the development meets a demonstrable educational need and protects playing fields in accordance with Sport England policy.

Uttlesford District Council has, working with Sport England, commissioned a Sports Strategy. Development proposals will take into account the findings of this study and provide new sports facilities in line with the recommendations from this study.

Where the Sports Strategy identifies a community need which can be met through existing school and college sports facilities, this will be encouraged.

In accordance with the most up to date Sport Strategy new development will be required to make appropriate on-site provision or financial contributions to off-site provision of indoor and outdoor sports facilities.

Unless specified in the relevant site allocation policy, publicly accessible open space or improvement to existing accessible open space provision will be in accordance with the following standards. Financial support for the continued maintenance of the facility will be secured by planning obligation.

Open Space Requirements or based on the most up to date standards			
Type of	Level of	Threshold for On-site provision	Threshold for Off-Site Provision



provision	provision – (Square metres per person)		
Amenity Greenspace	10	All development of 10 dwellings or over	All development under 10 dwellings and development of over 10 dwellings where on-site provision is not possible.
Provision for children and young people (LAPS, LEAPS and NEAPS)	2	All development of 10 dwellings or over	All development under 10 dwellings and development of 10 dwellings or over where on-site provision is not possible.
Allotments	2	All development of 10 dwellings or over	All development under 10 dwellings and where on-site provision is not possible.

Significant, Temporal and Secondary Effects

Table 46: Impact on Sustainability Objectives: Policy INF2

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	?	0	0	0	0	0	0	?	0	0	++	0	+	0	0
Medium	?	0	0	0	0	0	0	?	0	0	++	0	+	0	0
Long	?	0	0	0	0	0	0	?	0	0	++	0	+	0	0

There will be significant positive impacts on health and social inclusion, and minor positive impacts on general infrastructure related sustainability objectives as a result of the policy. Where the Policy specifies that 'new development will be required to make appropriate on-site provision or financial contributions to off-site provision of indoor and outdoor sports facilities' it should be considered that there may be a possible need for contributions to mitigate any recreational effects on Natura 2000 sites in the wider area as a result of plan-level growth. As such, uncertain impacts on biodiversity and air quality (pollution) have been identified until further work has been undertaken and adopted regarding developer contributions relevant to this issue.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that the Policy approach ensures that open space and sports provision is ensured in new development whilst also taking a flexible and pragmatic approach in relation to development opportunities on land currently designated for such purposes. It is considered that any alternative approach could not be considered reasonable or otherwise distinctly different from the policy approach to warrant assessment within this SA. This remains the case, and no additional alternatives have



been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.8.3 Policy INF3: Health Impact Assessments

Policy INF3: Health Impact Assessments

New developments which are designed, constructed and managed in ways that improve health and promote healthy lifestyles and help to reduce health inequalities in the District will be supported.

The following development proposals should undertake a Health Impact Assessment (HIA):

- Residential development (Class C3) proposals of more than of 50 units
- Non-residential development of more than 1,000 sqm
- Residential care homes and nursing homes (Class C2)
- Hot food takeaways (Class A5)
- Any application requiring an EIA due to the incorporation of Human Health and Populations from May 2017.

The HIA should set out the impact on health and well-being resulting from a proposal and any demands that are placed on the capacity of health facilities arising from the development.

Where significant impacts are identified, planning permission will be granted where infrastructure provision and/ or funding to meet the health service requirements of the development is provided and/ or secured by planning obligations.

The Council will require HIAs to be prepared in accordance with the advice and best practice for such assessments as published by the Department of Health, Public Health and other agencies, such as the West Essex Clinical Commissioning Group and other NHS organisations across Essex.

Restrictions may need to be applied through appropriate planning conditions to reduce any negative impacts occurring in relation to hot food takeaways (Class A5) subject to HIA findings.

Early discussion with the Planning team is strongly advised around any HIA. Advice and guidance is available from Public Health and other Health Partners on these.

Significant, Temporal and Secondary Effects

Table 47: Impact on Sustainability Objectives: Policy INF3

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	+	0	+	0	+	0	0



Medium	0	0	0	0	0	0	0	0	+	0	+	0	+	0	0
Long	0	0	0	0	0	0	0	0	+	0	+	0	+	0	0

There will be direct positive impacts on health and wellbeing as a result of the requirements of the Policy for Health impact Assessments from relevant developments. This is likely to additionally ensure secondary positive impacts on sustainable travel and infrastructure delivery, where the Policy (and HIAs) seek contributions towards new or enhanced provision of infrastructure, ensuring developments are designed to encourage safe walking and cycling, and provide consciously-designed open space, sport, recreational facilities and services and facilities to create opportunities and reduce barriers associated with healthy living.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that the Policy approach ensures that health impacts and improvements are identified and ensured through relevant developments as stipulated within the policy criterion. It is considered that any alternative approach could not be considered reasonable or otherwise distinctly different from the policy approach to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.8.4 Policy INF4: High Quality Communications Infrastructure and Superfast Broadband

Policy INF4: High Quality Communications Infrastructure and Superfast Broadband

New development proposals should demonstrate that they are served by up to date communications infrastructure. As a minimum, new proposals should be directly served by up to date superfast broadband.

All new dwellings and non-residential buildings must be served by a superfast broadband connection, installed on an open access basis. Where this service is fibre based it is anticipated that it will be directly accessed from the nearest BT exchange and threaded through resistant tubing to enable easy access to the fibre for future repair, replacement or upgrading, unless the applicant can demonstrate that this would not be possible, practical or economically viable. In those cases, the developer will ensure that a superfast broadband service is made available via an alternative technology provider, such as fixed wireless or radio broadband.

Applications for new or the expansion of existing communications infrastructure (including telecommunications and superfast broadband) are supported subject to the following criteria:

- a) Opportunities for sharing sites and/ or combining the proposal with existing or committed masts, buildings or related structures have been explored.
- b) The proposal has been sympathetically designed, sited, landscaped and camouflaged to minimise its visual impact on the surrounding area.
- c) The proposal has been designed to minimise disruption should the need for maintenance,



adaption or future upgrades arise.

- d) The proposal meets International Commission guidelines.

The Council will support investment in high quality communications infrastructure and superfast broadband, including community based networks, particularly where alternative technologies need to be used due to the rural nature of Uttlesford.

Significant, Temporal and Secondary Effects

Table 48: Impact on Sustainability Objectives: Policy INF4

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	+	0	0	0	+	0	+
Medium	0	0	0	0	0	0	0	0	+	0	0	0	+	0	+
Long	0	0	0	0	0	0	0	0	+	0	0	0	+	0	+

The Policy will ensure direct positive impacts on employment and economic growth through the associations of homeworking with superfast broadband. The District is predominantly rural, with additional issues surrounding transport interconnectivity to many rural areas. As such, the Policy approach can be viewed as critical to ensuring sustainable development, with secondary positive impacts realised for those sustainability objectives related to sustainable transport (in reducing private vehicle trips and commuting) and also ensuring supporting infrastructure to growth in the District and improving existing conditions.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that in view of the baseline conditions within the District regarding accessibility and commuting patterns, it is considered that any alternative approach could not be considered reasonable or otherwise distinctly different from the policy approach to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.9 Design and Construction

This section contains the following elements of the Plan:

- Policy D1 - High Quality Design
- Policy D2 - Car Parking Design
- Policy D3 - Small Scale Development / Householder Extensions
- Policy D4 - Development Frameworks and Codes
- Policy D5 – Shop Fronts
- Policy D6 - Design Review
- Policy D7 - Innovation and Variety
- Policy D8 - Sustainable Design and Construction
- Policy D9 - Minimising Carbon Dioxide Emissions
- Policy D10 - Highly Energy Efficient Buildings

5.9.1 Policy D1: High Quality Design

Policy D1: High Quality Design

All new development in Uttlesford should contribute to the creation of high quality places through a design-led approach underpinned by good design principles and reflecting a thorough site appraisal. Development proposals should be informed by Building for Life 12 and other good practice principles, including the Essex Design Guide. All buildings, spaces and the public realm should be well-designed and display a high level of architectural quality which responds positively to local context. Development should refer to Secured by Design principles to reduce crime and encourage safer communities.

Proposals for new development should seek to optimise the capacity of the site by responding appropriately to the scale, character and grain of the existing built form. Proposals should also demonstrate how they respond to the landscape, local and longer-views and the natural and historic environment.

Development should integrate well with existing neighbourhoods, positively contributing to the public realm and street environment, creating well connected, accessible and safe places. Development should provide for a rich movement network and choice of routes.

Development should result in healthy places which prioritise active travel and provide opportunities for and access to facilities for sport and physical activity.

All development within residential and mixed use areas, including town and local centres, should have active frontages, particularly at street level, and provide a clear distinction between areas of public and private realm.

Proposals for new development should demonstrate how they respond to and enhance the amenity value of an area through consideration of matters such as overlooking, natural light, micro-climate, outlook and amenity space. Equally, proposals for new development should meet the nationally described space standards Department for Communities and Local Government, Technical Housing Standards – nationally described space standards, March 2015 (Updated May 2016) and the necessary dwelling mix, privacy, daylight and



sunlight for future occupiers.

New buildings should be designed with flexibility and adaptability in mind, so that they can respond to changing social, environmental, economic and technological needs. New development should be designed such that it does not prejudice future development or design of adjoining sites. Consideration should be given to smart technology solutions that support high quality design outcomes.

In residential neighbourhoods and mixed use areas, including town and local centres, the townscape impacts of any large floorplate developments will be minimised through incorporation of finer grain frontages that wrap around the larger unit. This approach also applies to large surface and multi-storey car parks as well as servicing areas in these locations.

Significant, Temporal and Secondary Effects

Table 49: Impact on Sustainability Objectives: Policy D1

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	++	0	+	0	0	0	+	+	+	0	0	0	0
Medium	+	0	++	0	+	0	0	0	+	+	+	0	0	0	0
Long	+	0	++	0	+	0	0	0	+	+	+	0	0	0	0

The Policy can be seen as likely to have significant positive impacts on townscapes, through a design-led approach underpinned by good design principles and reflecting a thorough site appraisal. The Policy will also have minor positive impacts on the natural environment, through required consideration within applications, as well the historic environment, sustainable transport through high quality pedestrian access and also access. The inclusion of requirements that development proposals should be informed by Building for Life 12 and other good practice principles, including the Essex Design Guide as well as Secured by Design principles will have additional positive implications regarding housing inclusivity and also health and social inclusion.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that the District has a notable amount of historic settlements and the Policy seeks to ensure protection of these through the design requirements of new development. In light of this, it is considered that any alternative approach could not be considered reasonable or otherwise distinctly different from the policy approach to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.9.2 Policy D2: Car Parking Design

Policy D2: Car Parking Design

Parking within new residential development should be designed such that it is conveniently located and overlooked so that it can be used in the way it is intended for, avoiding informal parking that undermines the quality of the street environment. Parking should be unobtrusive, with garages (where proposed) set back from the building line and street trees used to soften the visual impact of parked cars, particularly on street. The use of permeable surfaces for areas of parking will be supported.

Significant, Temporal and Secondary Effects

Table 50: Impact on Sustainability Objectives: Policy D2

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	0	0	0	0	0	0	+	0	0	0	0
Medium	0	0	+	0	0	0	0	0	0	0	+	0	0	0	0
Long	0	0	+	0	0	0	0	0	0	0	+	0	0	0	0

The Policy is not directly relevant to any specific sustainability objectives, however there can be seen to be minor positive impacts associated with social inclusion and well-being through car parking that is fit for purpose and overlooked to ensure natural surveillance and 'designing out crime.' Indirect impacts can also be expected regarding townscapes as a result of the policy approach.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that it is considered that any alternative approach could not be considered reasonable or otherwise distinctly different from the policy approach to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.9.3 Policy D3: Small Scale Development / Householder Extensions

Policy D3: Small Scale Development / Householder Extensions

Proposals for small scale development, including extensions to existing buildings, must be of a high standard of design, responding to or improving the site and surrounding area.

The scale, height and massing of any development or proposed extension should relate to the surrounding area and existing buildings.

All new residential developments should accord with appropriate space standards.



New development should avoid detrimental impacts on occupiers of surrounding properties, particularly in terms of noise, privacy, overshadowing and access to natural daylight.

The Council will support the retention and enhancement of historic shop fronts and other shop fronts of quality that contribute positively to the character and distinctiveness of the locality and historic environment.

Alterations to existing shopfronts which detract from the public amenity due to poor quality design or inappropriate scale, proportions, materials or detailing will not be supported.

Proposals for new shop fronts will be supported where they are of a high quality of design and preserve or enhance the amenity of the locality, including the character and appearance of built and historic environment.

This policy should be read in conjunction with the guidance set out in the Council's supplementary planning document for shop front design.

Significant, Temporal and Secondary Effects

Table 51: Impact on Sustainability Objectives: Policy D3

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	+	0	0	0	0	0	+	+	0	0	0
Medium	0	0	+	0	+	0	0	0	0	0	+	+	0	0	0
Long	0	0	+	0	+	0	0	0	0	0	+	+	0	0	0

For many households an extension to their property ensures accommodation to meet changing needs. However, it is important where an extension is permitted that it is compatible with the design and setting of the existing building and does not adversely impact the surrounding area or nearby neighbours. This is also true of small scale development. The policy will have positive impacts on the historic environment through ensuring that home extensions retain the character of the area and are designed to respect the existing building. There will be positive contributions to meeting specific housing needs regarding type and size, and also in addressing social inclusion and health by enabling the adaptation of homes to meet the changing requirements of residents whilst also preventing development that would adversely affect neighbours in terms of overlooking and restricted light.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that it is considered that any deviation from the Policy approach could be considered unsustainable in line with the Policy's criteria or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.



5.9.4 Policy D4: Development Frameworks and Codes

Policy D4: Development Frameworks and Codes

Development frameworks shall be prepared for the garden communities and all strategic development sites for approval by the Council prior to submission of any planning application. In the case of the new garden communities the development frameworks will be prepared as development plan or supplementary planning documents and adopted by the local planning authority. Where sites subject to a development framework cross multiple land ownerships, the different landowners should work together to prepare a joint development framework that demonstrates how comprehensive development will be delivered.

The development frameworks should demonstrate how good placemaking can be achieved through establishment of:

- A clear vision and concept for the garden community or strategic development site.
- A development and land use plan showing the mix and type of development to come forward, including the broad locations of necessary supporting services, including local centres, open space, play and sports space, health and education.
- Framework plans establishing the intended form and grain of development, character areas, densities and building typologies. Development should demonstrate how it responds to the landscape context and the historic environment.
- A movement plan establishing the street hierarchy and typologies, and sustainable transport measures prioritising walking, cycling and public transport.
- A green infrastructure plan setting out the network and typology of green spaces, links, flood mitigation areas and areas of ecological importance.
- A phasing and delivery plan, demonstrating a logical pattern of development that helps build community with supporting facilities provided at the right time.

Development frameworks should be informed by best practice landscape and urban design principles. Applications for the new garden communities and strategic development sites should demonstrate how they respond to best practice through submission of a Building for Life 12 assessment (or a later equivalent).

Development frameworks should outline how infrastructure will be delivered and the mechanisms by which Landowners will work together to deliver those infrastructure items.

Prior to the approval of any reserved matters or grant of detailed planning permission the Council will require a Design Code to be prepared for the garden community or strategic development site. Planning applications should demonstrate how they comply with the Design Code.



Significant, Temporal and Secondary Effects

Table 52: Impact on Sustainability Objectives: Policy D4

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	0	0	0	0	0	0	++	++	++	0	+	++	0
Medium	+	0	0	0	0	0	0	0	++	++	++	0	+	++	0
Long	+	0	0	0	0	0	0	0	++	++	++	0	+	++	0

The inclusion of this Policy within the Plan is integral to the development of sustainable development emerging from Garden Communities and strategic development sites at this stage. The Policy sets the principle for such development to be sustainable ahead of further details being progressed through Garden Community DPDs. Extending this principle to other strategic development sites ensures that positive outcomes are sought through allocations in the Plan and any other developments of this scale that could come forward within the Plan period. The Policy will have significant positive impacts associated with sustainable travel, accessibility, health and social inclusion, and education and skills. These themes are required to be integrated within self-sustainable new communities in the form of supporting infrastructure, and the process of development frameworks for all strategic development ensures that forthcoming applications factor in sustainable themes through their initial identification at the plan-level.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that the Policy, in introducing development frameworks for strategic development proposals maximises the potential for sustainable outcomes to be realised through a plan-led approach. It is considered that any deviation from the Policy approach could be considered unsustainable in line with the Policy's criteria or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.9.5 Policy D5: Shop Fronts

Policy D5: Shop Fronts

The Council will support the retention and enhancement of historic shop fronts and other shop fronts of quality that contribute positively to the character and distinctiveness of the locality and historic environment.

Shopfront alterations which detract from the public amenity due to poor quality design or inappropriate scale, proportions, materials or detailing will not be supported.

Proposals for new shop fronts will be supported where they are of a high quality of design and preserve or enhance the amenity of the locality, including the character and appearance of built and historic environment.

This policy should be read in conjunction with the guidance set out in the Council's supplementary planning



document for shop front design.

Significant, Temporal and Secondary Effects

Table 53: Impact on Sustainability Objectives: Policy D5

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0
Medium	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0
Long	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0

There will be minor positive impacts due to the protection of regarding historic shop fronts. This will lead to additional positive impacts on townscape in reflection of the historic cores of the District's market towns and many Type A and B villages and any historic shop fronts that form part of currently residential dwellings.

Alternatives Considered

This is a new Policy introduced at this Regulation 19 stage; with criteria related to historic shop fronts included within Policy D3. It is considered that any deviation from the Policy approach could be considered unsustainable in line with the Policy's criteria or otherwise not distinctly different to warrant assessment within this SA. No alternatives have been explored regarding this theme of the Policy.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.

5.9.6 Policy D6: Design Review

Policy D6: Design Review

The Council will require emerging schemes for the new garden communities and other strategic development sites to be assessed through design review. Equally, and as appropriate, smaller sites in important and or sensitive locations will also be subject to design review. The Council will refer schemes to the East of England Design Review Panel operated by Design Shape East or its successor body. The Council encourages design review to take place early in the process to allow scope for input into the emerging design. The final scheme submitted to the Council should include a report on the design review process and how the scheme has responded to this.

Significant, Temporal and Secondary Effects

Table 54: Impact on Sustainability Objectives: Policy D6

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15



Short	0	0	++	0	+	0	0	0	0	0	0	0	0	0	0
Medium	0	0	++	0	+	0	0	0	0	0	0	0	0	0	0
Long	0	0	++	0	+	0	0	0	0	0	0	0	0	0	0

The scale of growth outlined within the plan over the plan period is such that meeting OAN for housing is a significant challenge on comparison to past housing requirements. The Policy will have significant positive impacts on landscapes / townscapes through the requirements of design review. The requirements of the policy can be seen to emanate from the fabric of the District and local characteristics related to the historic environment and landscapes. With this in mind, secondary positive impacts are realised on the preservation and enhancement of the historic environment and cultural heritage.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that the Policy, in introducing design review for strategic development proposals maximises the potential for sustainable outcomes to be realised at the outset of the development management process. It is considered that any deviation from the Policy approach could be considered unsustainable in line with the Policy’s criteria or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.9.7 Policy D7: Innovation and Variety

Policy D7: Innovation and Variety

The Council will actively encourage development proposals that establish bespoke design solutions and residential typologies as opposed to application of standard ‘off-the-shelf’ housing types and layouts. Schemes that respond to and reinterpret local design cues are welcomed as well as consideration of smart technology solutions. The Council encourages applicants to run design competitions to generate a high quality architectural response to building design and layout.

Significant, Temporal and Secondary Effects

Table 55: Impact on Sustainability Objectives: Policy D7

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	++	0	+	0	0	0	0	0	0	0	0	0	0
Medium	0	0	++	0	+	0	0	0	0	0	0	0	0	0	0
Long	0	0	++	0	+	0	0	0	0	0	0	0	0	0	0

The scale of growth outlined within the plan over the plan period is such that meeting OAN for housing is a significant challenge on comparison to past housing requirements. The Policy will have significant positive impacts on landscapes / townscapes through the encouragement of development proposals that establish bespoke design solutions and residential typologies. The requirements of the policy can be seen to emanate from the fabric of the District and local characteristics related to the historic environment and landscapes. With this in mind, secondary positive impacts are realised on the preservation and enhancement of the historic environment and cultural heritage.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that the Policy, in encouraging bespoke design solutions and residential typologies for development proposals maximises the potential for sustainable outcomes to be realised at the outset of the development management process. It is considered that any deviation from the Policy approach could be considered unsustainable in line with the Policy’s criteria or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.9.8 Policy D8: Sustainable Design and Construction

Policy D8: Sustainable Design and Construction

Proposals for new development are required to embed sustainable design and construction techniques from the outset.

Applications for development will need to demonstrate accordance with the appropriate Building Regulations and or BREEAM standards in force at the time of submission. Housebuilders are encouraged to register for assessment under the Home Quality Mark.

This should show how resource efficiencies and climate change adaptation measures will be incorporated through aspects such as the layout of the proposed development, orientation, massing, landscaping and building materials. Green roofs, walls and other similar measures are encouraged where appropriate.

Waste, recycling and storage areas should be provided. Equally, systems that reduce water consumption and allow for the reuse of grey water is encouraged. Development should result in an overall reduction of flood risk.

Development should maximise the opportunities for using of on-site renewable forms of energy.

Significant, Temporal and Secondary Effects

Table 56: Impact on Sustainability Objectives: Policy D8

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	+	++	0	+	+	0	0	0	0	0	0	0	0	0
Medium	0	+	++	0	+	+	0	0	0	0	0	0	0	0	0
Long	0	+	++	0	+	+	0	0	0	0	0	0	0	0	0

The Policy will ensure positive outcomes for a range of sustainability objectives, this includes significant impacts associated with townscape, and minor positive impacts on water related criteria, cultural heritage and climate change through climate change adaptation measures. These impacts on a plan level are maximised through Policy D9 below.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA stated that the Policy, in requiring sustainable design and construction techniques, as well as climate change adaptation measures, maximises the potential for sustainable outcomes to be realised at the outset of the development management process. It is considered that any deviation from the Policy approach could be considered unsustainable in line with the Policy's criteria or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.9.9 Policy D9: Minimising Carbon Dioxide Emissions

Policy D9: Minimising Carbon Dioxide Emissions

Development proposals for both commercial and residential buildings should demonstrate that they have applied the Energy Hierarchy, as set out in the Local Plan and, in doing so, have achieved a Dwelling Emission Rate (DER) which is 19% lower than the Target Emission Rate (TER) required by Building Regulations Part L 2013 Edition.

Evidence should be provided in the form of an Energy Assessment which, as a minimum should include the following:

- A calculation of the energy demand and carbon dioxide emissions for the proposed buildings using approved Building Regulations software and carried out by a qualified energy assessor.
- Evidence that, as far as practicable, the development's design has been optimised to take into account solar gain, glazing proportions and external shading (Design Optimisation).
- Evidence that, as far as practicable, the development's fabric performance has been improved to minimise energy loss (Fabric Improvement).
- Evidence that renewable energy sources have been considered and incorporated into the development where it is feasible and economic to do so.

These requirements will apply unless it can be demonstrated that they would make the development unviable.

Significant, Temporal and Secondary Effects

Table 57: Impact on Sustainability Objectives: Policy D9

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0
Long	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0

Ensuring that carbon emissions are minimised and that new development is as energy efficient as possible, is a key tenet of sustainability and sustainable development. The Policy will have significant positive impacts in this regard.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA stated that it was considered that any deviation from the Policy approach could be considered unsustainable in line with the Policy's criteria or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.9.10 Policy D10: Highly Energy Efficient Buildings

Policy D10: Highly Energy Efficient Buildings

Development proposals which demonstrate that the proposed buildings have a net emission rate of zero or below, or are proposed to be certified Passivhaus buildings, are encouraged, and will be considered favourably.

Significant, Temporal and Secondary Effects

Table 58: Impact on Sustainability Objectives: Policy D10

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0
Long	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0

Ensuring that carbon emissions are minimised and that new development is as energy efficient as possible, is a key tenet of sustainability and sustainable development. The Policy will have significant positive impacts in this regard.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA stated that it was considered that any deviation from the Policy approach could be considered unsustainable in line with the Policy's criteria or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.10 Environment

This section contains the following elements of the Plan:

- Policy EN1 - Protecting the Historic Environment
- Policy EN2 - Design of Development within Conservation Areas
- Policy EN3 - Protecting the Significance of Conservation Areas
- Policy EN4 - Development affecting Listed Buildings
- Policy EN5 - Scheduled Monuments and Sites of Archaeological Importance
- Policy EN6 - Historic Parks and Gardens
- Policy EN7 - Non-Designated Heritage Assets of Local Importance
- Policy EN8 - Protecting and Enhancing the Natural Environment
- Policy EN9 - Open Spaces Policy
- Policy EN10 - Ancient Woodland and Protected Trees
- Policy EN11 - Minimising Flood Risk
- Policy EN12 - Surface Water Flooding
- Policy EN13 - Protection of Water Resources
- Policy EN14 - Minerals Safeguarding
- Policy EN15 - Pollutants
- Policy EN16 - Air Quality
- Policy EN17 - Contaminated Land
- Policy EN18 - Noise Sensitive Development
- Policy EN19 – Light Pollution



5.10.1 Policy EN1: Protecting the Historic Environment

Policy EN1: Protecting the Historic Environment

Development will be supported where it preserves or enhances the significance of the historic environment.

Development proposals for the re-use of heritage assets will be favourably considered where the proposals represent the optimum viable re-use and are consistent with their conservation. In determining applications, the council will require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Relevant historic environment records should be consulted, and the heritage assets assessed using appropriate expertise where necessary. Proposals will be considered against the wider social, cultural, economic and environmental benefits that the historic environment can bring.

Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, the council requires developers to submit an appropriate desk-based assessment and a field evaluation.

Proposals to introduce energy efficiency and renewable energy measures affecting heritage assets will be weighed against harm to the significance of the heritage asset and the wider historic environment.

The Council will work proactively to safeguard heritage assets identified on the Local Buildings at Risk Register and the national Heritage at Risk Register by using statutory powers to secure urgent works, and repairs as necessary, where there is identified harm, immediate threat or serious risk to its preservation.

The Council will continue to work alongside owners and relevant parties including Essex County Council, Historic England and other heritage bodies to secure their restoration and optimum viable re-use.

Significant, Temporal and Secondary Effects

Table 59: Impact on Sustainability Objectives: Policy EN1

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	++	0	++	0	0	0	0	0	0	0	0	0	0
Medium	+	0	++	0	++	0	0	0	0	0	0	0	0	0	0
Long	+	0	++	0	++	0	0	0	0	0	0	0	0	0	0

The Policy has been significantly re-written since the Draft Plan Regulation 18 stage consultation. There will be positive impacts on landscapes and townscapes in regards to new development and the requirements for proposals. This is also the case for the policy's principle aim and historic environment objectives. The possibility for enhancement is ensured through working positively to safeguard heritage assets identified as 'at risk' by working in partnership with owners and relevant partners, Essex County Council, Historic England and other heritage bodies to secure a sympathetic restoration and re-use.

Individual impacts regarding reducing carbon emissions will only be realised at the local level in conjunction with relevant development management policies; as such no impacts have been realised. Reducing carbon emissions through retrofitting or modifying heritage assets has the potential for negative impacts on either



the asset in question or in regards to the need to reduce building emissions and the policy acknowledges such a threat and the need to avoid any negative precedents. The SA welcomes the approach of the council to weigh each proposal on its own merits and not commit to an overall policy stance. Despite this, a similar approach could be included within the policy regarding the incorporation of SuDS in any forthcoming schemes that may affect the historic environment, assets or their settings

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA states that paragraph 126 of the NPPF requires Local Plans to set out “a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”. The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, the SA recommended a similar stance within the policy that acknowledges the incompatibilities between the protection and enhancement of heritage assets and energy efficiency measures be included regarding the incompatibility between such assets and SuDS. Although this has not been specifically factored into the Policy, the Policy seeks to preserve and enhance the historic environment in the first instance and has been re-written to increase added benefits in this regard. With this in mind it can be considered that all relevant aspects of a proposal would be required to demonstrate such preservation or enhancement, including any SuDS. As such, the initial recommendation is not reiterated within the SA at this stage and no further mitigation measures or recommendations are made.

5.10.2 Policy EN2: Design of Development within Conservation Areas

Policy EN2: Design of Development within Conservation Areas

Development will be permitted where it conserves or enhances the character and appearance of the features of a Conservation Area including plan form, the relationship between buildings, the arrangement of open areas and their enclosure, the grain or significant natural or heritage features. Outline applications will not be considered. Development involving the demolition of a structure which positively contributes to the character and appearance of the area will not be permitted.

Development will be permitted if the following criteria are met:

- There is no detrimental visual impact and no substantial pollution of any type (air, water and ground, noise);
- It does not damage key views in, out or within the Conservation Area, including very visible secondary elevations;
- There is no loss of character or historic significance of the Conservation Area;
- There is no detrimental impact on the sustainability of communities and economic vitality; and
- It makes a positive contribution to local character and distinctiveness.



Significant, Temporal and Secondary Effects

Table 60: Impact on Sustainability Objectives: Policy EN2

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	++	0	++	0	0	?	0	0	0	0	0	0	0
Medium	0	0	++	0	++	0	0	?	0	0	0	0	0	0	0
Long	0	0	++	0	++	0	0	?	0	0	0	0	0	0	0

The policy would have a significant positive impact on the protection and enhancement of the district's heritage assets by preventing the loss of culturally important buildings and ensuring that the characters of historic areas do not lose their quality and reason for being designated. In protecting historic landscapes this policy also positively impacts on landscape.

The inclusion of additional information on renewable energy installation within Conservation Areas provides greater clarity for the type of equipment accepted. It is recommended that a similar stance within the policy that acknowledges the incompatibilities between the protection and enhancement of heritage assets and energy efficiency measures be included regarding the incompatibility between such assets and SuDS.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that paragraph 126 of the NPPF requires the Local Plan to promote the conservation and enjoyment of the historic environment. In order to do this it states that local planning authorities should take into account the following:

- “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.”

The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and there are no additional alternatives identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, the SA recommended that a similar stance within the policy that acknowledges the incompatibilities between the protection and enhancement of heritage assets and energy efficiency measures be included regarding the incompatibility between such assets and SuDS. Although this has not been specifically factored into the Policy, the Policy seeks to preserve and enhance the historic environment in the first instance and has been re-written to ensure that all features of Conservation Areas (rather than just essential features as specified in the Policy at the Regulation 18 stage) are conserved or



enhanced. With this in mind it can be considered that all relevant aspects of a proposal would be required to demonstrate such conservation or enhancement, including any SuDS. As such, the initial recommendation is not reiterated within the SA at this stage and no further mitigation measures or recommendations are made.

5.10.3 Policy EN3: Protecting the Significance of Conservation Areas

Policy EN3: Protecting the Significance of Conservation Areas

Development outside of the conservation area which might otherwise affect its setting will only be permitted where it is not detrimental to the character, appearance or significance of the Conservation Area and does not adversely affect listed buildings or non-designated heritage assets, either within or outside the Conservation Area.

Significant, Temporal and Secondary Effects

Table 61: Impact on Sustainability Objectives: Policy EN3

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0
Medium	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0
Long	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0

The Policy will have positive impacts on the historic environment adjacent to Conservation Areas to the extent that Listed Buildings would be protected from neighbouring insensitive development. There will also be positive impacts associated with townscape. It is recommended that the policy is expanded to include the protection of non-designated heritage assets that may be within or adjacent to Conservation Areas.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that paragraph 126 of the NPPF requires the Local Plan to promote the conservation and enjoyment of the historic environment. In order to do this it states that local planning authorities should take into account the following:

- “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.”

The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and there are no additional alternatives identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, it was recommended that the policy is expanded to include the protection of non-designated heritage assets that may be within or adjacent to Conservation Areas. This recommendation has been factored into the Policy and is not reiterated at this stage. There are no other recommendations made at this stage.



5.10.4 Policy EN4: Development affecting Listed Buildings

Policy EN4: Development affecting Listed Buildings

Development affecting a Listed Building should be in keeping with its scale, form, character, materials and surroundings. Demolition of a Listed Building, or development proposals that adversely affect the setting, or alterations that impair the special architectural or historic interest of a Listed Building will not be permitted.

In cases where planning permission might not normally be granted for a change of use favourable consideration will be given to conversion schemes that represent the most appropriate way of conserving the Listed Building, its architectural and historic characteristics and its setting.

Development involving the installation of renewable energy equipment on a Listed Building will be acceptable if the following criteria are met:

- Locations other than on a Listed Building have been considered and dismissed as being impracticable;
- There is no irreversible damage to significant parts of the historic fabric; and
- The location of the equipment on the Listed Building would not cause harm to its character or appearance.

Significant, Temporal and Secondary Effects

Table 62: Impact on Sustainability Objectives: Policy EN4

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	++	+	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	++	+	0	0	0	0	0	0	0	0	0
Long	0	0	0	0	++	+	0	0	0	0	0	0	0	0	0

There are over 3,700 listed buildings or structures within the District which have been designated as such due to their special architectural and historical interest. Measures should be adopted to conserve, and where possible enhance, these buildings which in the District vary widely both in age, character and their vernacular materials. There will be significant positive impacts associated with the preservation of Listed Buildings by not permitting development that may negatively impact on the quality and appearance of these heritage assets. The policy also safeguards listed buildings by allowing in exceptional circumstances renovation and works related to a change in use providing they preserve the historic nature of the building. The policy may also positively impact on aspirations to reduce the contributions to climate change through the inclusion of additional information on renewable energy installation for Listed Buildings which provides greater clarity for the type of equipment accepted. This has the potential to increase the amount of locally based renewable energy schemes being developed within historic settlements.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA stated that paragraph 126 of the NPPF requires the Local Plan to promote the conservation and enjoyment of the historic environment. In order to do this it states that local



planning authorities should take into account the following:

- “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.”

The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and there are no additional alternatives identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.10.5 Policy EN5: Scheduled Monuments and Sites of Archaeological Importance

Policy EN5: Scheduled Monuments and Sites of Archaeological Importance

Where nationally important archaeological assets, whether scheduled or not, and their settings, are affected by proposed development there will be a presumption in favour of their physical preservation in situ for example through modification of design, layout, drainage, landscaping or the siting and location of foundations. The Council will seek the preservation in situ of archaeological assets unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the site itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

In situations where there is evidence to suggest that historic assets or their settings would be affected, an archaeological field assessment should be submitted as part of any planning application. The assessment must define the significance of the assets and the impact of the proposed development thus allowing an informed and reasonable planning decision to be made.

In the circumstances where preservation in situ is not possible or feasible, then development will not be permitted until a programme for excavation, investigation and recording has been submitted and agreed by way of a pre-commencement condition.



Significant, Temporal and Secondary Effects

Table 63: Impact on Sustainability Objectives: Policy EN5

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	+	0	++	0	0	0	0	0	0	0	0	0	0
Medium	0	0	+	0	++	0	0	0	0	0	0	0	0	0	0
Long	0	0	+	0	++	0	0	0	0	0	0	0	0	0	0

There are 79 scheduled monuments in the District, which are designated for their nationally important archaeological or historic building value, and over 4,000 sites of archaeological interest recorded on the Essex Historic Environment Record (HER). As a finite and non-renewable resource it is important that these sites and features are not needlessly or thoughtlessly destroyed. The policy will have significant positive impacts on the historic environment commensurate to its theme. The policy will also have minor positive impacts on landscape in so far as the preservation of such assets is intrinsically linked.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA stated that paragraph 126 of the NPPF requires the Local Plan to promote the conservation and enjoyment of the historic environment. In order to do this it states that local planning authorities should take into account the following:

- “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.”

The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and there are no additional alternatives identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage the SA recommended that, regarding the Policy’s (then) renewable energy criteria, an assessment of the significance of harm is required as per other development schemes. In addition, it was recommended that the Policy as a whole include some guidance to developers as to enhancements to Scheduled Monuments that may be at risk through appropriate schemes. The Policy has been re-written to remove the renewable energy criteria with criteria applicable to all forms of development and additional wording has been included to assist developers in submitting permissible planning applications. Therefore these recommendations are not reiterated at this stage. There are no additional recommendations made at this stage.



5.10.6 Policy EN6: Historic Parks and Gardens

Policy EN6: Historic Parks and Gardens

Development will be permitted provided it sustains and enhances the significance of Historic Parks and Gardens such as their principal or associated buildings and structures, formal and informal open spaces, ornamental gardens, kitchen gardens, plantations and water features.

Significant, Temporal and Secondary Effects

Table 64: Impact on Sustainability Objectives: Policy EN6

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0
Long	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0

Measures should be adopted to conserve, and where possible enhance, historic parks and gardens. There will be positive impacts associated with the preservation of historic parks and gardens by not permitting development that may negatively impact on the quality and appearance of these heritage assets. At the Draft Plan stage, the SA highlighted minor positive impacts as enhancement was not implicit within the Policy. Enhancement has since been ensured through the Policy wording and as a result, significant positive impacts are now predicted.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA stated that paragraph 126 of the NPPF requires the Local Plan to promote the conservation and enjoyment of the historic environment. In order to do this it states that local planning authorities should take into account the following:

- “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.”

The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and there are no additional alternatives identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, the SA recommended that the policy seek to enhance such assets where possible through any development proposals related to such assets. This recommendation has been factored into the Policy and as such no additional recommendations are made at this stage.



5.10.7 Policy EN7: Non-Designated Heritage Assets of Local Importance

Policy EN7: Non-Designated Heritage Assets of Local Importance

The planning authority will seek to ensure the retention, enhancement, and viable use of heritage assets of local interest. Whilst not enjoying the full protection of statutory listing, the design and the materials used in proposals affecting these assets should be of a high standard and in keeping with their character and local significance.

Development proposals which would have an adverse impact upon the character, form and fabric of the heritage asset of Local interest and/ or would have a detrimental impact on the setting of the asset will be resisted. Development proposals will instead seek to enhance the heritage asset of Local Interest.

Significant, Temporal and Secondary Effects

Table 65: Impact on Sustainability Objectives: Policy EN7

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
Long	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0

There will be significant positive impacts on the historic environment as a result of the policy's stance on non-designated heritage assets. Minor positive impacts are highlighted due to the resistance of harm to such assets with no policy aspiration to enhance such assets where possible.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA stated that paragraph 126 of the NPPF requires the Local Plan to promote the conservation and enjoyment of the historic environment. In order to do this it states that local planning authorities should take into account the following:

- “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.”

The Policy is in direct compliance with the NPPF and Historic England guidance on Local Plans. Any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and there are no additional alternatives identified for exploration at this stage.



Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage the SA recommended that the policy seek to enhance such assets where possible through any development proposals related to such assets. This recommendation has been factored into the Policy and is not reiterated at this stage. there are no further recommendations made at this stage.

5.10.8 Policy EN8: Protecting and Enhancing the Natural Environment

Policy EN8: Protecting and Enhancing the Natural Environment

The Council will seek to optimise conditions for wildlife and habitats to improve biodiversity and tackle habitat loss and fragmentation.

Development proposals will be supported where they have regard to the status of sites internationally, nationally and locally designated for their importance to nature conservation, ecological or geological value as well as non-designated sites of ecological or geological value.

An ecological survey will be required to be submitted with the application if the development site affects or has the potential to affect any of the following:

- An internationall designaed site; for example Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site
- A nationally designated site, for example SSSIs & National Nature Reserves
- Locally designated sites, for example Local Wildlife Sites
- Protected species
- Species on the Red Data List of threatened species
- Habitats suitable for protected species or species on the Red Data List.

Where a site of International designation for nature conservation importance is adversely affected by the proposals, permission will be refused unless the District Council is satisfied that: there are imperative reasons of overriding public interest, which could be of a social or economic nature, sufficient to override the harm to the site; there are imperative reasons of overriding public interest relating to human health, public safety or benefits of primary importance to the environment.

A biosecurity protocol method statement is required for development proposals where there is potential to impact sites for biodiversity importance to ensure the introduction of invasive non-native species is prevented.

Development proposals which would result in significant harm to a biodiversity or geodiversity interest will only be considered after alternative sites that would result in less or no harm have been assessed and discounted. In the absence of alternative sites development proposals must include adequate mitigation measures. Where harm cannot be prevented or adequately mitigated against, appropriate compensation measures will be sought.

To ensure that mitigation or compensation measures, which may include Biodiversity Offsetting, take place these will be secured by conditions or planning obligations upon any approval that may be granted and will need to include financial support for continued maintenance.

If significant harm to biodiversity or geodiversity cannot be adequately mitigated against, or compensated for, permission will be refused. The design of development should incorporate measures to improve the



biodiversity or geodiversity value of the development site. Such measures should include making a contribution to the network of biodiversity sites, including open spaces and green infrastructure and water bodies which make links between habitats and support wildlife. Measures should also attempt to link wildlife habitats together, improving access to, between and across them. These measures will be secured by condition or planning obligations upon any approval that may be granted and may need to include a biodiversity management plan and financial support for continued maintenance.

Measures to enhance biodiversity should be designed so as not to increase the risk from bird strike to the operation of aircraft at London Stansted Airport; where appropriate the implementation of a bird hazard management plan will be secured by condition or planning obligation.

Significant, Temporal and Secondary Effects

Table 66: Impact on Sustainability Objectives: Policy EN8

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	++	0	0	0	0	0	0	0	0	0	+	0	0	0	0
Medium	++	0	0	0	0	0	0	0	0	0	+	0	0	0	0
Long	++	0	0	0	0	0	0	0	0	0	+	0	0	0	0

The policy ensures a significant positive impact on the biodiversity. Where the conservation of existing habitats and species is not possible, mitigation measures are required.

There will be positive impacts associated with social objectives where this policy seeks to contribute to green infrastructure through the provision on site or a contribution to new open spaces. This indirectly ensures positive impacts on health and wellbeing, strengthened by a policy requirement of linked green networks. This will be of key importance in light of the allocated new settlements within the Plan as well as the general quantum of growth required in the District.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA stated that chapter 11 of the NPPF requires the planning system to contribute to and enhance the natural and local environment. Planning policy should minimise impacts on biodiversity and geodiversity by preventing harm to geological conservation interests and promoting the preservation, restoration and re-creation of priority habitats, ecological networks and priority species. The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and there are no additional alternatives identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.10.9 Policy EN9: Open Spaces Policy

Policy EN9: Open Spaces Policy

Development proposals will not be permitted which will harm the character of, or lead to the partial, cumulative or total loss of protected traditional and non-traditional open spaces including village greens, commons and other visually important spaces as defined unless:

- a. The open space uses can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and
- b. The re-provision is located within a short walk (400m) of the original site.

In the case of school, college and university grounds, development may be permitted where it meets a demonstrable educational need and does not adversely affect playing fields or other formal sports provision on the site in accordance with Sport England Policy.

Where replacement open space is to be provided in an alternative location, the replacement site/facility must be fully available for use before the area of open space to be lost can be redeveloped

Significant, Temporal and Secondary Effects

Table 67: Impact on Sustainability Objectives: Policy EN9

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	+	0	0	0	0	0	0	0	+	0	0	0	0
Medium	+	0	+	0	0	0	0	0	0	0	+	0	0	0	0
Long	+	0	+	0	0	0	0	0	0	0	+	0	0	0	0

There are open spaces of high environmental quality including village greens, commons and large mature gardens in many of the towns and villages in the District. It is important to protect these spaces where they are locally important for their community or environmental value. The policy seeks to retain open spaces which are of importance, pending the design of proposals and the extent of any loss. This will have positive impacts on biodiversity and the character of the landscape.

There will be positive impacts on health where it protects open spaces; forming part of the green infrastructure within towns and villages. Green infrastructure which includes parks, open spaces, playing fields, woodlands, allotments and private gardens also provide social benefits as a public amenity.

Alternatives Considered

The Policy at the Draft Plan Regulation 18 stage was merged with that of Policy EN11 below (regarding Trees). Regarding open space specifically, paragraph 74 of the NPPF seeks to retain existing open spaces unless they are proven to be surplus to requirements or would be replaced by an equivalent or better provision elsewhere. Paragraph 114 also requires local planning authorities to plan positively for the protection and management of green infrastructure. The Policy is in direct compliance with the NPPF and



any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been regarding open space protection throughout the SA process.

5.10.10 Policy EN10: Ancient Woodland and Protected Trees

Policy EN10: Ancient Woodland and Protected Trees

Development resulting in the partial, cumulative or total loss or deterioration of ancient woodland (as shown on the Policies Map) or veteran trees found outside ancient woodland or visually important groups of trees and fine individual specimens, will only be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Development proposals affecting ancient woodland or veteran trees will be expected to mitigate any adverse impacts, and to contribute to the woodland's or veteran tree's management and further enhancement via planning conditions..

Significant, Temporal and Secondary Effects

Table 68: Impact on Sustainability Objectives: Policy EN10

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	+	0	+	0	0	0	0	0	0	0	0	0	0
Medium	+	0	+	0	+	0	0	0	0	0	0	0	0	0	0
Long	+	0	+	0	+	0	0	0	0	0	0	0	0	0	0

The Policy will have positive impacts regarding biodiversity and landscapes and townscapes through the direct purpose of this thematic policy. In those specific instances of Ancient Woodland corresponding to the features and assets of the historic environment and related landscapes, positive impacts are also likely to be forthcoming.

Alternatives Considered

Paragraph 74 of the NPPF seeks to retain existing open spaces unless they are proven to be surplus to requirements or would be replaced by an equivalent or better provision elsewhere. Paragraph 114 also requires local planning authorities to plan positively for the protection and management of green infrastructure. The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been regarding Ancient Woodland and protected trees throughout the SA process.



5.10.11 Policy EN11: Minimising Flood Risk

Policy EN11: Minimising Flood Risk

Development proposals will comply with flood risk assessment and management requirements set out in the National Planning Policy Framework and Planning Practice Guidance and the Uttlesford Strategic Flood Risk Assessment to address current and future flood risks with appropriate climate change allowances.

A sequential approach will be applied to all proposals in order to direct development to areas at the lowest probability of all forms of flood risk on the Environment Agency's Risk of Water Flooding Map in order to avoid flood risk to people and property, unless the proposal has met the requirements of the sequential test and the exception test.

All new development will need to demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be) safe and shall seek to improve existing flood risk management.

All proposals for development of 1 hectare or above in Flood Zone 1 and for development in Flood Zones 2 (or 3a) must be accompanied by a flood risk assessment that sets out the mitigation measures for the site and agreed with the relevant authority. Development in Flood Zone (3a or) 3b, the functional flood plain must accord with those categories in Table 3 Flood Risk Vulnerability Classification which are described as appropriate for this Flood Zone.

A flood risk assessment must also accompany proposals where it may be subject to other sources, and forms, of flooding or where other bodies have indicated that there may be drainage problems. A drainage strategy should be submitted for all major developments in accordance with the Essex SuDS Design Guide.

Significant, Temporal and Secondary Effects

Table 69: Impact on Sustainability Objectives: Policy EN11

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	++	0	0	+	0	0	0	0
Medium	0	0	0	0	0	0	0	++	0	0	+	0	0	0	0
Long	0	0	0	0	0	0	0	++	0	0	+	0	0	0	0

Development should be directed to areas at low risk from flooding. The main risk in the District is from fluvial flooding to which this policy applies. It is important to ensure that new development does not increase flood risk elsewhere and that surface water runoff is controlled as near to the source as possible and ideally within the boundary of the development, although this is covered in a separate surface water flood risk policy within the Plan. There will be significant positive impacts on SA objective 5 in reducing the risk of fluvial flooding. There will also be secondary positive impacts associated with health.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA stated that paragraph 100 of the NPPF states that "Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a



sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk". Any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and there are no additional alternatives identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage or have been throughout the SA process.

5.10.12 Policy EN12: Surface Water Flooding

Policy EN12: Surface Water Flooding

All new development will incorporate Sustainable Drainage Systems (SUDs). Such systems will be expected to provide optimum water run-off rates and volumes taking into account relevant local or national standards and the impact of the Water Framework Directive on flood risk issues.

SuDS may not be appropriate if there are known contamination issues on site, or if the soil drains poorly and would inhibit the use of infiltration SuDS, but not the use of attenuation SuDS. Only where there are inappropriate soil or geological conditions and/ or engineering difficulties, should alternative methods of drainage be considered. If alternative methods are to be considered adequate assessment and justification should be provided and consideration should still be given to pre and post development runoff rates. If this is not possible it will be necessary to demonstrate why it is not achievable.

Development proposals adjoining main rivers, ordinary watercourses and culverts should be set back to provide a suitable buffer in accordance with the relevant published guidance. Developments should not compromise the ability of organisations responsible for maintaining watercourses from accessing and undertaking works.

The Council will seek to restore/ de-culvert rivers through the determination of planning applications when and where the opportunity arises. Retrofitting of SuDS and how they will be maintained will be required as part of any planning application.

SUDs systems should be designed so as not to increase the bird hazard risk or the safe operation of London Stansted Airport or the movement of aircraft; where appropriate the implementation of a long term maintenance of SuDS plan and of a bird hazard management plan will be secured by condition or planning obligation.

SuDS systems should be designed to avoid harm to nationally important archaeological assets, whether scheduled or not.

Significant, Temporal and Secondary Effects

Table 70: Impact on Sustainability Objectives: Policy EN12

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	0	0	?	0	+	++	0	0	0	0	0	0	0



Medium	+	0	0	0	?	0	+	++	0	0	0	0	0	0	0
Long	+	0	0	0	?	0	+	++	0	0	0	0	0	0	0

The policy has a significant positive impact on minimising the risk of flooding by stipulating that all new development incorporate Sustainable Drainage Systems (SuDS), and by highlighting the Environment Agency’s requirements for those new developments near main rivers, ordinary water courses and culverts. The significant impacts are further strengthened by the inclusion of text which encourages retrofitting of SuDS to existing development. The requirement for SuDS would also improve water quality which, along with the aim of river restoration, would positively impact on the natural environment through habitat creation in certain schemes and providing more natural water systems. Improvements to water quality by SuDS positively support a reduction in pollution along with the option for incorporating alternative solutions to the application of SuDS where there is a significant risk of pollution to waters bodies. There will however be some uncertainty regarding the incorporation of SuDS in schemes within and adjacent to Conservation Areas, or could otherwise have an effect on the historic environment.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA stated that paragraph 103 of the NPPF requires local planning authorities to ensure that proposed development is appropriately flood resilient and resistant and that it gives priority to the use of sustainable drainage systems. Any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and there are no additional alternatives identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage, the SA recommended that the policy be expanded to include the Council’s stance of ensuring that SuDS are implemented alongside Plan objectives to enhance and protect the historic environment, assets and their settings. Although this has not been factored into this Policy, additional information within EN1 ensures that all development proposals, including those that incorporate SuDS, would be required to demonstrate that there would be no harm and ultimately protection and enhancement outcomes are sought.

5.10.13 Policy EN13: Protection of Water Resources

Policy EN13: Protection of Water Resources

Development will be supported where it is designed to minimise consumption of water, protect and enhance water quality and protect water resources.

All new residential development should achieve a water efficiency target of 110 litres per person per day and development should also make adequate and appropriate provision for water recycling. The extent to which water consumption is reduced will be monitored against the current national or local targets. Major development applications will need to demonstrate the relevant measures that the scheme incorporates and the anticipated levels of water consumption. The proposed measures will need to result in the current targets being met in order to be acceptable.

Development will be permitted where it will not cause contamination of groundwater, particularly in the protection zones shown on the Policies Map, or contamination of surface water. Where there is the potential



for contamination effective safeguards must be in place to prevent deterioration in current water standards.

Planning permission will only be granted for developments which increase the demand for off-site service infrastructure where::

1. sufficient infrastructure or environmental capacity already exists or
2. extra capacity can be provided in time to serve the development which will ensure that the environment and the amenities of local residents are not adversely affected.

When there is a lack of capacity and improvements in off-site infrastructure are not programmed, planning permission will be granted where the developer funds appropriate improvements which will be completed prior to occupation of the development, or where the water company confirms the off-site infrastructure can be provided in a timely manner.

The use of deep soakaways (including boreholes or structures that bypass the soil layers) for surface water disposal will not be permitted unless the developer can show:

1. there is no viable alternative
2. that there is no discharge of pollutants to ground water
3. pollution control measures are in place

Significant, Temporal and Secondary Effects

Table 71: Impact on Sustainability Objectives: Policy EN13

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	0	0	0	0	++	0	0	0	+	0	+	0	0
Medium	+	0	0	0	0	0	++	0	0	0	+	0	+	0	0
Long	+	0	0	0	0	0	++	0	0	0	+	0	+	0	0

There are a number of groundwater protection zones in Uttlesford and a major aquifer lies under the majority of the northern half of the district. It is important that these sources are protected because they provide drinking water and also maintain the flow in main rivers. Development needs to minimise its impact on the environment by adopting environmental best practice and necessary measures to limit pollution to acceptable limits.

The current average per capita consumption within the Region is 161.27 litres per person per day (l/p/d) for existing customers, compared to a national average of 147 l/p/d and 121.92 and 126.19 in the East and South East Affinity Regions. Changes to Building Regulations in 2010 require that the potential consumption of someone occupying a new home must not exceed 125 l/p/d. With this in mind, the Policy is appropriate in ensuring that this target of 125 l/p/d is met. The policy directly seeks to protect the quality of water resources within the district which, along with new measures detailing when the use of deep soakaways will be permitted, would have positive impacts on pollution control and the water environment. In preventing contamination of groundwater sources which supply a significant amount of local drinking water this policy also positively impacts on health. Furthermore, there will be significant positive impacts on resource use and infrastructure provision where the policy ensures that new development will only be permitted if it is fully supported by water infrastructure and also seeks to minimise the consumption of water.



Alternatives Considered

At the Draft Plan Regulation 18 stage the SA stated that Paragraphs 109 of the NPPF states that the planning system should contribute to, and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from water pollution. Any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case and no additional alternatives have been identified for consideration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.10.14 Policy EN14: Minerals Safeguarding

Policy EN14: Minerals Safeguarding

Where development proposals fall within a Minerals Safeguarding Area the Local Planning Authority will consult the Minerals Planning Authority where the site is greater than:

- 5 hectares for Sand and Gravel
- 3 hectares for Chalk
- 1 dwelling for brickearth or brick clay

Non-minerals proposals which exceed these thresholds should be supported by a minerals resource assessment to establish the existence or otherwise of a mineral resource of economic importance.

Consultation with the Essex County Council as the Minerals Planning Authority must be undertaken on development exceeding these thresholds in accordance with the adopted Minerals Local Plan.

The Local Planning Authority will consult the Minerals Planning Authority on any relevant application within a Minerals Consultation Area.

Development will only be supported where it does not unnecessarily sterilise minerals resources or conflict with the effective working of permitted minerals development or Preferred Mineral Site.

Significant, Temporal and Secondary Effects

Table 72: Impact on Sustainability Objectives: Policy EN14

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
Medium	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
Long	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0

Known locations of mineral resources of national and local importance need to be protected and safeguarded to ensure long-term security of minerals supply, and to ensure their presence is factored into decisions about future land-use when proposals for other development arise. Essex County Council, the



Minerals Planning Authority for Essex, includes within their emerging Replacement Minerals Local Plan Policy S8 – ‘Safeguarding mineral resources and mineral reserves’ the requirement that “Essex district/ borough/ city councils should identify any safeguarded sites on their own Policies Map for their relevant administrative area”. In addition to mapping County MSAs and MCAs as required, the Council have included such policy within the Local Plan to provide a context for the inclusion of MSAs and MCAs in the Proposals Map and to make applicants aware of the protocol for dealing with applications that affect these areas. The policy will have a positive impact on the efficient use of resources as the policy seeks to ensure that potential mineral resources within the district are not diminished by proposed development. The policy also refers specifically to assessing safeguarded areas for mineral resources of economic importance when non minerals proposals are submitted. Where minerals safeguarding occurs this is intrinsically linked to future growth in the County and will have positive housing and employment related impacts, however not within the remit of the Uttlesford Local Plan. As such, no impacts have been directly highlighted.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA stated that paragraph 143 of the NPPF requires local planning authorities to define Minerals Safeguarding Areas (MSA) and Minerals Consultation Areas (MCA) in Local Plans and set out policies that encourage the extraction of minerals where practical and environmentally friendly before necessary non-mineral development takes places. The NPPF goes on to say in paragraph 144 that local planning authorities should not normally permit non-mineral development proposals in mineral safeguarding areas where they might constrain potential future use for these purposes. Any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case and no additional alternatives have been identified for consideration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.10.15 Policy EN15: Pollutants

Policy EN15: Pollutants

The potential impacts of exposure to pollutants must be taken into account in locating development, during construction and in use.

Planning permission will not be granted where the development and uses would cause adverse impact to occupiers of surrounding land uses or the historic and natural environment, unless the need for development is judged to outweigh the effects caused and the development includes mitigation measures to minimise the adverse effects.

Developments sensitive to pollutants will be permitted where the occupants would not experience adverse impact, or the impact can be overcome by mitigation measures.

Significant, Temporal and Secondary Effects

Table 73: Impact on Sustainability Objectives: Policy EN15

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	+	0	0	+	0	+	0	0	0	+	0	0	0	0
Medium	+	+	0	0	+	0	+	0	0	0	+	0	0	0	0
Long	+	+	0	0	+	0	+	0	0	0	+	0	0	0	0

This policy seeks to control pollution and minimise instances where pollution negatively impacts on sensitive receptors. The policy stipulates that the impact on the natural and historic environment will be protected from development proposals that cause material disturbance or nuisance to them. This promotes a secondary positive impact for biodiversity and elements of the historic environment. Where development need is greater the policy requires mitigation measures to minimise the level of disturbance and nuisance caused by new development. This would improve the health and wellbeing of those affected by the development and promotes positive solutions.

Alternatives Considered

AT the Draft Plan Regulation 18 stage, the SA stated the Policy is borne from national requirements. Paragraph 109 of the NPPF requires planning to 'contribute to and enhance the natural and local environment by [...] preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability'. As such, it is considered that any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. Specific pollution issues are included within thematic policies elsewhere within the Plan as appropriate. This remains the case and no additional alternatives have been identified for consideration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.10.16 Policy EN16: Air Quality

Policy EN16: Air Quality

Development will be permitted where:

- It can be demonstrated that it does not lead to significant adverse effects on health, the environment or amenity from emissions to air; or
- Where a development is a sensitive end-use, that there will not be any significant adverse effects on health, the environment or amenity arising from existing poor air quality.

Applicants must also demonstrate that:

- There is no adverse effect on air quality in an Air Quality Management Area (AQMA) from the development;
- Pollution levels within the AQMA will not have a significant adverse effect on the proposed use /users;
- Development has regard to relevant UDC Air Quality Technical Guidance.
- Development within or affecting an Air Quality Management Area (AQMA) will also be expected to contribute to a reduction in levels of air pollutants within the AQMA.
- The development will not lead to an increase in emissions, degradation of air quality or increase in exposure to pollutants at or above the health based air quality objective;
- Any impacts on the proposed use from existing poor air quality, are appropriately mitigated;
- The development promotes sustainable transport measures and use of low emission vehicles in order to reduce air quality impacts of vehicles.

Applicants shall, where appropriate prepare and submit with their application, a relevant assessment, taking into account guidance current at the time of application.

Where development proposals would be subject to unacceptable air quality standards or would have an unacceptable impact on air quality standards they will be refused.

Where emissions from the proposed development approach EU Limit values or national objectives the applicant will need to assess the impact on local air quality by undertaking an appropriate air quality assessment. The assessment shall have regard to guidance current at the time of the application to show that the national objectives will still be achieved.

Larger development proposals that require a Travel Plan and Transport Assessments/Statements as set out in Policy TA1 will be required to produce a site based Low Emission Strategy. This will be a condition on any planning permission given for any proposed development which may result in the deterioration of local air quality and will be required to ensure the implementation of suitable mitigation measures.



Significant, Temporal and Secondary Effects

Table 74: Impact on Sustainability Objectives: Policy EN16

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	++	++	0	0	0	+	0	0	0	0
Medium	0	0	0	0	0	++	++	0	0	0	+	0	0	0	0
Long	0	0	0	0	0	++	++	0	0	0	+	0	0	0	0

There is one Air Quality Management Area (AQMA) designated within the District. It covers a large area within Saffron Walden and has been designated in response to high levels of nitrogen dioxide at particular road junctions. Poor air quality is also experienced alongside the M11 and the A120. A zone 100 metres on either side of the central reservation of the M11 and a zone 25 metres either side of the centre of the A120 have been identified to which Policy EN16 applies. Since both zones run through the countryside where there is strict control on new buildings it is unlikely there will be many proposed developments close to either road. The policy seeks to address air quality issues by proposing that new developments which are likely to impact designated air quality management areas (AQMAs) assist in reducing the level of air pollution. Where cumulative impacts of developments in a local area are to be considered and mitigated against, there would be a significant positive impact on reduction in pollution and also health. A zone of 100 metres on either side of the central reservation of the M11 and a zone 35 metres either side of the centre of the A120 have been identified as particular areas to which this policy applies and this is deemed appropriate in line with the strategic road network as a focus of sustainable growth in the District.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that the Policy is borne from national requirements. Paragraph 124 of the NPPF states that 'Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan'. As such, it is considered that any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case and no additional alternatives have been identified for consideration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.10.17 Policy EN17: Contaminated Land

Policy EN18: Contaminated Land

Development on a site where the land is known or suspected to be contaminated will be permitted providing that a risk assessment, site investigation, remediation proposals and timetable for remediation are provided and satisfactorily overcome the identified risk, including any potential risk of pollution of controlled waters (including groundwater).

Specifically, applicants must demonstrate that the risk assessment, site investigation and remedial works have regard to and are in compliance with current UDC Contaminated Land Technical Guidance.

Significant, Temporal and Secondary Effects

Table 75: Impact on Sustainability Objectives: Policy EN17

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	0	+	0	0	+	0	0	0	+	0	0	0	0
Medium	+	0	0	+	0	0	+	0	0	0	+	0	0	0	0
Long	+	0	0	+	0	0	+	0	0	0	+	0	0	0	0

Proposals on contaminated land need to take proper account of the contamination and remediation works should adopt mitigation measures to protect the environment. In addition, the NPPF directs planning policy to support the re-use of brownfield land. The policy will have a positive impact on the sustainable use of land. In seeking to prevent pollution of water bodies the policy would also assist the conservation and improvement of the water environment. The remediation of contaminated land would also have a positive impact on protecting species and potentially improve habitats, whilst also having positive impacts on health and reducing pollution.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that the Policy is borne from national requirements. Paragraph 109 of the NPPF states that 'the planning system should contribute to and enhance the natural and local environment by [...] remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate'. As such, it is considered that any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case and no additional alternatives have been identified for consideration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.10.18 Policy EN18: Noise Sensitive Development

Policy EN18: Noise Sensitive Development

Development will be permitted unless:

- The occupiers of surrounding land or the historic and natural environment is exposed to unacceptable adverse levels of noise and/or vibration (as defined within UDCs Noise Impact Technical Guidance). Potentially noisy developments will be located in areas where noise will not be of significant consideration or where its impact can be minimised by mitigation.
- The future occupants of noise sensitive development would experience adverse levels of noise and/or vibration disturbance (as defined by UDC Noise Impact Technical Guidance).

Specifically applicants, where reasonable and proportionate, according to the end-use and nature of the area and application, must demonstrate that:

- Development has regard to current UDC Noise Assessment Technical Guidance and is assessed to the satisfaction of the Local Planning Authority.

Any sources of noise and vibration generated by the development are adequately mitigated to prevent loss of amenity for existing and future occupants and land uses.

Significant, Temporal and Secondary Effects

Table 76: Impact on Sustainability Objectives: Policy EN18

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	0	0	+	0	++	0	0	0	+	0	0	0	0
Medium	+	0	0	0	+	0	++	0	0	0	+	0	0	0	0
Long	+	0	0	0	+	0	++	0	0	0	+	0	0	0	0

There will be no positive impacts resulting from this policy on the relevant SA objectives relating to reducing pollution and improving health through reducing the likelihood of noise to be experienced by new sensitive receptors. It is recognised that locating noise sensitive development away from sources of noise and mitigate impacts where appropriate would be beneficial. New development should not expect to experience noise disturbance, and new residents would not experience the associated negative health impacts this can cause.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that there can be considered no reasonable alternatives to the preferred policy approach in line with Paragraph 109 of the NPPF. This states that 'the planning system should contribute to and enhance the natural and local environment by [...] preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution'. Any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case and no additional alternatives have been identified for consideration at this stage.



Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.

5.10.19 Policy EN19: Light Pollution

Policy EN19: Light Pollution

Proposals for external lighting will be permitted where all the following criteria are met:

- It does not have an unacceptable adverse impact on neighbouring uses or the wider landscape;
- The level of lighting and its period of use is the minimum necessary for security and operational purposes;
- Low energy lighting is used in conjunction with features such as movement sensors, daylight sensors and time controls;
- The alignment of lamps and provision of shielding minimises spillage, glare and glow, including into the night sky;
- There is no loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users; and
- There is no harm to local ecology, intrinsically dark landscapes and/ or heritage assets.

The Council will seek to control the times of illumination including limiting the hours of use for external lighting of all the development.

Significant, Temporal and Secondary Effects

Table 77: Impact on Sustainability Objectives: Policy EN19

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	+	0	+	0	++	0	0	0	+	0	0	0	0
Medium	+	0	+	0	+	0	++	0	0	0	+	0	0	0	0
Long	+	0	+	0	+	0	++	0	0	0	+	0	0	0	0

There will be no positive impacts resulting from this policy on the relevant SA objectives relating to reducing pollution and improving health through reducing the likelihood of light pollution to be experienced by existing sensitive receptors. Particularly there will be significant positive impacts on reducing the impact of light pollution, however minor positive impacts can be expected through protection based criteria that recognise the impacts that can be forthcoming on environmental factors and heritage assets.

Alternatives Considered

At the Draft Plan Regulation 18 stage, the SA stated that there can be considered no reasonable alternatives



to the preferred policy approach in line with Paragraph 125 of the NPPF. This states that ‘by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.. Any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case and no additional alternatives have been identified for consideration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.11 Countryside

This section contains the following elements of the Plan:

- Policy C1 – Protection of Landscape Character
- Policy C2 – Re-use of Rural Buildings
- Policy C3 – Change of Use of Agricultural Land to Domestic Garden
- Policy C4 – New Community Facilities within the Countryside

5.11.1 Policy C1: Protection of Landscape Character

Policy C1: Protection of Landscape Character

Development will be permitted provided that:

- Cross-valley views in the river valleys are maintained with development on valley sides respecting the historic settlement pattern, form and building materials of the locality;
- Panoramic views of the plateaux and uplands are maintained especially open views to historic buildings and landmarks such as churches;
- It preserves or enhances the historic settlement pattern, especially scale and density, and that it uses materials and colours that complement the landscape setting and landscape character. Such development should be well integrated with the surrounding landscape;
- It preserves or enhances the landscape pattern and structure of woodland areas, hedgerows and individual trees and does not diminish the role they play in views across the landscape;
- It preserves or enhances the historic landscape character of field patterns and field size, greens, commons and verges;
- No material harm is caused to the form and alignment of protected historic lanes.
- It enhances the landscape significance and better reveals cultural and heritage links.



Significant, Temporal and Secondary Effects

Table 78: Impact on Sustainability Objectives: Policy C1

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	++	0	++	0	0	0	0	0	0	0	0	0	0
Medium	0	0	++	0	++	0	0	0	0	0	0	0	0	0	0
Long	0	0	++	0	++	0	0	0	0	0	0	0	0	0	0

Uttlesford District is made up of 26 different landscape character areas which each have individual profiles detailing their visual, historic and ecological characteristics as well as their sensitivities to change. Sensitivities to change are particularly high where there are open skylines and cross valley views. There are other notable landscape features in Uttlesford District, such as historic parklands, parks and gardens; historic lanes; and historic field patterns, greens, commons and roadside verges, the impact on which should be considered when determining proposals. The landscape similarly holds evidence of human activity in Uttlesford stretching back at least 50,000 years and with evidence of Roman activity. The policy makes landscape character a specific consideration when assessing development proposals both within settlement boundaries and beyond them, seeking to additionally preserve and enhance historic settlement patterns. This seeks to ensure that landscape is at the forefront of planning considerations and can ensure that speculative development is minimised. This would have a significant positive impact on landscapes. The policy seeks to avoid harm to those landscape patterns, woodland areas, hedgerows, individual trees and vistas across the district which have important landscape value. Similarly, the policy would have a significantly positive impact on the integrity and character of the historic environment within the district which may have a far wider area of influence than features already designated. Historic landscapes comprise features of historical importance therefore by protecting these landscapes this policy would maintain these assets.

Alternatives Considered

At the Draft Plan Regulation 18 state the SA stated that the NPPF states that the planning system should contribute to protecting and enhancing valued landscapes and that Landscape Character Assessments should be undertaken to support the Local Plan. The Policy is in direct compliance with the NPPF and any deviation from the Policy approach could be considered unsustainable or otherwise not distinctly different to warrant assessment within this SA. This remains the case and no additional alternatives have been identified for consideration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.11.2 Policy C2: Re-use of Rural Buildings

Policy C2: Re-use of Rural Buildings

The re-use of rural buildings (where permission is required) outside the defined development limits will be permitted provided that:

- The buildings are of a permanent and substantial construction;
- The buildings are capable of conversion without major reconstruction or significant extension;
- The buildings are not of an essential agricultural need to support an existing rural enterprise and the buildings loss would not result in additional buildings being required;
- The development would protect or enhance the character of the countryside, its amenity value and its biodiversity and not result in a significant increase in noise and light levels or other adverse impacts; and
- The development would not place unacceptable pressures on the surrounding rural network in terms of traffic levels, road safety, countryside character or amenity.

Significant, Temporal and Secondary Effects

Table 79: Impact on Sustainability Objectives: Policy C2

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	+	0	++	+	?	0	0	0	0	0	0	0	0	0	0
Medium	+	0	++	+	?	0	0	0	0	0	0	0	0	0	0
Long	+	0	++	+	?	0	0	0	0	0	0	0	0	0	0

This policy would have positive impacts on the natural environment where a criterion stipulates that development will only be permitted where it protects or enhances the character of the countryside and its biodiversity value. The policy will also have significant positive secondary effects on landscape, through re-use, and also the sustainable use of land. Impacts on the historic environment are uncertain in association with the possibility that redundant rural buildings are historic in nature and could be non-designated heritage assets that otherwise are not covered by policy within the Plan.

Alternatives Considered

At the Draft Plan Regulation 18 stage a single alternative approach was considered. This alternative is considered a reasonable approach at this stage and its appraisal is reiterated within this report. The alternative is:

- Alternative C2(a): For the re-use of rural buildings outside development limits to be limited to employment purposes; or if demonstrably unviable, then for another non-residential use, or for residential use only if all other types of use are demonstrably unviable (as proven either by



Changes of use from agricultural land to domestic garden can materially change the character and appearance of the surrounding countryside and landscape. The policy seeks to control changes to land use in order to preserve the character and appearance of the countryside which will ensure positive impacts on landscape through its preservation.

However, agricultural land is an economic resource and it is uncertain what impact this policy will have on protecting high grade agricultural land. The impact on soils has therefore been marked as uncertain. This is also the case regarding the historic environment and the alteration of any field boundaries. Despite this, other policy exists within the Plan to ensure that historic field patterns are protected.

Alternatives Considered

At the Draft Plan Regulation 18 stage a single alternative approach was considered. This alternative is considered a reasonable approach at this stage and its appraisal is reiterated within this report. The alternative is:

- Alternative C3(a): To have no policy regarding the change of use of agricultural land to a domestic garden.

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	-	?	?	0	0	0	0	0	0	0	0	0	0
Medium	0	0	-	?	?	0	0	0	0	0	0	0	0	0	0
Long	0	0	-	?	?	0	0	0	0	0	0	0	0	0	0
Summary of effects and reason for rejection	There will be negative and uncertain impacts on relevant sustainability criteria arising from this alternative. Since the adoption of the Adopted Local Plan 2005 there have been a number of applications for changes of use to residential garden land which have been approved. The Council propose keeping the policy, as per the adopted Local Plan 2005, because it has successfully controlled development, by resisting inappropriate extensions of domestic gardens into the countryside. There has also been consistent support for this policy by Inspectors in the past and therefore this alternative has not been progressed.														

Proposed Mitigation Measures / Recommendations

At the Draft Plan Regulation 18 stage the SA recommended that the policy be expanded to include the safeguarding of high grade agricultural land in the District. This recommendation has not been factored into the Policy and is reiterated at this stage.



5.11.4 Policy C4: New Community Facilities within the Countryside

Policy C4: New Community Facilities within the Countryside

The provision of new or replacement indoor and outdoor sport facilities, recreational or community facilities is acceptable beyond development limits.

Facilities will be permitted if the following criteria are met:

- The need for the facility can be demonstrated;
- The need cannot be met on a site within the development limits; and
- The site is well related to the settlement.

Significant, Temporal and Secondary Effects

Table 81: Impact on Sustainability Objectives: Policy C4

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	+	+	0	+	0	0
Medium	0	0	0	0	0	0	0	0	0	+	+	0	+	0	0
Long	0	0	0	0	0	0	0	0	0	+	+	0	+	0	0

Paragraph 70 of the NPPF states that planning policies should “plan positively for the provision and use of shared space, community facilities [...] and other local services to enhance the sustainability of communities and residential environments.” The Council consider that the provision of new or replacement sport and recreational facilities beyond development limits is acceptable, and this is shared within this assessment with a large proportion of historic settlements within the District and a scarcity of suitable land within development limits. There will be positive impacts where new facilities will be permitted beyond development limits in the above listed circumstances. This will have significant positive impacts on health and well-being. Although the policy does not include any environmental considerations within the necessary qualifying criteria, the policy is a single issue theme outlining the principle of new community facilities within the countryside, and other policies apply for such protection and enhancement within the Plan.



Alternatives Considered

At the Draft Plan Regulation 18 stage a single alternative approach was considered. This alternative is considered a reasonable approach at this stage and its appraisal is reiterated within this report. The alternative is:

- Alternative C4(a): To have no policy regarding new community facilities within the Countryside

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	?	?	0	?	0	0
Medium	0	0	0	0	0	0	0	0	0	?	?	0	?	0	0
Long	0	0	0	0	0	0	0	0	0	?	?	0	?	0	0
Summary of effects and reason for rejection	There will be uncertain impacts on relevant sustainability criteria arising from this alternative however it should be acknowledged that both the Policy and this alternative seek to located new facilities within development limits in the first instance. The Council considers it is important to have a policy specifying the type of development which is appropriate i.e. not only playing fields but also built development such as club-houses etc. It therefore rejected the alternative of deleting the policy as this would create uncertainty as to the future provision of such new facilities.														

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.12 Monitoring

This section contains the following elements of the Plan:

- Policy M1 – Monitoring and Review
- Policy M2 – Implementation and Monitoring of Major Projects

5.12.1 Policy M1: Monitoring and Review

Policy M1: Monitoring and Review

The policies of the Local Plan will be monitored to ensure that they support implementation and delivery of the Local Plan's aims and objectives. Contingency for the policies in the Local Plan is provided through the Monitoring Framework. Each policy is assigned targets reflecting intended outputs and outcomes from development. Relevant indicators to assess each policy are provided by the Monitoring Framework at Appendix 2.

The Authority Monitoring Report will be the principal mechanisms for reporting implementation and delivery. Critical areas to be monitored include:

- 1) The completion of serviced employment floorspace, the creation of jobs and the availability of land for employment in the future;
- 2) Housing completions by location and type alongside the availability of land for the remainder of the Local Plan period, including the ability to demonstrate a rolling Five Year Supply of land for housing;
- 3) The delivery of floorspace for retail, education or other community infrastructure uses such as healthcare;
- 4) The delivery of major infrastructure projects required to support the Local Plan; and
- 5) The conservation and enhancement of assets in the built, natural and historic environment.

The delivery of housing will be monitored against the Housing Trajectory at Appendix 2. Due to the circumstances of the District and the nature of proposals within the Local Plan, any shortfall against overall requirements will be addressed over the remaining years of the Local Plan period.

The Council's procedures and measures summarised under supporting text will be implemented to support achieving the proposals of the Local Plan. Where these remain unsuccessful, the following procedures will be applied:

- a) A review of targets and phasing
- b) Preparation of Area Action Plans, 'Town Plans' for market towns and key villages and additional support for Neighbourhood Plans looking to provide for housing



- c) Support changes to the details or locations of land allocated for employment or housing
- d) Consider the use of Compulsory Purchase Order Powers
- e) Undertake a full or partial review of the Local Plan policies and strategy.

Significant, Temporal and Secondary Effects

Table 82: Impact on Sustainability Objectives: Policy M1

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	0	++	++	0	++
Medium	0	0	0	0	0	0	0	0	0	0	0	++	++	0	++
Long	0	0	0	0	0	0	0	0	0	0	0	++	++	0	++

The principle of the policy's monitoring content is likely to have significant positive impacts on housing and employment delivery and also that of supporting infrastructure. The nature of new settlements, as allocated in the plan in the latter stages of the plan period, is such that committing to detailed proposals at this stage can be considered premature. The Plan can, and does, ensure that an effective policy framework exists to deliver sustainable development through any forthcoming planning permissions. Despite this, it should be acknowledged that detailed proposals take time to progress and in that manner, the policy seeks to ensure that there is a holistic approach to growth within the plan period in order to maintain a five year housing supply whilst ensuring growth targets and infrastructure are delivered throughout the period to 2033.

Alternatives Considered

At the Draft Plan Regulation 18 stage the SA considered that any deviation from the Policy approach could be considered unsound in line with the requirements of the NPPF or otherwise not distinctly different to warrant assessment within this SA. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



5.12.2 Policy M2: Implementation and Monitoring of Major Projects

Policy M2: Implementation and Monitoring of Major Projects

The Council will support proposals for development at the new Garden Communities and for the strategic development at London Stansted Airport where they provide sufficient evidence to inform future arrangements for monitoring and implementation.

Applications should provide robust information on the expected phasing and delivery rates for development. This should include the timetable and proposed arrangements for marketing development and infrastructure delivery. Where necessary and appropriate the Council will provide support in engagement between stakeholders and infrastructure providers and will look to secure provision via planning obligations.

Progress of housing delivery for the New Garden Communities will be measured against the housing trajectory. Where performance over a rolling three-year period falls more than 25% below the expected rate of completions, the Council and other stakeholders in development will seek to implement the following hierarchy of contingency measures:

- Review the timetable for phasing and delivery in the Local Plan period;
- Explore measures to secure additional funding or re-allocate funding to enable essential infrastructure provision;
- Require additional marketing and expand the range of development partners;
- Review the details of the allocation in terms of the type, scale and location of housing and the mix of other land uses;
- Direct intervention in delivery.

The Council will positively encourage measures to speed-up the determination of planning applications within such developments, including Planning Performance Agreements (where appropriate). The Council will respond positively to applications where these demonstrate that amendments to the proposals would be in the interests of sustainable development and improving the prospects for delivery.

Significant, Temporal and Secondary Effects

Table 83: Impact on Sustainability Objectives: Policy M2

Temporal Impacts	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+
Medium	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+
Long	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+

The Policy will have no direct impacts on any of the Sustainability Objectives. There will be secondary positive impacts on housing and employment objectives in so far as the successful implementation of the Policy will positively affect delivery within the plan period.



Alternatives Considered

At the Draft Plan Regulation 18 stage the SA considered that a business as usual scenario, in which such a Policy is not adopted, would not ensure sufficient measures to positively affect the delivery of any major projects. Major projects, in particular those identified and allocated within the Plan, are complex by nature, and the Policy exists to ensure that delivery is not impacted within the plan period. For this reason, a business as usual approach can be considered unreasonable in the context of the wider Plan. This remains the case, and no additional alternatives have been identified for exploration at this stage.

Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed or have been throughout the SA process.



6. Cumulative and Synergistic Impacts of the Local Plan Policies

6.1 Introduction

This section explores the cumulative and synergistic impacts of the Local Plan's policies. The policies have been grouped as they appear in the Plan; that is, relevant to the following headings:

- The Spatial Portrait, Vision, Objectives and Spatial Strategy
- Housing Policies
- Employment Policies and Retail Policies
- Transport Policies
- Infrastructure Policies
- Design & Construction Policies
- Environmental Policies
- Countryside Policies

Cumulative impacts are identified per sustainability objective, with each option exploring whether any exist on a thematic basis.



6.2 Cumulative Impacts of the Plan's Spatial Portrait, Vision, Objectives and Spatial Strategy

Policy / element of the Plan	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Vision	+	0	+	0	+	0	0	0	++	++	0	++	+	0	++
Objectives	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
SP1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SP2	0	0	+	+	+	0	0	0	++	++	++	++	++	++	++
SP3	?	?	?	-	?	?	?	?	+	++	++	++	++	++	+
SP4	0	0	0	0	0	0	0	0	0	+	0	0	0	0	++
SP5	++	0	+	+	0	0	0	0	++	++	+	++	+	+	++
SP6	+	0	+	+	+	0	+	+	++	++	++	++	++	++	++
SP7	+	?	+	+	+	0	+	?	++	++	++	++	++	++	++
SP8	+	0	+	+	+	0	0	+	++	++	++	++	++	++	++
SP9	+	+	+	+	+	0	+	0	+	+	+	+	+	0	+
SP10	++	0	++	+	+	0	0	0	0	0	+	0	0	0	0
SP11	0	0	0	0	0	0	+	0	+	+	?	0	0	0	++
SP12	0	++	++	++	0	+	++	++	0	0	0	0	0	0	0
Cumulative Impact	?	?	?	+	+	+	+	0	++	++	++	++	++	++	++

The Plan's strategic policies will have significant cumulative positive impacts regarding housing, employment, sustainable travel, accessibility, health and social inclusion, infrastructure delivery and education and skills. The Plan's strategic direction can be seen to contribute to the principle aims of Local Plan making within the context of the District and the key sustainability issues that it faces over the plan period and beyond. There will be minor positive impacts associated with climate change adaptation, in regard to strategic policy ensuring energy efficiency and the support of renewable energy schemes and an increased chance of these viable through strategic development and the new Garden Communities. This will also lead to a minor positive impact related to the objective associated with pollution. It should be noted however that truly positive impacts can not be realised for this objective in the sense that the Policy content seeks to mitigate and minimise the impacts caused by developments themselves, however once developed



the Garden Communities can be considered to offer wider enhanced public transport opportunities; development at these scales can be considered more attractive propositions to operators and service providers than a larger number of smaller and more dispersed developments.

The Plan's strategic policies will however have some uncertain impacts on the preservation of enhancement of biodiversity. The principle (and future possible development) of Garden Communities can notionally be expected to have some degree of negative connotations in so far as they require the development of large areas of Greenfield land, and broad locations can similarly be expected to include designations for wildlife conservation. That established however, the scale of Garden Communities have the opportunity to incorporate green and blue infrastructure for ecological purposes and also net biodiversity gains should these be factored both into each individual Garden Community but also holistically to improve ecological networks throughout the District. The uncertain impacts predicted at this stage are commensurate to the Plan's content at this early stage of the Garden Communities' progression and it can be expected that future concept masterplanning and work towards separate Garden Community specific DPDs can alleviate this uncertainty and seek genuine positive outcomes regarding biodiversity and green networks. At present it should be noted that the Plan only seeks to establish the principle of Garden Communities in the identified broad locations and as the most appropriate strategy for the District over the plan period and beyond, and the more detailed implications of proposals in these locations is to be dealt with at the DPD stage.

Uncertain cumulative impacts have been highlighted regarding water resources and quality from the Plan's strategic content. The Uttlesford District Water Cycle Study, Arcadis (March 2018) forming part of the Plan's evidence base indicates that substantial new water supply infrastructure will be required for the new Garden Community sites (i.e. in addition to water efficiency measures beyond the current statutory standards). The study recommends that site specific assessments are undertaken as part of the development planning process to cover the detailed requirements of these sites. This seems more appropriate to be addressed at the DPD stage. Regarding water quality, the study indicates that the distribution of the Garden Communities around the district helps address water quality issues by utilising locations with the largest rivers (i.e. Cam in case of North Uttlesford Garden Community) as well as locations with smaller rivers/watercourses.

Further uncertainty has also been highlighted in regard to landscape impacts; despite protection being included within the Plan, and there being no strategic development within the Metropolitan Green Belt (and only minimal possible impacts in regard to the Countryside Protection Zone associated with the Garden Community of Easton Park), the principle of large scale Greenfield development can be expected to have unavoidable negative impacts on landscape on a holistic level. Despite this, the Plan's strategic policies, particularly those related to the Garden Communities, ensure that there is a strong emphasis on minimising landscape impacts. As a result of this emphasis at this stage, it can be expected that landscape impacts will be minimised in the Garden Community DPDs, with positive features factored into any concept masterplanning and enhanced where possible. Due to the scope of the land take of the Garden Communities, landscape features related to the historic environment can in theory be successfully avoided and preserved in situ.

The principle of the Plan's spatial strategy, general distribution proportionately across existing settlements and in identifying Garden Communities to meet the District's plan-period growth needs will have positive associations regarding the sustainable use of land. This is opposed to more 'traditional approaches' to meeting growth needs throughout the plan period. A more piecemeal approach to growth focused in and around the District's existing historic settlements, can be considered an unrealistic option in light of what can similarly be considered proportionate in the latter stages of the plan period and beyond. Proportionate growth to existing settlements can be seen to be the Plan's 'short-medium' term strategy, whereas a continuation of



this strategy in the latter stages of the plan period (and beyond) can be seen as representing disproportionate growth, with an increased amount of development becoming peripheral to existing settlements and in exponentially more unsustainable locations. The spatial strategy allows housing and employment targets to be met within close proximity to each other as far as is possible, with added impacts on accessibility and possible increases in sustainable transport uptake.

6.3 Cumulative Impacts of the Plan's Housing Policies

Policy / element of the Plan	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
H1	+	0	+	+	+	0	0	0	0	0	0	++	+	0	0
H2	0	0	+	0	?	0	0	0	0	0	0	++	0	0	0
H3	0	0	+	0	0	0	+	0	0	0	0	+	0	0	0
H4	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0
H5	0	0	+	0	+	0	+	0	0	0	+	+	0	0	0
H6	0	0	0	0	0	0	0	0	0	0	+	++	0	0	0
H7	0	0	+	0	+	0	0	0	0	0	++	+	0	0	0
H8	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0
H9	+	+	+	+	+	0	0	+	0	+	0	0	0	0	0
H10	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0
H11	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0
Cumulative Impact	0	0	+	+	+	0	0	0	0	0	++	++	0	0	0

The Plan's Housing policies will have significantly positive cumulative impacts on housing delivery that is appropriate for the District and in line with local characteristics. The Plan can be seen to plan for an upper OAN figure with an appropriate buffer that moves toward the Government's identified figure using the standardised methodology for calculating housing needs (as identified in the recent consultation regarding proposed changes to the NPPF). The housing related policies reinforce the Plan's strategy that seeks to ensure that development is well related to internal (i.e. within the District) housing needs by directing growth proportionately to existing settlements in the short-medium stages of the plan period, with Garden Communities meeting 'residual' needs in the latter stages and beyond. This ensures that growth is as well distributed throughout the District as possible, in consideration of the sustainability of existing settlements. The delivery of housing types and tenures and crucially affordable homes can be ensured in line with this distribution of growth, in addition to providing housing at those identified sizes (as per the SHMA) to meet existing and future needs. The Plan's housing policies also ensure inclusivity, with the provision of specialist



housing and housing relevant to an ageing population. Impacts are significantly positive for social inclusion in regard to the Plan's recognition that the market may not provide a range of types of housing by ensuring its viability through policy approaches.

Policy criteria will also ensure that cumulative positive impacts are realised for townscape, the sustainable use of land and cultural heritage in recognition of the District's strong historic character and historic settlements. This is through limiting the unnecessary expansion of settlements and through a preference for development to be within existing (or proposed amendments to) development limits. This theme is additional extended to the Plan's site allocations and the Plan's SLAA methodology, which puts a strong emphasis on ensuring sustainable patterns of development.

6.4 Cumulative Impacts of the Plan's Employment and Retail Policies

Policy / element of the Plan	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
EMP1	0	0	0	0	0	0	0	0	0	+	0	0	0	++	++
EMP2	0	0	0	0	0	0	0	0	+	+	0	0	++	+	++
EMP3	0	0	0	0	0	0	+	0	0	+	0	+	0	0	+
EMP4	+	0	++	+	?	0	0	0	0	0	0	0	0	0	0
RET1	0	0	0	0	+	0	0	0	+	+	0	0	0	0	+
RET2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
RET3	0	0	0	0	+	0	0	0	+	+	0	0	0	0	+
RET4	0	0	0	0	0	0	0	0	+	++	+	0	0	0	+
RET5	0	0	0	0	0	0	0	0	+	++	+	0	0	0	+
Cumulative Impact	0	0	0	0	0	0	0	0	+	++	0	0	0	+	++

There is 49,000sqm of employment floorspace available at sites where planning permission is already in place. This further contributes to the portfolio of sites available to assist meeting the delivery targets of premises B1, B2 & B8 uses and contributes to short-medium term needs. Policy SP4 – Provision of Jobs identifies a target of 16,000 jobs in the plan period, which includes a suitable buffer to support housing growth. Using data from the Business Register & Employment Survey (BRES), for the period 2011-2016, Uttlesford District has consistently met previous jobs per annum targets and therefore there is not an overall shortfall in the overall jobs target at the start of the plan period. The Plan's employment and retail policies will ensure cumulative positive impacts are realised regarding meeting residual employment land needs and economic growth through a wide ranging employment strategy that both identifies and safeguards new



employment allocations and protects existing strategic (and non-strategic) employment areas whilst supporting the notion of homes and jobs being located in unison (or as close together as is possible). Further support is given to employment opportunities across the District including the new proposed Garden Communities. There will additionally be positive impacts related to access to services through effective retail policies that reflect the District's rural nature. There will additionally be minor positive cumulative impacts associated with sustainable transport, through the alignment of employment and housing policies and plan provision. Further minor positive cumulative impacts can be expected in regard education and skills through the various initiatives stated in the Plan's higher level employment policies.

6.5 Cumulative Impacts of the Plan's Transport Policies

Policy / element of the Plan	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TA1	0	0	0	0	0	+	+	0	++	++	+	0	+	0	0
TA2	0	0	0	0	0	+	+	0	++	++	+	0	+	0	0
TA3	0	0	0	0	0	+	+	0	+	0	0	0	0	0	0
TA4	0	0	+	0	0	0	?	0	+	++	0	0	0	0	0
TA5	0	0	0	0	0	0	0	0	++	++	0	0	++	0	0
Cumulative Impact	0	0	0	0	0	+	+	0	++	++	+	0	+	0	0

The Plan's transport policies will have cumulative positive impacts on sustainable travel and accessibility related objectives. There will additionally be minor secondary positive cumulative impacts in relation to minimising vehicle emissions and contributions to climate change through the policies' stance on sustainable transport, walking and cycling and also electric car charging points. Further, there will also be positive outcomes on health through maximising the potential for walking and cycling uptake. The cumulative effects of the transport policies with the infrastructure policies are explored within the conclusions of this Report.

6.6 Cumulative Impacts of the Plan's Infrastructure Policies

Policy / element of the Plan	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
INF1	0	0	0	0	0	0	0	0	0	0	0	+	++	0	0
INF2	?	0	0	0	0	0	0	?	0	0	++	0	+	0	0
INF3	0	0	0	0	0	0	0	0	+	0	+	0	+	0	0



INF4	0	0	0	0	0	0	0	0	0	+	0	0	0	+	0	+
Cumulative Impact	0	0	0	0	0	0	0	0	0	+	0	++	0	++	0	0

The Plan's policies will have cumulative positive impacts on infrastructure delivery. In addition to the principle of infrastructure delivery to support growth, there will be further significant positive cumulative impacts regarding health and social inclusion, and also minor positive implications regarding sustainable travel solutions within new developments. Although no impacts have been highlighted in the appraisal of the infrastructure policies regarding education, it should be noted that there would be cumulative positive outcomes in terms of new school provision emanating from the Garden Communities and also through those developer contributions set out in Essex County Council's Developers' Guide to Infrastructure Contributions document. The specific requirements of these are likely to be forthcoming within the detail of the Garden Communities DPDs.

6.7 Cumulative Impacts of the Plan's Design Policies

Policy / element of the Plan	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
D1	+	0	++	0	+	0	0	0	+	+	+	0	0	0	0
D2	0	0	+	0	0	0	0	0	0	0	+	0	0	0	0
D3	0	0	+	0	+	0	0	0	0	0	+	+	0	0	0
D4	+	0	0	0	0	0	0	0	++	++	++	0	+	++	0
D5	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0
D6	0	0	++	0	+	0	0	0	0	0	0	0	0	0	0
D7	0	0	++	0	+	0	0	0	0	0	0	0	0	0	0
D8	0	+	++	0	+	+	0	0	0	0	0	0	0	0	0
D9	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0
D10	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0
Cumulative Impact	0	0	++	0	+	+	0	0	+	+	+	0	0	0	0

The Plan's design policies will have significantly positive cumulative impacts on townscape and landscape. There can additionally be expected to be minor positive cumulative effects on those sustainability objectives related to cultural heritage, minimising contributions to climate change, sustainable travel (through enhancing networks for walking and cycling), accessibility and health and social inclusion. The policies are wide-ranging and positively identify the connections that exist between design considerations and environmental and



social objectives such as the historic environment and landscape.

6.8 Cumulative Impacts of the Plan’s Environment Policies

Policy / element of the Plan	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
EN1	+	0	++	0	++	0	0	0	0	0	0	0	0	0	0
EN2	0	0	++	0	++	0	0	?	0	0	0	0	0	0	0
EN3	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0
EN4	0	0	0	0	++	+	0	0	0	0	0	0	0	0	0
EN5	0	0	+	0	++	0	0	0	0	0	0	0	0	0	0
EN6	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0
EN7	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
EN8	++	0	0	0	0	0	0	0	0	0	+	0	0	0	0
EN9	+	0	+	0	0	0	0	0	0	0	+	0	0	0	0
EN10	+	0	+	0	+	0	0	0	0	0	0	0	0	0	0
EN11	0	0	0	0	0	0	0	++	0	0	+	0	0	0	0
EN12	+	0	0	0	?	0	+	++	0	0	0	0	0	0	0
EN13	+	0	0	0	0	0	++	0	0	0	+	0	+	0	0
EN14	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
EN15	+	+	0	0	+	0	+	0	0	0	+	0	0	0	0
EN16	0	0	0	0	0	++	++	0	0	0	+	0	0	0	0
EN17	+	0	0	+	0	0	+	0	0	0	+	0	0	0	0
EN18	+	0	0	0	+	0	++	0	0	0	+	0	0	0	0
EN19	+	0	+	0	+	0	++	0	0	0	+	0	0	0	0
Cumulative Impact	++	0	++	0	++	+	++	++	0	0	++	0	0	0	0



The Plan's Environment policies will have cumulative positive impacts on the majority of the environmentally focused sustainability objectives, in particular those focused on biodiversity, landscape, cultural heritage / the historic environment, pollution and flooding. The policies can be seen to directly ensure that impacts are limited from any development proposals; however it should be noted that the cumulative environmental impacts of the Plan's site allocations have not been considered in this assessment and will be explored elsewhere in this report. There will additionally be significantly positive cumulative impacts on health, albeit indirectly. Minor positive impacts can be expected to be realised on reducing contributions to climate change. It should be noted again however, that no cumulative positive impacts (or singular significant positive impacts from any of the Plan's policies) are realised for those environmental objectives that regard water quality and soil quality. It was recommended that these issues be more thoroughly addressed in future iterations of Plan policies within the Draft plan Regulation 18 stage SA, and this recommendation remains the case at this stage.

6.9 Cumulative Impacts of the Plan's Countryside Policies

Policy / element of the Plan	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
C1	0	0	++	0	++	0	0	0	0	0	0	0	0	0	0
C2	+	0	++	+	?	0	0	0	0	0	0	0	0	0	0
C3	0	0	+	?	?	0	0	0	0	0	0	0	0	0	0
C4	0	0	0	0	0	0	0	0	0	+	+	0	+	0	0
Cumulative Impact	0	0	++	0	?	0	0	0	0	0	0	0	0	0	0

The Plan's countryside policies will have significantly positive impacts on landscapes, associated with the general restriction of development in the countryside and rural areas. There will however be uncertain impacts on heritage assets associated with the Plan's stance on the re-use of rural buildings coupled with the possible removal or alteration of historic field boundaries. Despite this, negative impacts are neutralised through Policy C1: Protection of Landscape Character. This policy would have a significantly positive impact, acknowledging that the historic environment has a far wider area of influence than designated assets and the built environment. Historic landscapes comprise features of historical importance therefore by protecting these landscapes this policy would maintain these assets. All development proposals would have to adhere to this Policy, or otherwise demonstrate that benefits outweigh harm.



7. Cumulative Impacts of the Plan's Allocations

7.1 Introduction

The site allocations have been assessed by Place Services at the outset of their identification in a call-for-sites process since the start of the plan-making process and where new sites have been identified; these have since been assessed using a range of criteria as outlined in Annex C. These assessments have fed into the 'suitability' assessments of the LPA's SLAA, which also assessed non-residential land uses. As such, the SA process has informed the LPA's site selection processes from the outset of the wider Local Plan making process, with each site's sustainability a key factor in selection. Individual site appraisals of preferred / allocated and alternative sites are included within Appendix 2 of this report.

This section explores the secondary, cumulative and synergistic impacts of the Plan's Site Allocations. For the purposes of identifying the secondary, cumulative and synergistic impacts, the sites have been looked at on a thematic basis relating to the Sustainability Objective topics. In addition, impacts per broad area are also identified within the commentary. The definitive list of the Plan's Site Allocations is included within the following table, with commentary amounting to the reasons for their selection in light of reasonable alternatives (See Appendix 2 for site appraisals).

7.2 Gypsy and Traveller Accommodation Allocations

In partnership with the Councils across Essex, Southend-on-Sea and Thurrock, Uttlesford District Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) to provide a robust assessment of current and future need for gypsy and traveller and travelling Showpeople families. The latest GTAA was published in January 2018 and the baseline for the Uttlesford Study in 2016.

The GTAA has sought to understand the accommodation needs of the Gypsy, Traveller and Travelling Showpeople population in Uttlesford through a combination of desk-based research and engagement with members of the travelling community living on all known sites. A total of 16 interviews were completed with Gypsies and Travellers on authorised and unauthorised sites and yards.

The GTAA identified that in the District there is a need for no additional pitches up to 2033 for Gypsy and Traveller households that meet the planning definition contained in the Planning Policy for Traveller Sites; a need for up to 8 additional pitches for Gypsy and Traveller households that may meet the planning definition; and a need for 10 additional pitches for Gypsy and Traveller households who do not meet the planning definition. No needs for travelling Showpeople were identified. The Council is working with the other Councils in Essex to identify the need and the appropriate location(s) for transit provision. In response to this evidence, this SA does not include sites submitted for consideration as allocations to meet Gypsy and Traveller accommodation needs.



7.3 The Plan's Site Allocations

7.3.1 Housing / Mixed-use

Table 84: The Plan's Housing Site Allocations

Settlement	Site Policy	Name / Address	Quantum / area
Saffron Walden	SAF1	Land North of Thaxted Road, Saffron Walden	Total: 150
Saffron Walden	SAF2	Land to the east of Little Walden Road	Total: 85
Saffron Walden	SAF3	Land at Viceroy Coaches, to r/o 10 – 12 Bridge Street, Saffron Walden	Total: 10
Saffron Walden	SAF4	Jossaumes, Thaxted Road, Saffron Walden	Total: 12
Saffron Walden	SAF5	Land at De Vigier Avenue, Saffron Walden	Total: 14
Saffron Walden	SAF6	Land south of Tiptofts Lane, Thaxted Road, Saffron Walden	Total: 13
Saffron Walden	SAF7	Land west of Lime Avenue, Saffron Walden	Total: 31
Saffron Walden	SAF8	Land south of Radwinter Road	Total: 200, 42 extra care units, 0.5ha employment (B1 offices) and 1.2 ha primary school.
Saffron Walden	SAF9	Land rear of The Kilns Thaxted Road	Total: 35
Saffron Walden	SAF10	Former Willis and Gambier Site, 121 Radwinter Road	Total: 11
Saffron Walden	SAF10	Land at Ashdon Road Commercial Centre	Total: 167
Saffron Walden	SAF10	Former Willis and Gambier Site, 121 Radwinter Road	Total: 11
Saffron Walden	SAF10	Moore's Garage, Thaxted Road	Total: 10
Saffron Walden	SAF14	56 High Street, Saffron Walden	Development Opportunity Site
Saffron Walden	SAF14	Emson Close/ Rose and Crown Walk and car parks to rear of Boots and Saffron Building Society, CB10 1JH	Development Opportunity Site
Saffron Walden	SAF14	The Fire Station / Saffron Walden Laundry, CB10 1JZ	Development Opportunity Site
Great Dunmow	GTDUN1	Land west and south-west of Great Dunmow	Total: 400
Great Dunmow	GTDUN2	Land at Helena Romanes School, Great Dunmow	Total: 150
Great Dunmow	GTDUN3	Wood Field, Woodside Way, Great Dunmow	Total: 120
Great Dunmow	GTDUN4	Land south of B1256 (Stortford Road) and West of Buttleys Lane	Total: 60
Great Dunmow	GTDUN6	Oaklands, Ongar Road, Great Dunmow	Total: 25
Great Dunmow	GTDUN7	14 Stortford Road, Perkins Garage	Total: 12
Great Dunmow	GTDUN8	Land East of St Edmunds Lane	Total: 22



Settlement	Site Policy	Name / Address	Quantum / area
Great Dunmow	GTDUN9	Land west of Chelmsford Road	Total: 370 dwellings, 1.4 ha retail and 2.1 ha employment land
Great Dunmow	GTDUN10	Land west of Woodside way	Total: 790
Great Dunmow	GTDUN11	Brick Kiln Farm	Total: 40
Great Dunmow	GTDUN11	North of Ongar Road	Total: 60
Great Dunmow	GTDUN11	South of Ongar Road	Total: 99
Great Dunmow	GTDUN11	Woodlands Park Sectors 1 – 3	Total: 638
Great Dunmow	GTDUN11	Woodlands Park Sector 4	Total: 124
Elsenham	ELSE1	Land south of Rush Lane, Elsenham	Total: 40
Elsenham	ELSE2	Land west of Hall Road	Total: 130
Elsenham	ELSE3	Land north of Leigh Drive, Stansted Road	Total: 20
Elsenham	ELSE4	Elsenham Nurseries, Stansted Road	Total: 40
Elsenham	ELSE4	Land north Stansted Road	Total: 155
Elsenham	ELSE4	Land south Stansted Road	Total: 165
Elsenham	ELSE4	Former Goods Yard, Old Mead Lane	Total: 10
Great Chesterford	GTCGE1	Land north of Bartholomew Close	Total: 11
Great Chesterford	GTCHE2	New World Timber and Great Chesterford Nursery, London Road	Total: 42
Great Chesterford	GTCHE3	Land At Thorpe Lea Walden Road Great Chesterford CB10 1PS -	Total: 29
Newport	NEWP1	Land west of London Road	Total: 94
Newport	NEWP2	Land at Bricketts, London Road	Total: 11
Newport	NEWP3	Land At Holmewood, Whiteditch Lane CB11 3UD	Total: 12
Newport	NEWP4	Land At Bury Water Lane, Bury Water Lane, Newport (residential care home facility)	Total: 81
Newport	NEWP5	Land at Bury Water Lane	Total: 84
Newport	NEWP5	Land opposite Branksome, Whiteditch Lane	Total: 15
Newport	NEWP5	Land south of Wyndhams Croft, Whiteditch Lane	Total: 15
Newport	NEWP5	Land west of Cambridge Road	Total: 34
Newport	NEWP5	Reynolds Court, Gaces Acre	Total: 41
Stansted Mountfitchet	STA1	Land east of Cambridge Road (B1383) and west of High Lane	Total: 40
Stansted Mountfitchet	STA2	Land West of 8 Water Lane, Stansted	Total: 12
Stansted	STA3	Land at Walpole Farm	Total: 147



Settlement	Site Policy	Name / Address	Quantum / area
Mountfitchet			
Stansted Mountfitchet	STA3	Land at Elms Farm	Total: 53
Stansted Mountfitchet	STA5	East of Cambridge Road / Crafton Green Stansted, CM24 8AQ	Development Opportunity Site
Takeley	TAK1	Land between 1 Coppice Close and Hillcroft, South of B1256, Takeley Street	Total: 20
Takeley	TAK2	Land at Dunmow Road	Total: 12
Thaxted	THA1	Land at Claypits Farm, Great Barfield	Total: 20
Thaxted	THA2	Land off Wedow Road	Total: 40
Thaxted	THA2	Molecular Products Ltd Mill End Essex CM6 2LT	Total: 29
Felsted	FEL1	Land north of Station Road	Total: 40
Felsted	FEL2	Land East of Braintree Road	Total: 25
Felsted	FEL3	Former Ridleys Brewery, Hartford End	Total: 22
Henham	HEN1	Land south of School Lane	Total: 35
Clavering	CLA1	Land south of Oxleys Close	Total: 13
Great Easton		Land off Brocks Mead, Great Easton, CM6 2HR	Total: 40
Debden	DEB1	Land west of Thaxted Road	Total: 25
Little Hallingbury	LtHAL1	Land at Dell Lane	Total: 16
Quendon & Rickling	QUE1	Ventnor Lodge Cambridge Road Quendon Saffron Walden CB11 3XQ	Total: 12
Quendon & Rickling	QUE2	Land east of Foxley House	Total: 19
Radwinter	RAD1	Land north of Walden Road	Total: 22
Flitch Green	FLI1	Land off Tanton Road	Total: 47
Flitch Green	FLI1	Village Centre, Land at Webb Road and Hallett Road	Total: 25
Stebbing	STE1	Land to east of Parkside and rear of Garden Fields	Total: 30
Little Dunmow	LtDUN1	Dunmow Skips Site	Total: 6 (existing commitment)
High Roding	HROD1	Land at Meadow House Nursery	Total: 40



7.3.2 Non-Residential Site Allocations

Table 85: The Plan's Non-Residential Site Allocations

Settlement	Site Policy	Name / Address	Quantum / area
Little Canfield	LtCAN1	Land to the South of B1256 Little Canfield	Employment / 6.2 ha
Saffron Walden	SAF11	Land North of Ashdon Road, Saffron Walden	Employment / 4.25 ha
Saffron Walden	SAF12	Land South of Ashdon Road, Saffron Walden	Employment / 1 ha
Saffron Walden	SAF13	Land at Thaxted Road, Saffron Walden	Retail / 3 ha
Stansted Airport	EMP6	North Stansted Employment Area (formerly 'Land north east of Bury Lodge Lane')	Employment / 55 ha
Stansted Mountfitchet	STA4	Land at Alsa Street, Stansted Mountfitchet	Employment / 3 ha
Stansted Mountfitchet	STA6	Land adjacent to Forest Hall School	Education, Community Site / 1.81 ha
Thaxted	THA3	Land east of The Mead, Thaxted	Education, Community Site / 0.9 ha

7.4 Overall / Cumulative Impacts of the Plan's Allocations (including the Garden Communities)

7.4.1 Sustainability Objective 1: To conserve and enhance biodiversity (habitats, species and ecosystems) within the District

Multiple sites that area allocated within the Plan are in close proximity to Local Wildlife Sites (LoWS). It is possible that negative impacts on their condition, through increased visitor numbers and footfall, could occur. This is particularly possible in Takeley, where the two allocated sites are predicted to have a negative impact on a LoWS. There may also be further negative impacts on Hatfield Forest NNR through recreational pressure resulting from all growth in the A120 corridor. The effects on biodiversity are difficult to quantify and therefore generally uncertain. There are potential negative impacts predicted in predominantly isolated occurrences on localised wildlife designations, however at the plan-level the combined effects resulting from the allocations could be more significant. This is due to the plan level quantum of residential growth having possible negative effects outside the plan area on Natura 2000 site at Epping Forest. There are possible recreational and air quality impacts associated with an increase in population and mitigation measures are largely expected to be off-setting. It should be noted that the Garden Communities will provide open space and recreation, in the form of Country Parks in some instances, which will serve a wider area than the Garden Communities themselves. This could alleviate the majority of these small isolated impacts in relatively close proximity but strategic solutions are likely to be required over the HMA and beyond incorporating adjoining authorities. For this reason significant negative impacts can not be ruled out. The Garden Communities can

Uncertain impacts



however go some way to reduce current visitor pressures to Hatfield Forest, particularly through the Garden Community at Easton Park.

7.4.2 Sustainability Objective 2: To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive

Regarding supply, the Water Cycle Study (WCS) 2018 highlights that for the new Garden Community settlements substantial new water supply infrastructure will be required. The WCS recommends that site specific assessments are undertaken as part of the development planning process to cover the detailed requirements of these sites, which further increases the uncertainty in predicting effects. Regarding wastewater treatment and sewerage, the WCS states that the Water Recycling Centre (WRC) catchments at Great Dunmow and Felsted have been initially highlighted as high risk. The existing WRC at Great Dunmow currently serves a population equivalent of 9,000 and this will increase to 16,000 by the end of the plan period through Local Plan growth in Towns and Key villages alone within this specific WRC catchment, therefore highlighting the need to undertake further upgrades in the future. Site allocations within the Plan may impact on water quality, with a number of sites located in close proximity to water bodies. Numerous sites may affect water bodies in Saffron Walden, Great Dunmow, Elsenham, Stansted Mountfitchet, Takeley and Felsted. Additionally, many of the sites are located within a groundwater protection zone, which could have negative impacts on water quality cumulatively, subject to further investigation and at the planning application stage. This is more likely to be an issue in Saffron Walden, Stansted Mountfitchet, Quendon and Rickling. The WCS undertook a qualitative water quality analysis, which indicates that plan-level growth and allocations will not lead to a deterioration of the Water Framework Directive (WFD) status. It also identifies that growth would not compromise the achievement of 'WFD Good' status in the receiving watercourses, although tightened water quality parameters will be required where WRC flow consents have been exceeded. The distribution of Garden Communities around the district helps address water quality issues by utilising locations with the largest rivers (i.e. Cam in case of the North Uttlesford Garden Community) as well as locations with smaller rivers/watercourses. The WCS concludes that despite this, developers should engage with the Environment Agency and Water Companies as soon as possible in the planning process to facilitate timely site-specific assessments are negotiations are undertaken to address the identified constraints. A number of the site allocations contain water bodies on site or in close proximity that could give rise to negative effects cumulatively. This is true of the settlements of Saffron Walden, Great Dunmow, Elsenham, Stansted Mountfitchet and Felsted.

**Uncertain
impacts /
possible
negative
impacts**

7.4.3 Sustainability Objective 3: To conserve and enhance the District's landscape character and townscapes

Cumulative impacts regarding landscape at the Plan-level (i.e. in consideration of allocations) are hard to identify with any accuracy, pending the precise details of individual forthcoming proposals and adherence to Plan policy. It should be noted that the SA adopts

**Negative
impacts**



a 'policy off' methodology that does not consider the specific details of proposals in order to be consistent and to ensure a level playing field; it is possible and even likely that any site allocation would not have any significant landscape implications through adherence to Plan policy. A number of the Plan's site allocations are located in areas which have either a moderate to high or relatively high sensitivity to change as per the conclusions of the Essex Landscape Character Assessments. Cumulatively, potential negative effects have been identified for the settlements of Saffron Walden, Great Dunmow, Elsenham, Great Chesterford, Newport, Stansted Mountfitchet and Thaxted. Owing to the largely rural nature of Uttlesford District and the implications of OAN for housing identified in the Plan, the majority of allocations are either entirely located on Greenfield land or predominantly Greenfield land. This is not a criticism of the sustainability of the Plan, but indicative of a lack of available brownfield land. In addition, brownfield land will be identified separately from the Local Plan in Part 1 of a Brownfield Register, with any Permissions in Principle (PiPs) identified in Part 2 and ancillary to the Local Plan process. The potential issue of a large amount of Greenfield Land being allocated for development is more prominent in Great Dunmow and Elsenham as a result of the Plan's allocations in and around these settlements (although it should be noted that sites in Great Dunmow are allocated as per the Great Dunmow Neighbourhood Plan) in combination with the Garden Community at Easton Park. In light of landscape designations however, all of the allocated sites within the Plan are not within the Metropolitan Green Belt or the Countryside Protection Zone (CPZ). The Plan's Garden Communities can be seen to avoid the most sensitive locations within the District for landscape quality (as per the Landscape Character Assessment), and it should be noted that policy within the Plan seeks high quality design and layouts. It can be expected therefore that any forthcoming detailed schemes, as shaped by similarly forthcoming development frameworks and masterplans, will minimise any significant potential landscape issues and enhance any existing features that contribute to landscape character.

7.4.4 Sustainability Objective 4: To conserve and enhance soil and contribute to the sustainable use of land

A large number of the site allocations in the Plan are located within areas of grade 2 agricultural land and so the development of these sites can be expected to have negative impacts on the availability of fertile land for agricultural purposes, which represents the highest quality in the District. Despite this, impacts are not widespread on a holistic plan level due to the preferred strategy. The presence of Garden Communities represents the most sustainable use of land within the Plan; delivering development on a scale that can maximise sustainability benefits and notionally mitigate significant environmental effects. For this reason, overall neutral impacts are highlighted on a plan-wide level for this objective.

**Neutral
impacts**



7.4.5 Sustainability Objective 5: To maintain and enhance the district's cultural heritage assets and their settings

As can be expected given the historic nature of the District's existing settlements and rural hinterlands, sites have been identified for allocation that could have negative impacts on heritage assets or their setting. Despite this, Plan policy exists that ensures that careful consideration for the significance of the asset will have to be demonstrated through any forthcoming planning applications, with enhancements possible through Garden Community principles and related policy. Notionally, the principle of Garden Communities alleviates the pressure on historic settlements, which are prevalent throughout the District. In the majority of instances / settlements there can not be expected to be any significant cumulative impacts where no one heritage asset or facet of the historic environment is significantly affected by more than one allocated site. Despite this, numerous heritage assets in Great Chesterford are located in close proximity to each other, which could potentially impact on the prevalence of Scheduled Monuments in the area. Negative impacts can not be ruled out at this stage and have been identified as potentially resulting from site allocations in the settlements of Stansted Mountfitchet, Thaxted and Great Chesterford. This includes those within and surrounding the North Uttlesford Garden Community north of Great Chesterford which can be expected to ensure moderate to major changes that are incapable of complete eradication through mitigation. This is also largely true for all of the preferred Garden Communities within the plan area. Despite these concerns, uncertain impacts have been highlighted as the detailed proposals of schemes are not known at this strategic stage in plan-making. As previously mentioned, the appraisals of sites within this SA has been undertaken using a consistent, 'policy off' methodology. In respect of the historic environment and heritage assets, this has been done by exploring the presence of assets on and in close proximity to sites, with no knowledge of any detailed proposals that could mitigate impacts on a case by case basis through effective design or layout considerations.

Uncertain
impacts

7.4.6 Sustainability Objective 6: To reduce contributions to climate change

There will be no direct cumulative impacts on this objective resulting from any of the Plan's allocations, however overall positive impacts can be expected through the Plan's allocations, which seek to minimise transport distances (and emissions) by focusing development in sustainable existing settlements or, in the case of the Garden Communities, the creation of new sustainable settlements. The Garden Communities can also factor in renewable energy methods and be exemplars in energy efficiency.

Positive
impacts

7.4.7 Sustainability Objective 7: To reduce and control pollution

In terms of air quality, there is only one AQMA in Uttlesford, located in Saffron Walden. Of the sites allocated for development in Saffron Walden, six of these have been assessed as having the potential to impact on the AQMA and so cumulative impacts are possible. The

Neutral
impacts



spatial distribution of allocations, both strategic (including the Garden Communities) and non-strategic, can be seen to be broadly focused within the corridors of the A120 and M11. As a result, there are potential air and noise pollution impacts regarding traffic. Similarly are allocations also in close proximity to Stansted Airport. This is inevitable within the District in consideration of the location of existing settlements. Similarly there are multiple sustainability benefits associated with focusing growth in proximity to existing strategic roads. Policy exists within the Plan to eradicate and mitigate impacts, and mitigation can be seen as possible in all instances in line with site specific policies. As a protection based objective, there will be neutral plan-wide impacts as a result.



7.4.8 Sustainability Objective 8: To reduce the risk of flooding

Multiple sites allocated within the same stretch or area of flood zone, have the potential to result in negative cumulative impacts on flooding within Uttlesford. Despite the existence of some sites within such flood zone areas, the majority are located in differing areas of flood risk and so any cumulative impacts are unlikely.



7.4.9 Sustainability Objective 9: To promote and encourage the use of sustainable methods of travel

In line with the Plan's distribution of growth, as per the Spatial Strategy, development is broadly and proportionately focused within the District's most sustainable settlements with existing sustainable transport links. Many of the Plan's allocations are over 800m to many services and sustainable transport nodes; however focusing development to the most sustainable existing settlements in the first instance affords positive impacts. This is supported by the site specific policies, which require transport assessments. In addition, the presence of the Garden Communities ensures that, through relevant requirements and policy approaches within the wider Plan, sustainable transport interchanges and links can be maximised and these can be expected to serve a wider area. As such, the cumulative impacts of the site allocations are positive.



7.4.10 Sustainability Objective 10: To ensure accessibility to services

The District is largely rural, with access to services a key sustainability issue for many existing residents. Many of the Plan's allocations are over 800m to many services and sustainable transport nodes; however in line with the Plan's distribution of growth, as per the Spatial Strategy, development is broadly and proportionately focused within the District's most sustainable settlements with existing services and facilities. This ensures positive impacts. The Plan's site selection methodology (the SLAA) demonstrates that the broad sustainability of existing settlements has been a significant consideration in the selection of sites, with only a small proportion of growth directed to Type A and B villages to meet local needs. In addition, the presence of the Garden Communities ensures that,





through relevant requirements and policy approaches within the wider Plan, a wide range of new services will be integrated, including sustainable travel infrastructure, walking and cycling. Positive impacts are maximised through the presence of Garden Communities and these can be expected to serve a wider area. As such, the cumulative impacts of the site allocations are significantly positive.



7.4.11 Sustainability Objective 11: To improve the population's health and promote social inclusion

A significant number of sites do not meet Natural England's ANGSt criteria regarding access to natural green space. Despite this, infrastructure contributions and design policy can ensure that suitable alternative open space facilities are included within new developments individually and cumulatively. None of the site allocations within the Plan are designated as open space or recreational facilities; however significant gains, serving a wider area, can be expected to be delivered as part of the Garden Communities. Garden Communities can also be expected to increase the likelihood for new healthcare facilities, and alleviate comparative pressures on existing facilities that would otherwise be the case of more traditional approaches to strategic growth were set out in the Plan (such as urban extensions). Overall, there can be expected to be positive impacts resulting from the Plan's allocations.

**Positive
Impacts**

7.4.12 Sustainability Objective 12: To provide appropriate housing and accommodation to meet existing and future needs

The Plan's allocations will have significant positive impacts on providing the District's housing needs. In addition, the allocation of three new Garden Communities, suitably distributed within the District, can be expected to ensure the delivery of a range of tenures and housing types.

**Significant
positive
impacts**

7.4.13 Sustainability Objective 13: To promote the efficient use of resources, including land and ensure the necessary infrastructure to support sustainable development

The Plan's allocations will have significant positive impacts on the efficient use of land and ensuring necessary infrastructure. The allocation of three new Garden Communities ensures that infrastructure gain can be secured on site, and service wider communities in broader areas of the District.

**Significant
positive
impacts**



7.4.14 Sustainability Objective 14: To improve the education and skills of the population

Negative cumulative impacts in relation to school capacities are apparent for a number of settlements as a result of the Plan's site allocations. In Saffron Walden, only 2 of 6 primary schools have capacity for additional places in light of new development as identified within ECC's Commissioning School Places in Essex report. Cumulatively, primary school capacity issues are apparent within Saffron Walden. It should be noted however that infrastructure contributions are likely to alleviate such pressures through school expansion where possible, and pending further collaboration with ECC as the relevant service commissioner. A similar situation is predicted in Great Dunmow, where the demand for places is likely to exceed capacity even accounting for the introduction of a new school with a predicted capacity of 210 places. The issues are not limited to the Market Towns, as throughout the Type A Villages (Great Chesterford, Newport, Stansted Mountfitchet and Thaxted), the issue of school capacity is common and cumulative impacts in Uttlesford are predicted to be negative overall. Despite this, the Plan allocates land for possible educational use in Stansted Mountfitchet and Thaxted and the allocation of new Garden Communities at the identified thresholds ensure that positive impacts are likely in the latter stages of the plan period (as per the Plan's 'infrastructure first' approach). For the above reasons, impacts are identified as uncertain at this stage, with significant positive impacts identified in the latter stages of the Plan period and beyond.

**Uncertain
impact /
possible
significant
positive
impacts**

7.4.15 Sustainability Objective 15: To ensure sustainable employment provision and economic growth

The Plan's allocations will have significant positive impacts on ensure sustainable employment provision and economic growth in line with identified needs. In addition, the allocation of three new Garden Communities, suitably distributed within the District, can be expected to ensure the delivery of a range of jobs in various sectors.

**Significant
positive
impacts**



8. New Garden Communities – Comparative Options Appraisal

8.1 Introduction

It is important to emphasise that the Local Plan is strategic in nature. Even the allocation of sites should be considered a strategic undertaking, i.e. a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). The strategic nature of the Plan is reflected in the scope of the SA. For the purposes of the Local Plan and the accompanying SA Environmental Report, it should be noted that specific policies and allocations for Garden Communities will be subject to different sustainability criteria than those of the Site Pro Forma, commensurate to their scale.

The appraisal of Garden Community or New Settlement options within the SA has been ongoing since 2015, where broad locations were explored for potential new settlements. This has been developed further as the Local Plan has progressed, with an initial assessment of Garden Community options being provided to the LPA in order to aid both selection but also Spatial Strategy options. These are set out in Local Plan policies SP1, SP2 and SP3 which detail the chosen spatial strategy, scale; and distribution of growth.

8.2 The Identification of Garden Community Options

Planning Practice Guidance for Sustainability Appraisal states that ‘reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each.’ As a result, it is not necessary for authorities to explore every possible permutation.

The need for ‘new settlement(s) / Garden Community(s)’ was explored in 2015 in response to the District’s OAHN at that stage in time. This resulted in a Sustainability Appraisal accompanying the ‘Uttlesford Local Plan: Areas of Search (AoS) and Strategic Scenarios Consultation’ document in September of that year.

Sites have been identified where they meet the development / yield threshold that would warrant the provision of a new secondary school as per the Essex County Council Developer’s Guide to Infrastructure Contributions (Revised Edition 2016) document. This guide sets the threshold as 3,000 dwellings in a purely residential led scheme and or a mixed development of over 4,000 dwellings (i.e. houses and flats). It should be noted however that in order to offer economies of scale and to offer a wider curriculum, 5,000 dwellings is the preferred dwelling yield for secondary school provision. Nevertheless, 3,000-4,000 dwellings has been set as the qualifying yield for submissions to be considered New Settlement / Garden Communities within the context of the Local Plan and subsequent assessment as such within this SA. Some of the Garden Community options explored do not meet this threshold as land submitted is not sufficient. These have been included in this SA however where they form part of the areas explored at the initial Areas of Search stage in 2015. This is considered important in order to provide the necessary audit trail of the process of Garden Community alternatives identification throughout the SA and plan-making processes.



All options explored are considered 'deliverable' in the sense of commercial attractiveness, with different effects identified regarding whether they are deemed capable of delivering necessary physical / social / green infrastructure.

Within their individual appraisal, the SA assesses land-take options as they were submitted. It is not considered appropriate within the SA to sub-divide the originally submitted options into smaller land-take options. This would lead to an exorbitant amount of potential sub-options to assess within the SA, with no assurances as to what could be considered 'reasonable'. Reasonable alternatives must be realistic and deliverable. The individual appraisal of Garden Community options within this SA is based on the specific land-take implications of options and sub-options, where submitted, in order to be as quantitative as possible. This approach is considered robust in assessing the likely effects of alternative proposals and for comparison purposes.

8.3 The approach to Garden Communities in the Local Plan

Such site allocations and their reasonable alternatives have been appraised at the site-level within a separate Sustainability Appraisal of each Garden Community, in line with the Local Plan's preferred spatial strategy. This approach is taken because of detailed evidence required for these allocations, the possible cross-boundary nature of such allocations and evidence, and the need for a joined up approach to the Sustainability Appraisal between LPAs exploring sustainable locations for developments of a similar scale of growth. In addition, at this early stage in the plan-making process it can be expected that specific boundaries for any new settlement options will need refinement in terms of land ownership and subsequent viability. It should be noted however that where specific boundaries are known and identified (from the call-for-sites exercise) for sites that could be considered new settlement options, then these will be assessed against relevant frameworks within the SA. This is in order to meet the requirement of the SEA Directive that all reasonable alternatives are assessed to the same level of detail.

It is considered that the appraisal of sites of a strategic scale would not be able to be consistent or comparable with the appraisal of non-strategic sites in the same document and within the same site assessment framework; what constitutes a constraint for a small scale site may not be so for a large scale one, which would have far greater scope at addressing concerns on site as part of the development, particularly regarding necessary infrastructure requirements.

As a result of this, it is more appropriate that Garden Communities be explored in context of the strategic nature of the Local Plan within this document. The appraisal of the Garden Communities responds to their role as potential allocations in line with the District's objectively assessed need and Spatial Strategy options. Alternative sites of a comparable scale within the District are also explored in line with the Local Plan context in order to determine whether the most appropriate and sustainable sites and proposals are being progressed. This approach is consistent with that taken for the appraisal of 'areas of search' and alternative scenarios for the District's spatial strategy.

8.4 The appraisal of Garden Communities within the context of the Local Plan

A purpose of this approach is also to help develop the policy content of such allocations and determine what



is needed to create sustainable New Settlements. This policy approach will be used to ascertain the broad implications of development in the areas as they have been identified. This approach also allows the Garden Community to be allocated and developed in line with growth in the rest of the District, looking at the cumulative aspects and impacts of growth identified within the wider Local Plan area.

It is intended that within the Local Plan context, New Settlements are explored in line with the Sustainability Framework for policy content, encompassing additional broad sustainability criteria relevant to Garden City / Settlement principles where relevant and in consideration of broad constraints relevant to sustainability. This approach would consider the sustainability of Garden Communities as broad locations in accordance with the District's own specific requirements and sustainability issues, as well as within the context of wider aspirations for sustainable Garden Communities. This would also ensure that the most sustainable options are progressed to the benefit of the District's specific needs and also, where relevant, not to the detriment of large scale sustainable development principles for any neighbouring authorities where cross boundary options are explored.

Weighting of criteria is not proposed for the appraisal of Garden Communities which will be based on professional judgement of the available evidence and whether there is a 'reasonable prospect' of the growth option in question complying with sustainability criteria. The assessment of Garden Community options has been undertaken on a basis that allows comparison of options. The appraisal of Garden Community options has been undertaken on a largely qualitative basis in line with the strategic nature of each option and the information available for each option at this current point in time.

It should be noted that the allocated Garden Community options included within the Local Plan would be subject to further Sustainability Appraisal assessment within future site specific Development Plan Documents (DPDs). This has already been the case for the wider West of Braintree Garden Community, which has been identified within Section One of the Local Plans of Braintree District Council, Colchester Borough Council and Tendring District Council, together forming part of the neighbouring Housing Market Area to the east. The West of Braintree Garden Community may extend onto land within Uttlesford and has been subject to an initial 'Issues and Options' DPD at the time of writing which provides more detail than is considered relevant at the Local Plan level of plan-making. This DPD has been subject to Sustainability Appraisal, which included an option as to whether the geographical extent of the Garden Community should extend into Uttlesford.

In order to focus on whether the principle of allocating land within Uttlesford to form part of the West of Braintree Garden Community is sustainable in light of the reasonable alternatives within Uttlesford, this SA does not consider the additional information available as part of the West of Braintree Issues and Options DPD. This is in order to consider all options within Uttlesford to the same level of detail, based on a comparable evidence base and consistent qualitative judgements where gaps in the evidence base may be forthcoming at this strategic stage in their preparation.

8.4.1 Establishing common strategic criteria

It is important that Garden Community of New Settlement options are appraised within their specific context; they are by nature large Greenfield sites that can maximise sustainability benefits over a wide area. They should be explored with assumptions that their scale can seek effective mitigation and enhancements where smaller sites can not. To that extent, 'constraints' can actually be considered 'benefits' for many sustainability factors and a pragmatic approach must be taken to ensure both a fair appraisal and also in order to identify



different impacts between options for comparison purposes. This has required a separate appraisal framework being developed for Garden Community options.

A sustainability framework for assessing Garden Communities / New Settlements was consulted on as part of the SA Scoping Report in 2015. The detailed sustainability framework for assessing Garden Communities is included within Annex C accompanying this report.

The Homes and Communities Agency – Advisory Team for Large Applications (ATLAS) has been working with a number of north-Essex authorities (Colchester Borough Council, Braintree District Council and Tendring District Council) on site selection criteria for cross-boundary growth options. These can be used to identify and assess appropriate broad locations across the wider area drawing on criteria based on advice in the NPPG, the respective authorities' SA Objectives and key relevant Garden City Principles. A total of 10 criteria have been developed, exploring:

- Physical Limitations – Absence of insurmountable problems (e.g. access, ground conditions, flood risk, hazardous risks, pollution, contamination and air quality)
- Impacts – Acceptable impacts on high quality agricultural land, important landscape features, townscape features, sites of nature conservation interest and heritage assets
- Environment/Amenity – Acceptable relationship with and impact on occupiers of existing properties and neighbouring areas/towns (maintaining adequate separation)
- Transport – Incorporation of integrated and accessible sustainable transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport
- Regeneration - Positive contribution towards town centres and identified regeneration priority areas and institutions
- Housing – Provision of a mix of tenures, including affordable homes and a range of housing types (including self-build/custom build and gypsy and traveller pitches).
- Employment Opportunities – Provision for a wide range of local jobs within easy commuting distance from homes
- Mixed-use Opportunities – Inclusion of cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Environmental Quality & Sustainability – Incorporation of generous areas of publicly accessible open space, allotments/food production areas, biodiversity gains, SUDS and zero-carbon/energy-positive technology to ensure climate resilience.
- Developability - The growth area is available, commercially attractive, and capable of delivering necessary physical/social/green infrastructure and could be viably developed within [6-10] years (and) - Satisfactory mechanisms are in place to capture a proportion of increase in land value to meet infrastructure costs and manage and maintain assets in the long term.

This SA seeks to draw upon these selection criteria in the assessment of Garden Community options in Uttlesford in order to offer a comparable appraisal of all reasonable options and alternatives within the Local Plan context.

A number of different sources of criteria have been used to create a suitable appraisal framework for the assessment of Garden Communities within the Local Plan. These include:



- National Guidance;
- The Sustainability Appraisal Objectives of neighbouring authorities;
- TCPA Garden City Principles; and
- Lessons from other Authorities.

These are explored in the following table. Please note that the commentary has been provided by ATLAS and replicated here for consistency and in order to demonstrate the cross-boundary nature of the approach, in respect of the West of Braintree Garden Community.

Table 86: Developing Relevant Assessment Criteria for Garden Communities

Source	Commentary
National Guidance	<p>The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) include a plethora of relevant general policy and guidance about the role of Local Plans in achieving sustainable development. The most relevant guidance about site selection is set out in NPPG in relation to housing and economic land availability assessment, Methodology – Stage 2: Site/broad location assessment (Para. 019, Ref ID:3-019-20140306). This is set out in full below:</p> <ul style="list-style-type: none"> • What factors should be considered when assessing the suitability of sites/broad locations for development? Assessing the suitability of sites or broad locations for development should be guided by the development plan, emerging plan policy and national policy, and market and industry requirements in that housing market or functional economic market area. • When assessing the sites, plan makers will need to take account of how up to date the plan policies are and consider the appropriateness of identified constraints on sites/broad location and whether such constraints may be overcome. • Sites in existing development plans or with planning permission will generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability. This will include a re-appraisal of the suitability of previously allocated land and the potential to designate allocated land for different or a wider range of uses. This should be informed by a range of factors including the suitability of the land for different uses and by market signals, which will be useful in identifying the most appropriate use. • In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future: <ul style="list-style-type: none"> • physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination; • potential impacts including the effect upon landscapes including



Source	Commentary
	<p>landscape features, nature and heritage conservation;</p> <ul style="list-style-type: none"> • appropriateness and likely market attractiveness for the type of development proposed; • contribution to regeneration priority areas; • environmental/amenity impacts experienced by would be occupiers and neighbouring areas
Sustainability Appraisal Objectives	<p>The Sustainability Appraisal (SA) process requires plan-makers to appraise draft policies and 'reasonable alternatives' (different realistic options) to identify likely significant effects of the available options.</p>
Garden City Principles	<p>The TCPA's Garden City Principles provide a useful framework for achieving sustainable and high quality development.</p> <p>There are nine principles spelt out by the TCPA. All are important and many would be regarded as universal components of good planning.</p>
Lessons from other authorities	<p>East Hertfordshire District Council and Epping Forrest District Council identified selection criteria for potential growth areas around Harlow with assistance from ATLAS. These comprise the following themes and criteria:</p> <ol style="list-style-type: none"> 1. Acceptable impact on existing strategic road network taking into account likely mitigation and enhancement 2. Suitability for sustainable movement patterns (including rail, bus and pedestrians/cyclists) 3. Sustainable access to employment and services and positive contribution towards economic prosperity. 4. Ability to extend, enhance and reinforce landscape setting, strategic green wedges and open space 5. Positive reinforcement and long-term contribution towards the purpose of the Green Belt 6. Strong spatial logic and positive integration with adjacent communities including pedestrian, cycle and highway routes 7. Ability to maintain and enhance important features, character and assets of the New Town and existing settlements 8. Positive contribution to regeneration and revitalisation of existing neighbourhoods. 9. Overall contribution to economic growth of Harlow including viability and viability of Harlow Town Centre. 10. Supporting existing rural and urban settlements and their services. 11. Provision and access to education services. 12. Conservation of key landscapes and habitats. 13. Positive response to sustainable water management. <p>Cambridge City Council and South Cambridge District Council have established joint selection criteria for considering the suitability of sites at the Issues and Options stage for the Cambridge and South Cambridgeshire Local Plan.</p> <p>The criteria comprise a series of questions under the following headings:</p>



Source	Commentary
	<ul style="list-style-type: none"> • Flood Risk; • Green Belt; • Impact on national Nature Conservation Designations; • Impact on national Heritage assets; • Deliverability and Viability; • Accessibility to existing centres and services; • Accessibility to outdoor facilities and green spaces; • Supporting economic growth; • Sustainable transport; • Air quality, pollution, contamination and noise; • Protecting groundwater; • Protecting the townscape and historic environment; and • Making efficient use of land.

Annex C contains the detailed sustainability framework for assessing Garden Community options within the District. It explores the compatibility of the Sustainability Appraisal objectives developed within this Scoping Report as relevant to the Plan Area and their compatibility with:

- General Garden City / Settlement Principles
- The ten ATLAS criteria developed for North Essex Authorities (NEA) / the finalised criteria used in the SA for the NEA Section One Local Plan (in order to factor in cross-border implications regarding Garden Community options),
- National Guidance and the general SA Objectives of neighbouring authorities' Local Plan Sustainability Appraisals.

It can be demonstrated that the approach developed will offer a consistent and comparable appraisal of all new settlements in the north-Essex area including any cross-boundary Garden Communities. The sustainability objectives developed within the Scoping Report can be seen as relevant for the appraisal of Garden Communities, with additional criteria relevant to scale and sustainability aspirations.

The appraisal of the Garden Communities has been undertaken in line with the sustainability framework for Garden Communities set out in Annex C.

The basis for making judgements within the assessment of Garden Communities is identified within the following key:

Possible impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits



Possible impact	Basis for judgement
+	Reasonable prospect of fully meeting criteria
? (+/-)	Reasonable prospect of partially meeting criteria (either positively or negatively weighted) / uncertainty
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)

The appraisal of Garden Community options have been assessed on a largely qualitative basis in line with the strategic nature of each option and the level of information available for each option at the present time. It should be noted and acknowledged that the level of information will continue to grow in line with the detail required of proposals of this scale; this is likely to surpass the timeline of the Local Plan making process and form the detail required of a development framework, masterplan or planning application later on in the plan period.

With this in mind, this SA is intended to be a high level tool to assist the relevant authorities in the selection of Garden Communities across the wider area. It should be acknowledged that at this stage, each option is therefore only broadly comparable. The appraisal of Garden Community options (preferred and alternative) within this SA has been undertaken in a fair and consistent manner, using only a comparable level of information across all options.

It should also be noted that in the appraisal of options, judgements have been made in line with the eventual scope and scale of each proposal. To that effect, what would constitute a significant constraint for a smaller or non-strategic site may represent a significant opportunity at the scale of an effective Garden Community. This is particularly relevant for infrastructure requirements and it should be acknowledged that Garden Communities can often meet the necessary thresholds to deliver and stimulate infrastructure provision to the benefit of the new and wider existing communities.

8.5 Assessment of new Garden Community Options in Uttlesford

Seven potential Garden Community sites have been submitted by promoters under the call for sites and throughout the plan-making process. These are (with SHLAA reference number):

- Easton Park (06LtEas15)
- North Uttlesford (10Gte15)
- West of Braintree (05Ste15 & 06Ste15)
- Takeley (13Tak15 & 11Tak15)
- Elsenham (07Els15)
- Birchanger (05Bir15)
- Chelmer Mead (03LtDun14)

Each of these sites is assessed within this SA in the following table.



Table 87: Appraisal of new settlement options

SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Option 1 – Easton Park	Option 2 – North Uttlesford	Option 3 – West of Braintree	Option 4 - Takeley	Option 5 - Elsenham	Option 6 - Birchanger	Option 7 – Chelmer Mead
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	Green networks, biodiversity rich public parks, foot and cycle paths, bridleways and crossings, high-quality gardens, tree-lined streets and open spaces	+	+	++	+	+	+	++
	Presence of biodiversity / ecological / wildlife designations	?/-	?/-	?/-	-	+	+	+
	Other biodiversity / ecological / wildlife impacts	?/-	?/-	+	+	+	?/-	+
Commentary	<p>Easton Park – There are two SSSIs in the area and a large number of LoWSs. The south east part of the site is also adjacent to a SSSI however consultation would not be needed with Natural England regarding Impact Risk Zones and these can be incorporated into the proposal. There are also two areas of Ancient Woodland within the site, Airfield Wood and land on the northern and western sections of the site. The proposal states that an Ecological Management Plan would be agreed and implemented in order to address the various long term issues that could affected retained or newly created habitats. A New Settlement Prospectus summarises that much of Easton Park site is of negligible ecological interest posing little constraint to development. There are 5 Tree Preservation Orders present on the site, located on the north western, the southern and south eastern section of the development area. They are of a fairly substantial size but could be avoided by development. However, this could limit available development land. There are multiple PROWs on site, however new footpaths and cycleways have been promoted and there is scope for enhancements to the PROW network through the proposal.</p> <p>North Uttlesford – There are the presence of SSSIs in close proximity to the site which will require consultation with Natural England due to their presence within their Impact Risk Zones. In addition there are LoWSs on site including the A11 protected Local Wildlife Site inside the western boundary. It is also within close proximity to Crave Hall Meadow, Burton Wood (Ancient Woodland), Hildersham Wood and Bush Park. A Public Right of Way also traverses the northern section of the site and another adjoins to the eastern boundary. Aside from the potential impacts on the SSSIs nearby, which may be capable of mitigation, the scale and size</p>							



SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Option 1 – Easton Park	Option 2 – North Uttlesford	Option 3 – West of Braintree	Option 4 - Takeley	Option 5 - Elsenham	Option 6 - Birchanger	Option 7 – Chelmer Mead
								<p>of the proposal is such that features can be incorporated into the development for green infrastructure gains.</p> <p>West of Braintree – The site is within a SSSI Impact Risk Zone however would there is not a need to consult Natural England for such a proposal in the broad area. The current proposals indicate that 69ha open space will be incorporated into the scheme at Boxted Wood and 51ha open space at Andrewsfield. The area contains a number of LoWSs; however continuous green connections through the site are an integral part of the concept and linear parks will largely run north/south in addition, adhering to Garden City principles of the incorporation of new and established green infrastructure. An Ecology Assessment undertaken considers that the majority of the site is of low Ecological value due to the dominance of intensively farmed arable crops; however acknowledges that there are habitats of higher ecological value on site and that these could be retained. A portion of Ancient Woodland is found in-situ within the site’s boundaries which can be retained and enhanced in the design of a future proposal. A number of Public Rights of Way run across the site and these should also be retained or otherwise enhanced.</p> <p>Takeley – The site borders the Hatfield Forest SSSI and NNR and is within the SSSI Impact Risk Zone which in this instance requires consultation with Natural England due to the size of the scheme. Additionally the area contains numerous LoWSs in and adjacent to the identified site boundary. There are Tree Preservation Orders adjacent to the western boundary, but none on site; however the site adjoins an area of Ancient Woodland at the western boundary. There are also multiple PROWs across the site.</p> <p>Elsenham – The Elsenham Woods SSSI is located outside but in close proximity to the broad area; the proposal is within the SSSI’s Impact Risk Zone but no consultation with Natural England would be needed in this instance. There are no LoWSs or other wildlife designations in the area; however there are multiple Public Rights of Way traversing the site across all parcels of land which should be retained and enhanced.</p> <p>Birchanger – The site is within the SSSI Impact Risk Zone of Hatfield Forest, however there is not a need to consult Natural England in this location. There are a number of LoWSs within the area. The site contains Digby Wood and Parsonage Spring and is adjacent to Birchanger Wood. Additionally there is an area of Ancient Woodland on site and 3 Tree Preservation Orders within the site boundary and a number of TPOs adjacent to site boundaries. There are also multiple Public Rights of Way traversing the site through the centre of the development area. It is not considered that that any impacts arising from the scheme could not be mitigated.</p> <p>Chelmer Mead – The site is within a SSSI Impact Risk Zone however there is not a need to consult Natural England in this location. The site features the Flich Way Local Wildlife Site traversing through the development area, as well as being within close proximity to 3 other LoWSs. There are additionally a number of Public Rights of Way in close proximity to the site; however it has been proposed that all public rights of way will be retained as part of the development proposals.</p>



SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Option 1 – Easton Park	Option 2 – North Uttlesford	Option 3 – West of Braintree	Option 4 - Takeley	Option 5 - Elsenham	Option 6 - Birchanger	Option 7 – Chelmer Mead
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	Presence of water bodies	+	+	+	+	+	+	+
	Water quality impacts	?/-	-	?/-	?/-	+	+	+
Commentary	<p>Easton Park – Development at this location has the potential to impact on flows entering River Roding and Strood Hall Brook. The site has numerous water bodies on the site, but the size of the site means that there is the potential to mitigate any negative impacts. The site is not within any groundwater protection zones.</p> <p>North Uttlesford –There are numerous small ponds on the site to the north; however due to the size of the site, there is the potential on site to incorporate such features into any development and mitigate any negative impacts. The site is however additionally within the groundwater source protection zone 3.</p> <p>West of Braintree – Development at this location has the potential to impact on flows entering Stebbing Brook and River Ter. There are multiple water bodies on the site but the size of the site means there is the potential to mitigate against any negative impacts. The site is not within any groundwater protection zones.</p> <p>Takeley – Development at this location has the potential to impact on flows entering Pincey Brook. There are multiple water bodies, drains and a pond on the site, as well as the Stansted Airport balance pools within 100m east of the boundary. Despite this, the size of the site means there is potential to mitigate any negative impacts. The site is not within any groundwater protection zones.</p> <p>Elsenham – There are 2 ponds on the site, however, with landscape input, the features could be worked into the scheme and any negative impacts could be mitigated. The site is not within any groundwater protection zones.</p> <p>Birchanger – There are numerous water bodies within 100m of the site; however due to its size, the site has potential to mitigate against any negative effects. The site is not within any groundwater protection zones.</p> <p>Chelmer Mead -There are 2 small ponds on the site, but the size of the site means there is the potential for any negative impacts to be mitigated. The site is not</p>							



SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Option 1 – Easton Park	Option 2 – North Uttlesford	Option 3 – West of Braintree	Option 4 - Takeley	Option 5 - Elsenham	Option 6 - Birchanger	Option 7 – Chelmer Mead
	within any groundwater protection zones.							
3) To conserve and enhance the District's landscape character and townscapes	Coalescence potential	+	?/-	?/-	++	?/-	-	?/-
	Metropolitan Green Belt / CPZ	?/-	++	++	--	++	--	++
	Other landscape impacts	-	--	-	-	-	--	-
Commentary	<p>Easton Park -The landscape has a moderate and partly relatively high sensitivity to change / development. In addition, a nearby Great Dunmow appeal was recently dismissed on landscape grounds however adherence to Garden City Principles regarding a surrounding belt of countryside and the general scale of the proposal indicates that mitigation could be appropriate through effective masterplanning without significantly affecting the developable area. The area is partly within the Countryside Protection Zone and as such development may be limited in the north west to prevent any coalescence with the airport. The site is outside of Little Easton and Great Dunmow development boundaries and is 100% greenfield.</p>							
	<p>North Uttlesford - The landscape has a relatively high sensitivity to change / development. In addition there is a strong possibility of coalescence with Great Chesterford. In light also of the area's historic significance regarding a Scheduled Monument of a Roman temple it is uncertain at this stage whether suitable mitigation could be provided without affecting the developable area whilst still adhering to wider Garden City principles; as such negative impacts have been highlighted at this stage.</p>							
	<p>West of Braintree - The landscape of the majority of the area has a moderate to relatively high sensitivity to change; the western part of the area having a higher sensitivity to change in association with the River Chelmer. Development in the area could see the coalescence of Stebbing in the north and Flitch Green in the south, although it should be noted that the presence of the A120 running through the area would act as a means of separation. A Landscape Assessment undertaken for the site acknowledges that the development proposal will alter the characteristics of Landscape Character Areas B13 (Rayne Farmland Plateau) and A12 (Pods Brook River Valley (Para 8.3) however the scale of the proposal is such that mitigation can be incorporated through effective masterplanning.</p>							
	<p>Takeley – The principal constraint for this proposal is the location of the site within the Countryside Protection Zone (CPZ). A CPZ Review concluded in preparation of the Local Plan states that the area concerned performs strongly in relation to the purposes of designating the CPZ and consequently there is a fundamental</p>							



SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Option 1 – Easton Park	Option 2 – North Uttlesford	Option 3 – West of Braintree	Option 4 - Takeley	Option 5 - Elsenham	Option 6 - Birchanger	Option 7 – Chelmer Mead
	<p>conflict in developing the site as new settlement. In addition, the landscape has a relatively high sensitivity to change / development and the significance of the historic environment in this area contributes to overall negative impacts. There is however no perceived coalescence of the airport with any existing settlements.</p> <p>Elsenham – The landscape has a moderate to high sensitivity to change / development and there are landscape implications surrounding heritage assets on and adjacent to the site. The site is however outside all landscape designations within the District.</p> <p>Birchanger – The principal constraint for this proposal was is the location of the site within the Metropolitan Green Belt. A Green Belt Study commissioned as part of the Local Plan evidence base concludes that the area concerned conflicts very strongly with the purposes of the Green Belt. In addition, the landscape has a relatively high sensitivity to change / development and the proposal could possibly diminish the strategic separation between Bishop’s Stortford and Birchanger, between Birchanger and Stansted Mountfitchet and / or Bishop’s Stortford and Stansted Mountfitchet. Contiguous with Stansted Mountfitchet and Birchanger development boundaries.</p> <p>Chelmer Mead – The site has a relatively high sensitivity to change in part and a moderate to- high sensitivity to change in other parts of the area. The site is however outside all landscape designations within the District and there are few landscape implications arising from associated impacts on the historic environment.</p>							
4) To conserve and enhance soil and contribute to the sustainable use of land	Soils (Agricultural Land Classification)	-	-	-	-	-	-	-
Commentary	<p>Easton Park – A small section of land to the north of the site is Grade 3, but the majority is Grade 2 Agricultural Land.</p> <p>North Uttlesford – The majority of the site is Grade 2 Agricultural Land but areas to the north west and south east are Grade 3 Agricultural Land.</p> <p>West of Braintree –The site is predominantly a mixture of Grade 3 and Grade 2 Agricultural Land.</p> <p>Takeley – The majority of the area is classified as Grade 2 Agricultural Land. A small section to the north west of the site is non-agricultural land.</p> <p>Elsenham – The majority of the area is classified as Grade 2 Agricultural Land.</p>							



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	<p>Birchanger – A large proportion of the area is classified as Grade 2 Agricultural Land.</p> <p>Chelmer Mead - The northern section of the site is Grade 2 Agricultural Land and the southern section is Grade 3 Agricultural Land. The majority of the land is Grade 2.</p>							
5) To maintain and enhance the district's cultural heritage assets and their settings	Presence of heritage assets	--	--	--	-	-	?/-	+
	Impact on heritage assets	-	--	-	--	-	-	?
	Potential for protection/enhancement of heritage assets	?/-	-	?/-	-	-	?/-	+
Commentary	<p>Easton Park -There is a Registered Historic Park in the area; the Grade II listed Easton Lodge present in the entire northern part of the site. There are also five Listed Buildings on site, all Grade II listed, and many Listed Buildings in close proximity to the site. The site is bordered by a number of protected lanes although the call for sites information states that access by road will be via the A120, B1256 and B184. Assessment of the site has raised some setting issues of Little Easton Church (grade I listed) to the east. It is considered that the development of the site would create a number of moderate to major changes to heritage assets, and that mitigation would be unlikely to eradicate harm outright. Additionally there are multi-period archaeological deposits including Deer Park associated with the house, as well as prehistoric and Roman occupation and a Second World War airfield with associated buildings. The scale of the proposal is such that mitigation and enhancement is possible; however such considerations would have to be at the forefront of any masterplanning.</p>							
	<p>North Uttlesford - Undesignated assets include a probable Bronze Age cemetery known from cropmarks; a range of cropmarks at the western side of the area include ploughed burial mounds of prehistoric date (probably a Bronze Age cemetery) and enclosures which are indicative of a settlement. It is considered unlikely that mitigation would be possible within the realms of the proposal as it currently stands especially with regard to the setting of the various monuments. Development of the entirety of the site would be unsuitable; however it is theoretically feasible for potential mitigation to avoid major change the setting and significance of the scheduled monument. Despite this, some degree of impact can be expected, pending further information. The Roman Temple, Town and Fort Scheduled Monuments in the south should this area be suitably landscaped. This would also act as a strategic buffer between any new settlement and the existing settlement of Great Chesterford. This is not to say however that any scheme would not need significant mitigation due to the cumulative impact on the setting of</p>							



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	<p>these Scheduled Monuments due to the topography of the site and wider landscape impacts linked to the historic environment. It is also not known whether suitable mitigation could be achieved due again to the topography of the land to the north of the existing settlement at this stage and without consideration of concept masterplan work as part of any forthcoming DPD.</p> <p>West of Braintree - There are a number of Listed Buildings on site at Parkes Farm and a Protected Lane bisecting the entire site from north to south along two stretches in the eastern part of the site. There are also two registered Parks and Gardens, one Scheduled Monument and a number of designated woodlands within proximity to the site. The Landscape Assessment undertaken for the site raises the possibility that the setting of these two Registered Parks and Gardens (most notably Saling Grove) may be altered as a result of the proposals, as well as the wider setting of the Listed Buildings both on and in close proximity to the site. The Scheduled Monument is however unlikely to be affected as a consequence of the development. The site abuts the conservation area of Great Saling on its northern boundary. Further assessment also highlights elements of the WWII airfield that also survive. Below ground, there is also a known Roman villa site within the site in the area of Boxted Wood and the potential for earthworks within the Ancient Woodland. Despite this, these considerations can be factored into the proposal in adherence to Garden City principles. This is also the case for the Conservation Area and the Registered Parks and Garden at Great Saling bordering the site boundary in the north, subject to further assessment. In line with the findings of the Landscape Assessment undertaken, it will be crucial that enhancement is sought to any heritage assets and their settings that may be affected, and the historic environment, as part of any masterplanning. It is considered that the development of the site would create a number of moderate to major changes to heritage assets, and that mitigation would be unlikely to eradicate harm outright.</p> <p>Takeley – A Scheduled medieval moated site containing a grade I Listed Building lies on the opposite side of the road to the west of the site meaning setting for this area will be especially important should the area of TAK11 be brought forward. Extensive archaeological deposits have been recorded on the present Priors Green development. A windmill mound is also recorded in the eastern side of the allocation. Later Iron Age and Roman occupation is recorded on the northern boundary and will extend into the site area. Excavations at Stansted airport have shown that there are extensive archaeological deposits surviving in the area of TAK13. The mitigation required is considered to have implications regarding the deliverable area of the site. At 750 dwellings, this is unlikely to allow the development to adhere to additional Garden City principles associated with open space, appropriate densities and potentially ancillary infrastructure. With this in mind, negative impacts have been highlighted for the site's potential for protection/enhancement of heritage assets.</p> <p>Elsenham – There is a Scheduled Monument within the area to the north west of the existing settlement of Henham. There are also considerable known archaeological deposits on the site and in its immediate environment. A geophysics survey has already undertaken on part of site. A number of Listed Buildings lie on the edge of the allocation. At the southern end, the inclusion of development could have potential setting issues with a grade I church and a grade II mansion in accumulation with a proposed waste site allocated within the emerging ECC and SBC Replacement Waste Local Plan. At least half of this part of the site would</p>							



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	<p>need to be used for mitigation purposes as described in the aforementioned Waste Local Plan. With this in mind, the potential for protection / enhancement to be included within the proposal could have implications for the deliverable areas of the site and the proposal's ability to adhere to further Garden City principles.</p> <p>Birchanger – A Heritage Appraisal of the site has identified no heritage assets within the site areas proposed for development although there are a group of Listed Buildings (all grade II listed) within the wider area proposed in Birchanger. This could lead to a number of heritage assets being affected by the proposed development. There is only limited known archaeology on site however excavations at Stansted airport would suggest a large amount of multi-period archaeology will survive within the development area. The scale of the proposal is such that these impacts have a reasonable prospect of being mitigated through effective masterplanning and through appropriate conditions.</p> <p>Chelmer Mead - The site does not contain any listed buildings, ancient monuments or designated archaeological sites. There are 24 Listed Buildings near the proposed development and the Little Dunmow Conservation Area (with numerous grade II Listed Buildings) adjoins the site in the south. There are also a number of undesignated archaeological sites (a Roman villa site) either within or overlapping the site. The Call for Sites form states that mitigation measures have been factored into the overall design for the proposal to minimise the impact on the setting of the Little Dunmow Conservation Area and Listed buildings as far as possible. The site is bordered to the east by a protected lane (Bramble Lane) however access is not intended to be from this lane. Multi-period archaeological deposits identified on the A120 trunk road directly to the north.</p>							
6) To reduce contributions to climatic change	Is the promoter committed to exploring, or supporting the Council in exploring, opportunities for the provision of renewable or low-carbon energy generation?	?	?	?	-	?	--	?
Commentary	<p>Easton Park, North Uttlesford, West of Braintree, Elsenham, Chelmer Mead – It is possible that such opportunities could be factored into any proposal through effective masterplanning.</p> <p>Takeley – It is likely that certain renewable energy schemes may be incompatible with the neighbouring airport. Additionally, the size of the site and the scale of proposals is such that renewable or low-carbon energy generation may not be feasible. For these reasons, negative impacts have been highlighted at this stage.</p> <p>Birchanger – When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will</p>							



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	need to demonstrate very special circumstances if projects are to proceed. For this reason, significant negative impacts have been highlighted.							
7) Reduce and control pollution	Air quality	?/-	?/-	?	?/-	-	-	?/-
	Potential contamination	?	-	?	++	+	-	+
	Neighbouring uses and compatibility	?/-	+	?/-	+	?/-	+	+
Commentary	<p>Easton Park – A Contaminated Land report assesses the overall environmental risk rating associated with Ground conditions as Medium, due to the site’s historic use as a WWII airfield. The southern section of the site is within an area susceptible to poor air quality due to its proximity with the A120 however mitigation will be possible in line with the size of the site and the Garden City principle requiring a surrounding belt of countryside. It should be acknowledged that Highwood Quarry is within the site boundary however again, the size of the site is such to allow any medical or educational uses to be located more than 250m from the quarry location to avoid any possible significant negative impacts.</p> <p>North Uttlesford –Contamination of the groundwater with development on site is classed as intermediary to high as evidenced by the PBA Flood Risk and Surface Water Management Due Diligence Report. The site is in an area susceptible to poor air quality due to its proximity with the A11; however, the size of the site indicates that there is the potential for mitigation measures to be incorporated in relation to air quality.</p> <p>West of Braintree – A Contamination Report recognises that a quarter of the site can be classed as Brownfield due to its historic WWII uses which could theoretically have some contamination issues. A tenth of the site has been classed as a Medium Risk due to facilities associated with its WWII use, including bomb storage area and Petrol Storage area. The remaining nine tenths of the site have been categorised as a ‘Low Risk’ area. Regarding remediation, it is possible that a degree of remediation work may be required in proportion of the medium risk areas, to improve land quality prior to constructing housing/school/attendat infrastructure. The nature of any remediation work is likely to be of small scale and relatively quick to implement. The southern parts of the site are within an area susceptible to poor air quality due to its proximity with a junction of the A120; however the majority of the site is not within an area of poor air quality and the size and scale of the proposals would allow effective and appropriate mitigation. The site is within 250m of Clarkes waste facility; however again, the size of the site is such to allow any medical or educational uses to be located more than 250m from this facility to avoid any possible significant negative impacts.</p> <p>Takeley – There may be some air pollution associated with the airport. The area is within close proximity to Stansted Airport, and would border the Public Safety</p>							



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	<p>Zone extending south from the line of the runway. The call for sites form for the site states that no contamination exists on site. The northern section and north east corner of the site is within an area more susceptible to poor air quality due to its proximity with the A120; however the majority of the site is not within an area of poor air quality.</p> <p>Elsenham – A preliminary Risk Assessment has identified the site as low/medium risk with respect to contaminated land issues. A section of the site is within 100m of the central reservation of the M11 however mitigation is possible. The site is also within 250m south east of Loppingdales waste facility. The size of the site is such to allow any medical or educational uses to be located more than 250m from the quarry location to avoid any possible significant negative impacts. The site is located outside of Public Safety Zones associated with Stansted airport.</p> <p>Birchanger – A Geo-Technical assessment indicates that there could be be a number of potential sources of significant contamination on site, resulting in a number of zones at risk ranging from Very Low to Moderate Risk of there being significant contamination linkage at this site. Further investigation works will be required should this proposal be progressed. The south western and eastern parts of the site are in areas susceptible to poor air quality due to their proximity with the A120 and the M11; however, the size of the site provides some opportunity to mitigate against this in the form of landscaping.</p> <p>Chelmer Mead -The Call for Sites form states that there is no contamination issues present on site that would prevent development taking place or that could not be adequately remediated to create acceptable living conditions for new residents/ occupiers. A number of recommendations have been made, including ground gas monitoring in the vicinity of backfilled ponds and ditches and a disused railway line have been made in a Phase 1 Geoenvironmental Assessment. The northern parcels of land are in areas of poor air quality due to their proximity with the A120; however mitigation is possible from a proposal of this scale.</p>							
8) To reduce the risk of flooding	Fluvial flood risk	+	?/-	+	?/-	+	+	+
	Surface water flood risk	+	?/-	+	?/-	+	+	+
	Ensuring the creation of SuDS which help define landscape character and green spaces.	++	++	++	++	++	++	++
Commentary	<p>Easton Park – The area contains areas of Flood Risk Zone 3 surrounding the River Roding although the majority of the site is located within Flood Risk Zone 1 with some areas of Flood Risk Zones 2 and 3 along the sites western boundary associated again with the River Roding. The proposals indicate that the floodplain</p>							



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								<p>associated with the River would be kept free from development in addition to that associated with the Strood Hall Brook to the south of the site. The majority of the site has a very low risk of Surface Water Flooding, but some of the site along low lying valleys is shown to have Low to high risk of surface water flooding. The proposals indicate that these areas would be included as 'blue corridors' which would be kept free from buildings and ground raising.</p> <p>North Uttlesford – There is an area of high fluvial flood risk in the middle of the site but this is confined to a narrow floodplain by topography. There is however the potential for impacts on flows through Great Chesterford and entering the River Cam. There is additionally an area of flood zone 2 and 3 on the south eastern section of the site however the majority of the site is within flood zone 1. There are high risk surface water flood zone on the south east section of the site as well as multiple medium and low risk zones on the north. It has been assessed that although mitigation would be possible due to the size of the site there is likely to be an impact on development.</p> <p>West of Braintree – there is an area of high fluvial flood risk through the centre of the area and to the east but this is confined to a narrow floodplain by topography. The eastern boundary of the site falls within Flood Risk Zones 2 and 3 following the Pods Brook Channel however the proposals indicate that this area of Flood Risk would be retained as a vegetated/ woodland area; a Flood Risk Assessment undertaken states that this could be used to mitigate fluvial flood risk, which the assessment deems to be low risk. In regards to Surface Water Flood Risk, the report states that parts of the North West corner of the site and along the Pods Channel Brook are at a medium to high risk of surface water flooding. For the north-west corner of the site, SuDS could be used to reduce surface run off and reduce the risk. The Call for Sites assessment states that the southern-most portion of the site includes a strip of the River Ter and so is partly within Flood Zone 2 and 3, but that this would be remediated within the design proposals.</p> <p>Takeley – There is a small area of high fluvial flood risk in the east of the site and additionally the eastern edge of the area is at risk from a breach of an Airport Balancing Pond (C). There is additionally a high risk flood zone inside the southern boundary and on the centre of the eastern parcel of land extending north from the southern boundary. The FRA states that these zones are likely to have some impact on development despite the size of the site.</p> <p>Elsenham – There is a high fluvial flood risk area south of the site and north west of the area however this is confined to a narrow floodplain by topography. There is a high risk of groundwater flooding in the south of area however the supporting statement to the Call for Sites form stated that 'The site will have no detrimental impacts on fluvial morphology as the site is located in Flood Zone 1 and no development is proposed within the floodplain. No flood storage volumes will be displaced, nor overland flood conveyance capacity lost, as a result of the development proposals.' The majority of the site is indeed located in flood zone 1 and the very small portions of the site within flood zone 2 and 3 could be mitigated due to the size of the site. There are multiple small areas of surface water flood risk on the site, but these are again small compared to the overall size of the site and mitigation is possible.</p>



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	<p>Birchanger – There is a main river with associated Flood Risk Zone 3 to the south east of the area. The Flood Risk Assessment states that almost the entire site is located within Flood Zone 1 with a narrow strip located in Flood Risk Zone 3 associated with the Great Hallingbury Brook. It should be noted that the proposal does not seek to develop in this area. In regards to Surface Water Flooding most of the site has a very low risk of flooding from Surface Water with the exception of where the Great Hallingbury Brook flows along the east part of the site, where high to low surface water flood risk occurs; however this would be remediated if an appropriate SuDS scheme(s) was implemented.</p> <p>Chelmer Mead -The whole of the site lies within Flood Risk Zone 1. Other sources of Flooding, including surface water flooding, groundwater flooding, sewer flooding and flooding from artificial sources have been examined in the Flood Risk Assessment and are considered to be low risk. In regards to Surface Water Drainage, the Call for Sites form states that the Environment Agency have confirmed that discharging to the existing creek at the calculated run-off rates will be acceptable and preferred the discharge to be spread over different points as the design allows. High, medium and low surface water flood risk zones are present across the centre of the site, with further low risk zones to the north and along the boundaries of the site; however, this covers a small area in comparison to the total area of the site and mitigation is possible.</p>							
9) To promote and encourage the use of sustainable methods of travel	Is the promoter committed to a design of development that supports walking, cycling, public transport provision and any other initiatives that could help to reduce car trips?	++	++	++	++	++	++	++
	Bus links	+	-	?/-	+	+	+	+
	Rail links	-	+	+	+	+	+	-
Commentary	Easton Park – The broad area is distanced more than 800metres from the rail network although an existing bus stop at Little Canfield Hall is within 800m south of the site and good quality bus services serve the general area. There are multiple PROWs on site, however new footpaths and cycleways have been promoted on site. In terms of accessibility to employment at Stansted Airport the area is geographically closest to the airport which may enable some commuting by cycle (e.g.							



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	<p>using the Flitch Way), or alternatively it may be possible to extend some of the existing bus routes that serve the airport to also serve this site.</p> <p>North Uttlesford – the site is beyond 800 metres of rail links although Great Chesterford benefits from existing rail links in the general area. Despite this, the railway station is not served by all rail services on the West Anglia Main Line. It would also be expected that there would be a large amount of commuting outside the District for jobs would be by car. The nearest centre for services is Saffron Walden and development in the early stages will increase car trips to the town. There are poor current bus services with only two bus stops within 800m of the site.</p> <p>West of Braintree - The area is well related to public transport from Braintree and Great Dunmow and there is the potential for modal shift with public transport links into town (and along B1256/A120) and to for high quality bus services to rail links in Braintree or Braintree Freeport or possible Notley. There are currently relatively good existing bus links. The existing Flitch Way also offers a direct route to Stansted and Braintree for cycling and walking; in addition the proposal includes the provision of a network of new and improved pedestrian and cycle connections, integrated within the existing routes, and also an express bus service between Braintree and Stansted as part of the West of Braintree new settlement.</p> <p>Takeley – Rail access would be via Stansted Airport, Stansted Mountfitchet or Bishop’s Stortford stations which are in relative close proximity. In addition, numerous bus links exist with a good range of connectivity to numerous parts of the region including for retail and employment.</p> <p>Elsenham – The area would have access to Elsenham Station for rail services. The site is also within 800 metres walking and cycling distance of an existing public transport node as relatively good bus links exist.</p> <p>Birchanger – Although not within 800m of a train station, rail services are accessible in Bishop’s Stortford to the south and Stansted Mountfitchet to the north with potential access via a number of possible routes. The Duckend Lane bus stop is within the southern section of the site, as well as numerous other bus stops within 800m of the site.</p> <p>Chelmer Mead – A number of Public Rights of Way in close proximity to the site have been stated as being retained as part of the development proposals. There are numerous bus stops within 800m of the site. The nearest is the Bramble Lane bus stop which is located on the south eastern boundary of a northern parcel of land. The site is distanced from rail links however.</p>							
10) To ensure accessibility to	Integrated and accessible transport systems, linked to town centre(s) and train station(s) by	++	+	++	?	?	++	?



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services	rapid transport?							
	Strong local cultural, recreational and shopping facilities in walkable neighbourhoods?	++	++	++	++	++	+	?
	Accessibility	+	+	+	+	--	+	+
Commentary	<p>Easton Park – The possibility of access to the A120 is good and there are a range of services in nearby Great Dunmow. There is also the opportunity to create a high quality public transport corridor between the settlement and the airport which would enable a high frequency bus service to run between the settlement and the airport. Over time, this could be converted into a rail line although this has not been factored into this assessment. The area is well related to the existing settlement of Great Dunmow and also, should it expand to the entire size of the area (subject to other constraints), to Elsenham in the north west. The benefit of this location the existing junction onto the A120, which with some improvements, has the capacity to serve up to approximately 2,500 homes as stated in a Strategic Transport Assessment. This analysed junctions within Great Dunmow and estimated that these would continue to operate within capacity following the full development of 10,000 homes. Any improvements made can also be expected to benefit a large part of rural Uttlesford.</p> <p>North Uttlesford – This option benefits from being in close proximity to the M11 and A11 although development north of Great Chesterford would require ultimately require a significant improvement of the A505. Improvements to the A505 are however required with or without Great Chesterford coming forward as a new garden community. The UDC South Cambs Junction assessment study identifies deliverable works on A505 junctions that would mitigate at nil detriment or better for beyond the plan period. The improvements proposed for the A505/1301 roundabout would introduce a new priority crossing for cyclists currently a gap in the cycle network. Essex County Council Highways consider it possible to accommodate the full size of the New garden community with higher modal shift utilising a Park n' Ride at Fourwentways proposed by Cambridgeshire County Council as part of its A1307 corridor improvements. Furthermore partners have agreed to support a Cambridgeshire County Council bid for funding a comprehensive A505 corridor study. There is limited access to the site from north/east although Essex County Council Highways propose improvement as part of strategy for the area. In line with a consistent approach to assessment, it should be stated that it could be possible to integrate high frequency bus services to the existing settlement of Saffron Walden and rail links at Great Chesterford within the wider broad area. Any improvements/wider benefits to the District's rural communities/other employment areas outside the immediate area is unknown at this time. The option is relatively close to the services in Great Chesterford village.</p>							



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					<p>Takeley – In the long term there maybe possibility of good access to the strategic road network and sustainable transport links but ECC Highways have expressed serious concerns over any major scale development here without a new junction onto the A120. This is to deal with specific impacts on M11 J8 and also on the local highway network. There may be some access difficulties associated with the area being bounded by the A120 to the north and the possibility that this would need to be crossed. The area is not particularly well connected to existing housing or a settlement however is well related to the airport and related employment and ancillary services.</p>	<p>Elsenham – There are generally poor roads in the area; access to the M11 does not currently exist and this is viewed as crucial to support development of this size in line with poor access to other strategic roads and the viability therefore of integrated or suitable public transport links to larger settlements and Stansted Airport for employment and key services. Despite this, a high frequency bus service could be provided to the rail station at the existing settlement of Elsenham. A key consideration in regards to the sustainability of this site relates to those decisions made by Government Inspectors and the Secretary of State in respect of the transport implications of previous proposals at this site. The recent decision of the Secretary of State in relation to an appeal reaffirmed the findings of the previous Local Plan inspector in 2014, which highlighted that adverse transport implications could not be mitigated. There are some existing services and facilities within the existing village of Elsenham however the proposals indicate that a large amount of facilities and services would be provided as part of the development. A Strategic Transport Assessment undertaken states that two new Link Roads will be provided. The Hall Road Link Road is the provision of an alternative route to Hall Road to encourage through traffic to use this route to M11 and Bishops Stortford. The role of the Hall Road Link is strengthened considerably with the provision of a second link road between Hall Road and Bury Lodge Lane Link Road.</p>		
							<p>Birchanger – There is good access to strategic roads with access to the A120 to the south of the area and similarly good links to junction 8 of the M11 to the east;</p>	



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	<p>however the area is bounded by the A120 and there is a possibility that this would need to be crossed to access services. There are a good range of existing facilities in the town of Bishop's Stortford including rail services and there would be the potential for a high frequency bus service to utilise these. The Strategic Transport Assessment focuses on the impact to the A120 and B1383, as these are the two routes in the immediate vicinity of the site. The report outlines that the proposal would lead to significant additional peak traffic movements at the A120/A1250 and A120/B1383 roundabouts however this could be offset by the benefits of the proposed link road between Birchanger Lane and Parsonage Lane the site would deliver.</p> <p>Chelmer Mead - ECC Highways require a new junction onto the A120 for the Garden Community to deal with impacts on the local road network including the B1256 and rural roads/Felsted. The nearest settlement – Little Dunmow has very limited services with reliance on Great Dunmow that is relatively distant. In comparison to the other new settlement options, it may be more difficult to integrate a high frequency bus service to rail services due to the distance to such stations; however it is considered possible should the proposal be progressed. The site is bisected by the A120, which would render some parts of the scheme unsuitable.</p>							
11) To improve the population's health and promote social inclusion	Is the site promoter committed to helping to deliver a development that will enable the community to engage and take some control/ownership over the development, including long-term stewardship of assets?	?	?	?	?	?	?	?
	Health care facilities	++	++	++	++	++	?	++
	Will the promoter ensure the provision of green gaps with active outdoor uses where appropriate?	++	++	++	++	++	?	++
Commentary	<p>Easton Park –The site is more than 800m from a GP surgery however the proposal includes new health centres. Additionally the site is over 800m from any significant shopping facilities; however the proposal includes a new local centre with convenience shops as part of the development. Open space will be required</p>							



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	<p>from the development, however it should be noted that more than 50% of the site already meets two of Natural England’s criteria for Accessible Natural Green Space.</p> <p>North Uttlesford –The site is approximately within 800m north east of the Great Chesterford GP Branch. The Call For Sites form includes some provisions for additional healthcare institutions. The site is over 800m from any significant shopping facilities however again the Call For Sites form includes some provisions for new shopping facilities. Although open space will be provided, none that meets Natural England’s ANGSt criteria exists within suitable distances of the site.</p> <p>West of Braintree – Although the main employment, housing and related infrastructure (including employment, retail, community or educational land) will be in Braintree this should not be a criticism or barrier to its allocation in the Uttlesford Local Plan. The site is more than 800m from a GP surgery and any significant shopping facilities however the proposal includes new healthcare facilities and two new district centres containing shopping facilities. The proposal includes a country park, formal and informal green spaces, neighbourhood play areas and allotments, and it should additionally be noted that more than 50% of the site meets Natural England’s ANGSt criteria.</p> <p>Takeley – The site is more than 800m from a GP surgery however the indicative masterplan includes the possibility of a new GP surgery. The site is over 800m from any significant shopping facilities, although it should be noted that new shopping provisions could be included as part of a new neighbourhood centre to meet demand. The proposals include allotments, a community orchard, pocket parks consisting of local equipped areas for play and formal sports pitches associated with a school and the area already meets the majority of Natural England’s ANGSt criteria.</p> <p>Elsenham – The proposal states that up to 640sqm has been included within the wider scheme for healthcare facilities, which may support the wider settlement of Elsenham; parts of the site being approximately within 800m north east of Elsenham GP Surgery. The site is over 800m from any significant shopping facilities however new retail provisions are included in the proposal. More than 50% of the site meets Natural England’s ANGSt criteria and in addition, the proposal includes formal and informal open spaces, community buildings, allotments, a nature park, playing fields and play areas.</p> <p>Birchanger – The site is more than 800m from a GP surgery and no additional healthcare provisions are proposed. The site is within 800m of a supermarket and no additional shopping provisions are proposed. It should be noted however that the size of the site and scale of proposals are such that these could be included. Open space provision will be a requirement of any new development and it is recommended that should this site be progressed that they are included within any masterplan to Garden City principles and aspirations.</p> <p>Chelmer Mead – The site is more than 800m from a GP surgery; however the proposal includes 1,250sqm of health related floorspace in the form of a new GP surgery. The site is also over 800m from any significant shopping facilities however the development proposal includes new shopping provisions in the form of a</p>							



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Commentary	<p>Easton Park – The eventual scale of the proposal is approximately 10,000 units. The site is very well related to the Strategic Market Area and the general location will assist in supporting the housing needs of central rural Uttlesford. In addition, development is indicated to start early in the plan period. Despite this, the site’s proximity to west Braintree is so that if it is also allocated as a new settlement the pace of housing delivery could slow.</p> <p>North Uttlesford – The proposal is for 5,000 dwellings with development likely to commence in March 2021. The mitigation of highway impacts in the longer term could take the form of higher modal shift as proposed by ECC highways or may be dealt with by a strategic highway improvement. As a result, it can be considered that a larger dwelling yield is considered desirable. The existing South Cambridgeshire District Council /Cambridge City Council local plans do not include major growth on adjacent boundaries north of Great Chesterford and there will not be an opportunity to consider a joint strategy until 2019. It contributes to the West Essex East Hertfordshire SHMA area. Although such detail is not available at the current time, it is anticipated that a full range of housing types and tenures could reasonable be delivered within the proposal.</p> <p>West of Braintree – The proposal indicates that there will be 3,500 homes in total in the district as part of a larger cross-boundary scheme of approximately 10,000 new homes in Uttlesford and Braintree administrative areas. The proposal supports the North Essex Authorities (BDC, CBC, TDC) Section One Strategy of meeting needs through West of Braintree Garden Community and as such is in line with NPPF regards positively contributing to cross-boundary issues by meeting growth needs. Despite this, the majority of the scheme will be in a different Housing Market Area. The main employment, housing and related infrastructure will be in Braintree with additionally no employment, retail, community or educational land shown in Uttlesford. There will be some cross-boundary housing implications of the AoS which may affect the proportion of the dwelling yield that can contribute to the District’s housing target. The yield will contribute affordable housing units, however it is unclear how many of these units will be located within the district. The location of the development will support some of the wider existing housing needs of the district, however these are limited in terms of location and the cross-boundary nature of the proposal.</p> <p>Takeley – The proposal is for 1700 dwellings and as such is unlikely to have the scope and critical mass to adhere to many Garden City Principles. With this in mind, the proposal should Not be considered a new settlement to the same degree of the larger alternatives; however this is not to say that that the proposal is inappropriate for some level of development in comparison to other proposals put forward in the district of a similar or smaller scale. Certain development would likely be incompatible with any potential future expansion of Stansted Airport and any extension of the current Public Safety Zone should this be forthcoming.</p> <p>Elsenham – The proposal is for 4,000 new homes with a range of other facilities. The broad location is relatively well related to the existing settlement of Elsenham. The location is also in close proximity to Stansted Mountfitchet. It is possible that the needs of these existing settlements would be met by a new settlement in relatively close proximity and there would be wider benefits associated with development in this broad location.</p>							



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	<p>Birchanger – The proposal is for 3,500 dwellings and would likely meet the existing housing needs of Bishop’s Stortford outside the Plan area in East Hertfordshire. The proposal does not indicate type or tenure, however it can be expected that a mix would be forthcoming from a proposal of this scale. There would be minimal wider benefits to the district in terms of meeting identified needs in comparison to other alternative new settlement options.</p> <p>Chelmer Mead – The proposal would deliver 1,020 market dwellings with 680 affordable dwellings. As such it is unlikely to have the scope and critical mass to adhere to many Garden City Principles. Similar to Easton Park, the site is very well related to the Strategic Market Area and the general location will assist in supporting the housing needs of central rural Uttlesford. Again, the site’s proximity to west Braintree is so that if it is also allocated as a new settlement the pace of housing delivery could slow. It is not considered a reasonable option that this proposal be selected in accumulation with that at Easton Park in light of cumulative impacts on other sustainability criteria.</p>							
13) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	Will it provide quality opportunities for recreation?	++	++	+	+	++	++	+
	Is the promoter committed to the delivery of opportunities for residents to grow their own food, including generous allotments?	?	?	?	?	?	?	?
	Utilities provision	?/-	?/-	?/-	?/-	?/-	?/-	?/-
Commentary	<p>Easton Park – Any development of this size would be required to provide land for recreation uses. The proposal additionally states that leisure uses would be provided and it is likely that the needs of existing settlements would be met by a new settlement in this area. It is likely that allotments could be provided. It is not anticipated that there will be many existing services to the site and as such, indicative evidence at this stage highlights that major upgrade works will be required regarding water, sewerage and electricity provisions. Connection to intermediate gas main would be required and a new sewerage treatment plant would be needed.</p> <p>North Uttlesford – The site has four separate landowners, which might make infrastructure provision more complicated. Existing local services would have to be sufficient or expansion possible to support the increase in population in the earlier stages of the new settlement’s development. The proposal includes Assembly &</p>							



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	<p>Leisure for Halls, Indoor & Outdoor Sports and Receptions and other uses. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options.</p> <p>West of Braintree – The main employment, housing and related infrastructure will be in Braintree with no employment, retail, community or educational land shown in Uttlesford. Although part of the same scheme, the provision of infrastructure in Uttlesford is unknown at this stage however this will not affect the sustainability of the proposal. Despite this, the location of the site is such that there would not be the same level of wider benefits for existing communities in Uttlesford as other options. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options.</p> <p>Takeley – Any development of this size would be required to provide land for recreation uses however these are unlikely to be as significant in scale due to the smaller housing yield and developable area of the site in comparison to other options. The housing yield of the proposal is not a sufficient quantum of development to deliver critical infrastructure on site. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options.</p> <p>Elsenham – The proposal indicates up to 2,000sqm will be provided for ‘community uses’. Any development of this size would be required to provide land for recreation uses. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options</p> <p>Birchanger – Any development of this size would be required to provide land for recreation uses. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options.</p> <p>Chelmer Mead - Any development of this size would be required to provide land for recreation uses however these are unlikely to be as significant in scale due to the smaller housing yield and developable area of the site in comparison to other options. The housing yield of the proposal is not a sufficient quantum of development to deliver critical infrastructure on site. The implications of utility provision are unknown at this stage however it is anticipated that the issues will be generally similar to other options.</p>							
14) To improve the education and skills of the population	Will the promoters ensure that the education provision necessary will be provided on site, including new Primary school(s)?	++	++	++	++	++	++	++



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	Will the promoters ensure that the education provision necessary will be provided on site, including new Secondary school(s)?	++	++	++	-	++	--	-
Commentary	<p>Easton Park – The new settlement prospectus indicates the inclusion of new primary schools as part of the development. The new settlement prospectus also indicates the inclusion of a new secondary school as part of the development. The necessary thresholds for mandatory provision are met as per the ECC Developer’s Guide to Contributions 2016 document.</p> <p>North Uttlesford –The site is approximately 690m south north of the Great Chesterford Church of England Primary Academy. The Call For Sites form includes some provisions for additional school places, but it is unclear if this will be primary level. The size of the site means there would be additional primary schools incorporated as the threshold for provision is met. The site is more than 4.8km from a secondary school. The Call for Sites form includes provisions for additional school places, but it is unclear if this will be secondary level. The size of the site means there would be an additional secondary school incorporated.</p> <p>West of Braintree – Appropriate education provision will be included within this proposal. The necessary thresholds for mandatory provision are met as per the ECC Developer’s Guide to Contributions 2016 document.</p> <p>Takeley – The site is approximately 190m north of Takeley Primary School. The indicative masterplan includes a new primary school. The site is approximately 4.42km south west of The Helena Romanes School and Sixth Form Centre and 4.71km south east of Forest Hall School. No additional secondary school provisions are proposed and the yield is not enough to stimulate any requirement in this regard. Existing secondary schools are not scheduled to have the capacity to accommodate the demand in secondary school places from the site.</p> <p>Elsenham – The site is approximately 100m east of Elsenham Church of England Primary School and 410m west of Henham and Ugley Primary and Nursery School. A new primary school incorporating early years provisions are proposed as part of this development. The site is approximately 3.10km north east of Forest Hall School. The development proposal includes a new secondary school.</p> <p>Birchanger – No new schools are currently proposed. The site would accommodate up to 3,500 dwellings which would equate to 1,050 primary school places. The nearest primary school is Birchanger Church of England Primary School which is forecast to have a surplus of 15 places. This cannot accommodate the demand from the site. However the size of the site would mean a new school would be required. Site would accommodate up to 3,500 dwellings which would equate to 700</p>							



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	<p>secondary school places. The nearest secondary school is the Forest Hall School which is forecast to have a surplus of 74 places. This cannot accommodate the demand from the site. At 3,500 dwellings in a mixed-use scheme, the housing yield is just short of the threshold for a new secondary school to be delivered and the impacts on existing schools would be significant.</p> <p>Chelmer Mead – The proposal includes 2.2ha of land for a new Primary School with early years and childcare provisions. The site is approximately 3.1 km south east of The Helena Romanes School and Sixth Form Centre. No additional secondary school provisions are proposed and the scheme is not of the required housing yield for one to be delivered.</p>							
15) To ensure sustainable employment provision and economic growth	Will the development enhance or support the local economy(ies)?	++	?/+	?/+	++	++	?/+	+
	Is the promoter committed to the delivery of a strong job offer within the development, providing a variety of employment opportunities within easy commuting distance of homes?	?/+	?/+	?/+	++	++	?/+	++
	Will the development provide support for town centres?	+	?/-	+	-	-	+	+
Commentary	<p>Easton Park - The area is in close proximity to employment opportunities and transport links at Great Dunmow and Stansted Airport. The potential scale of the development maximises the possibility of housing to be well supported by a range of services, infrastructure and employment opportunities to minimise the need to travel. Retail and Leisure uses would be provided. The proposal would provide 75,000 sq m employment however the range of type per sector is unknown at this stage. The development is likely to support the vitality of the town centre of Great Dunmow.</p> <p>North Uttlesford – The proposal includes 84,000m2 of employment land with additional access to employment such as Great Chesterford Business Park and centres in South Cambridgeshire. An Employment Study undertaken to inform the Local Plan concludes that employment growth will be in the south of the district. An employment study undertaken to inform the plan concludes finds that employment growth will predominantly be in the south of the district although with strategic</p>							



SA Objectives	Proposed initial site selection criteria (developed from Garden City Principles)	Option 1 – Easton Park	Option 2 – North Uttlesford	Option 3 – West of Braintree	Option 4 - Takeley	Option 5 - Elsenham	Option 6 - Birchanger	Option 7 – Chelmer Mead
	<p>growth at Chesterford Business Park. The strategic employment areas of Chesterford Business Park, Genome and Granta Park are located close to the proposal with potential to provide employees and services to these including sustainable transport links. The largest nearby employment centre to the proposal is Saffron Walden, and there are likely to be benefits to the town centre through the proposal however Cambridge City centre is only 16km from the proposal site.</p> <p>West of Braintree – The site is in close proximity to employment in the town of Braintree and accessible to the city of Chelmsford. The proposal will also deliver up to 75,000 sq m employment however this will also be located within Braintree. The proposal would therefore meet the employment strategy of Braintree District Council to avoid leakage of jobs to other jobs centres, such as those in Uttlesford such as Stansted Airport. A Viability Report has allowed the following; 32,000sq.m employment space, 6,500sq.m Retail Foodstore space and 6,500sq.m for other Retail/ Leisure Space.</p> <p>Takeley – The proposal indicates a total of 1,000 m² of B1/B2/B8 floorspace. There is good accessibility via the strategic road network to Bishop's Stortford and existing employment opportunities at Stansted Airport and surrounds however the location and dwelling yield is unlikely to significantly support the vitality and viability of any town centres in the District.</p> <p>Elsenham – The proposal benefits from close proximity to Stansted Airport and associated employment opportunities and will additionally deliver 84,000m² employment floorspace over 21 hectares within the uses B1A and B2. The developer also states that up to 3,500sqm of retail uses would be provided. The location of the proposal is unlikely to support the vitality and viability of any town centres in the District.</p> <p>Birchanger – The proposal shows intention to include employment development however no additional details are known at this stage.</p> <p>Chelmer Mead – The proposal indicates the delivery of 1,000sqm retail floorspace, 300sqm of offices and a 7.8ha Business Park, with an estimated 19,500sqm business floorspace. The proposal is reasonably well located to the A120 and Stansted Airport, and is likely to support the vitality of the town centre of Great Dunmow.</p>							



9. Conclusions and Recommendations

9.1 Introduction

This section explores the overall impacts of the Plan's policy content and site allocations. This includes strategic policy, thematic policy and the allocation of small sites, 'strategic sites' and the proposed new Garden Communities.

This section draws upon the cumulative assessment of all of the above parts of the Plan. With this in mind, it can be representative of the sustainability of the Plan as a whole. Impacts are identified for each of this SA's Sustainability Objectives, which have been identified as relevant to the District's characteristics, and also the context of the Plan that this SA appraises. Recommendations are also made, per sustainability objective / theme.

9.2 Impacts per Sustainability Objective / Theme

9.2.1 Biodiversity

Policy Content	Site Allocations
Significantly positive impacts	Uncertain impacts

- The Plan's Environment policies will have significantly positive individual and cumulative positive impacts on the majority of the environmentally focused sustainability objectives, in particular those focused on biodiversity. Impacts are direct and indirect in this regard.
- Multiple sites that area allocated within the Plan are in close proximity to Local Wildlife Sites (LoWS). It is possible that negative impacts on their condition, through increased visitor numbers and footfall, could occur. This is particularly possible in Takeley, where the two allocated sites are predicted to have a negative impact on a LoWS. There may also be further negative impacts on Hatfield Forest NNR through recreational pressure resulting from all growth in the A120 corridor. The effects on biodiversity are difficult to quantify and therefore generally uncertain. There are potential negative impacts predicted in predominantly isolated occurrences on localised wildlife designations, however at the plan-level the combined effects resulting from the allocations could be more significant. This is due to the plan level quantum of residential growth having possible negative effects outside the plan area on Natura 2000 site at Epping Forest. There are possible recreational and air quality impacts associated with an increase in population and mitigation measures are largely expected to be off-setting.
- The principle and development of Garden Communities can notionally be expected to have some degree of negative connotations in so far as they require the development of large areas of Greenfield land, and broad locations can similarly be expected to include designations for wildlife conservation. That established however, the scale of Garden Communities have the opportunity to incorporate green and blue infrastructure for ecological purposes and also net biodiversity gains should these be factored both into each individual Garden Community but



also holistically to improve ecological networks throughout the District. The Garden Communities can go some way to reduce current visitor pressures to Hatfield Forest through the provision of large scale recreational land, particularly through the Garden Community at Easton Park.

- At the 'whole Plan level' impacts can be expected to be uncertain at this stage. This is predominantly as a result of the strategic context of the Plan, and the fact that many effects would be realised 'on the ground' as a result of specific developments. That said, the HRA does not rule out the possibility of negative effects on nearby Natura 2000 sites, particularly at Epping Forest, as a result of plan-level growth and subsequent recreational pressures. Similar pressures can also be expected at Hatfield Forest. It can be expected that the Garden Communities would seek to offset some of these impacts on-site through the designation of recreational land, however the detailed identification of such land would only be available at the DPD stage and in line with concept masterplanning. This can be expected to be forthcoming and effective through the Garden Communities being 'plan-led' through the proposed DPD process.

9.2.2 Water Quality and Resources

Policy Content	Site Allocations
Uncertain impacts	Uncertain impacts / possible negative impacts

- The Plan's strategic policies can be seen to seek positive outcomes regarding water resources from the Plan's strategic content; however uncertainty currently surrounds the Plan's impact on water quality.
- Although an environmental issue, this SA has identified that there would be no positive impacts (or singular significant positive impacts from any of the Plan's policies) realised for water quality. There is no specific thematic policy regarding water quality within the Plan.
- Regarding supply, the Water Cycle Study (2018) highlights that for the new Garden Community settlements substantial new water supply infrastructure will be required. The WCS recommends that site specific assessments are undertaken as part of the development planning process to cover the detailed requirements of these sites, which further increases the uncertainty in predicting effects. Regarding wastewater treatment and sewerage, the WCS states that the Water Recycling Centre (WRC) catchments at Great Dunmow and Felsted have been initially highlighted as high risk. Site allocations within the Plan may impact on water quality, with a number of sites located in close proximity to water bodies. Numerous sites may affect water bodies in Saffron Walden, Great Dunmow, Elsenham, Stansted Mountfitchet, Takeley, and Felsted. Additionally, many of the sites are located within a groundwater protection zone, which could have negative impacts on water quality cumulatively, subject to further investigation and at the planning application stage. This is more likely to be an issue in Saffron Walden and Stansted Mountfitchet. The WCS undertook a qualitative water quality analysis, which indicates that plan-level growth and allocations will not lead to a deterioration of the Water Framework Directive (WFD) status. It also identifies that growth would not compromise the achievement of 'WFD Good' status in the receiving watercourses, although tightened water quality parameters will be required where WRC flow



consents have been exceeded. The distribution of Garden Communities around the district helps address water quality issues by utilising locations with the largest rivers (i.e. Cam in case of the North Uttlesford Garden Community) as well as locations with smaller rivers/watercourses. The WCS concludes that despite this, developers should engage with the Environment Agency and Water Companies as soon as possible in the planning process to facilitate timely site-specific assessments are negotiations are undertaken to address the identified constraints. A number of the site allocations contain water bodies on site or in close proximity that could give rise to negative effects cumulatively. This is true of the settlements of Saffron Walden, Great Dunmow, Elsenham, Stansted Mountfitchet and Felsted.

- At the ‘whole Plan level’ uncertain impacts have been identified due to the range of possible impacts that emanate from the appraisal of separate elements of the Plan. Again, impacts are difficult to identify with any certainty at the strategic level. Although the WCS is a strategic document, it does not consider individual site allocations. Many impacts can be expected to be identified at the planning application stage and successfully mitigated or not. The Plan’s policies could be amended to ensure added weight to the issue of water quality however to ensure that this is the case.

9.2.3 Landscape and Townscape

Policy Content	Site Allocations
Significantly positive impacts	Negative impacts

- The Plan’s strategic focus can be expected to notionally have uncertain impacts in regard to landscape impacts. Despite protection being included within the Plan and informed by a Green Belt and Countryside Protection Zone reviews, the principle of large scale Greenfield development can be expected to have some degree of negative impact.
- The Plan’s Housing policies will have cumulative positive impacts on townscape with the Plan’s design policies ensuring significantly positive cumulative impacts on townscape and landscape. The Plan includes extensive policy regarding the protection of landscapes and additionally the Plan’s countryside policies will have significantly positive impacts in this regard, associated with the general restriction of development in the countryside and rural areas.
- A number of the Plan’s site allocations are located in areas which have either a moderate to high or relatively high sensitivity to change as per the conclusions of the Essex Landscape Character Assessments. The cumulative impacts of this are hard to identify with any accuracy, pending the precise details of individual forthcoming proposals and adherence to Plan policy, however negative impacts can not be ruled out at this stage. Cumulatively, potential negative effects have been identified for the settlements of Saffron Walden, Great Dunmow, Elsenham, Great Chesterford, Newport, Stansted Mountfitchet and Thaxted. The potential issue of a large amount of Greenfield Land being allocated for development is more prominent in Great Dunmow and Elsenham as a result of the Plan’s allocations in and around these settlements (although it should be noted that sites in Great Dunmow are allocated as per the Great Dunmow Neighbourhood Plan) in combination with the Garden Community at Easton Park. In light of landscape designations however, all of the allocated sites within the Plan are not within the Metropolitan Green Belt or the Countryside Protection Zone (CPZ). The Plan’s Garden



Communities can be seen to avoid the most sensitive locations within the District for landscape quality (as per the Landscape Character Assessment), and it should be noted that policy within the Plan seeks high quality design and layouts. It can be expected therefore that any forthcoming detailed schemes, as shaped by similarly forthcoming development frameworks and masterplans, will minimise any significant potential landscape issues.

- The Plan as a whole will have generally uncertain impacts on landscape associated with the level of growth required and the sensitivity of landscapes within the Plan area. The site assessments within the SA were undertaken with a 'policy off' nature and without any consideration of specific proposals in order to be consistent and fair; they do not reflect the fact that many impacts can be minimised through effective design and layouts. The Plan can be seen to strongly seek to avoid landscape impacts through necessary policy approaches. The Plan's site selection methodology (the SLAA) additionally discounts many large scale developments in and around the District's historic settlements on landscape grounds. The allocation of the Garden Communities can notionally be seen to ensure that historic settlements and landscapes are preserved from urban expansion and the long term implications of growth at the scales of the Garden Communities can be seen to ensure their protection significantly beyond the Plan period. For these reasons landscape impacts are neutralised as much as possible given the inevitable growth implications resulting from meeting the Plan's objectively assessed housing needs.

9.2.4 Soils and the Sustainable use of Land

Policy Content	Site Allocations
Positive impacts	Neutral impacts

- The Plan's Housing policies will have cumulative positive impacts on the sustainable use of land. Although an environmental issue, this SA has identified that there would be no positive impacts (or singular significant positive impacts from any of the Plan's policies) realised for soil quality and the protection of high quality agricultural land. It is recommended that these issues be more thoroughly addressed in future iterations of Plan policies.
- A large number of the site allocations in the Plan are located within areas of grade 2 agricultural land and so the development of these sites can have detrimental impacts on the availability of fertile land for agricultural purposes (which represent the highest quality in the District). Despite this, impacts are not widespread on a holistic plan level. The presence of Garden Communities represent the most sustainable use of land within the Plan; delivering development on a scale that can maximise sustainability benefits and notionally mitigate significant environmental effects
- At the 'whole Plan level', the protection of soils should be considered objectively. Although the protection of good quality soils should be sought, an effective balance needs to be struck in also meeting development needs within the District. Although the Plan's allocations will lead to the loss of Grade 2 agricultural land throughout the Plan area, it should be acknowledged that this is abundant within Uttlesford. The principle of Garden Communities, within the Plan's strategic policies, in meeting the District's plan-period growth needs will have positive associations regarding the sustainable use of land, as opposed to a more piecemeal approach to growth focused disproportionately to peripheral areas of the District's existing historic



settlements or otherwise in unsustainable locations. For this reason, overall positive impacts are highlighted on a plan-wide level.

9.2.5 The Historic Environment

Policy Content	Site Allocations
Positive impacts	Uncertain impacts

- The Plan's spatial strategy will have minor positive impacts holistically, although it should be noted that individual Garden Community proposals would be required to protect and where possible enhance heritage assets and the historic environment on a site-by-site basis.
- The Plan's Housing policies will have cumulative positive impacts on cultural heritage and the Plan's design policies can also be expected to have such effects. The Plan's Environment policies will consider specific thematic policies regarding the historic environment however the Plan's countryside policies will have uncertain impacts on heritage assets associated with the Plan's stance on the re-use of rural buildings coupled with the possible removal or alteration of historic field boundaries.
- As can be expected given the historic nature of the District's existing settlements and rural hinterlands, sites have been identified for allocation that could have negative impacts on heritage assets or their setting. Despite this, Plan policy exists that ensures that careful consideration for the significance of the asset will have to be demonstrated through any forthcoming planning applications, with enhancements possible through Garden Community principles and related policy. Numerous heritage assets in Great Chesterford are located in close proximity to each other, which could potentially impact on the prevalence of Scheduled Monuments in the area. Despite this, negative impacts can not be ruled out at this stage and have been identified as potentially resulting from site allocations in the settlements of Stansted Mountfitchet, Thaxted and Great Chesterford. This includes those within and surrounding the North Uttlesford Garden Community north of Great Chesterford which can be expected to ensure moderate to major changes that are incapable of complete eradication through mitigation. This is also largely true for all of the preferred Garden Communities within the plan area. Despite these concerns, uncertain impacts have been highlighted as the detailed proposals of schemes are not known at this strategic stage in plan-making.
- Considering the Plan as a whole, there will be uncertain to positive impacts. As previously mentioned, the appraisals of sites within this SA has been undertaken using a consistent, 'policy off' methodology. In respect of the historic environment and heritage assets, this has been done by exploring the presence of assets on and in close proximity to sites, with no knowledge of any detailed proposals that could mitigate impacts on a case by case basis through effective design or layout considerations. Any impacts highlighted will be required to protect and enhance the historic environment as per the Plan's policy considerations. Notionally, the principle of Garden Communities alleviates the pressure on historic settlements, which are prevalent throughout the District. In meeting the District's plan-period growth needs, Garden Communities will have positive associations regarding the historic environment, as opposed to a more piecemeal approach to growth focused disproportionately to peripheral areas of the District's existing historic settlements or otherwise in unsustainable locations. Although the Garden Communities can be expected to have negative impacts



themselves, they represent 'plan-led' development opportunities that will be subject to concept masterplanning at the DPD level. It can be expected that this could ensure a better prospect of acceptable schemes regarding the historic environment to be forthcoming than more traditional approaches to strategic development.

9.2.6 Climate Change

Policy Content	Site Allocations
Positive impacts	Positive impacts

- The Plan's transport policies will have minor secondary positive cumulative impacts in relation to minimising vehicle emissions and contributions to climate change through the policies' stance on sustainable transport, walking and cycling and also electric car charging points. Additionally, the Plan's environment policies will have positive impacts on reducing contributions to climate change.
- There will be no direct cumulative impacts on this objective resulting from any of the Plan's allocations, however overall positive impacts can be expected through the Plan's allocations, which seek to minimise transport distances (and emissions) by focusing development in sustainable existing settlements or, in the case of the Garden Communities, the creation of new sustainable settlements. The Garden Communities can also factor in renewable energy methods and be exemplars in energy efficiency.
- On a 'whole plan level' it can be expected that there would be overall positive impacts associated with what the Plan seeks to achieve. The Plan sets out solutions to deal with an increase in population in Uttlesford, by ensuring that development primarily is well related to existing settlements and public transport in the short-medium term, with the development of the Garden Communities ensuring that new developments are self-sufficient in the long term.

9.2.7 Pollution

Policy Content	Site Allocations
Significantly positive impacts	Neutral impacts

- The Plan's Environment policies will have cumulative positive impacts on the majority of the environmentally focused sustainability objectives, in particular those focused on biodiversity, landscape, cultural heritage / the historic environment, pollution and flooding.
- In terms of air quality, there is only one AQMA in Uttlesford, located in Saffron Walden. Of the sites allocated for development in Saffron Walden, six of these have been assessed as having the potential to impact on the AQMA and so cumulative impacts are possible. The spatial distribution of allocations, both strategic (including the Garden Communities) and non-strategic, can be seen to be broadly focused within the corridors of the A120 and M11. As a result, there are potential air and noise pollution impacts regarding traffic. Similarly are allocations also in close proximity to Stansted Airport.
- Although negative impacts have been assessed as a result of the plan's allocations, it should



be acknowledged that these impacts have been identified without any consideration of policy or the potential and ease of mitigation on a site by site basis. It should be acknowledged that the direction of many site allocations to the A120 and M11 corridor is inevitable within the District in consideration of the location of existing settlements and the multiple sustainability benefits associated with focusing growth in proximity to existing strategic roads. Policy exists within the Plan to eradicate and mitigate impacts, and mitigation can be seen as possible in all instances in line with site specific policies. As a protection based objective, there will be neutral plan-wide impacts as a result.

9.2.8 Flood Risk

Policy Content	Site Allocations
Significantly positive impacts	Positive impacts

- The Plan's Environment policies will have cumulative positive impacts on the majority of the environmentally focused sustainability objectives, including that related to minimising the risk of flooding.
- Multiple sites allocated within the same stretch or area of flood zone, have the potential to result in negative cumulative impacts on flooding within Uttlesford. Despite the existence of some sites within such flood zone areas, the majority are located in differing areas of flood risk and so any cumulative impacts are unlikely.
- At the 'whole Plan level' there will be significantly positive impacts associated with this objective. The Plan's policies suitably support and express national requirements surrounding minimising the risk of flooding and the Plan's allocations avoid Flood Risk Zones 2 and 3 in the first instance as per the Plan's site selection methodology (the SLAA).

9.2.9 Sustainable Transport / Travel

Policy Content	Site Allocations
Significantly positive impacts	Positive impacts

- The Plan's strategic policies positively focus on ensuring that sustainable transport uptake is maximised. The Plan's employment and retail policies will have minor positive cumulative impacts associated with sustainable transport, through the alignment of employment and housing policies. More directly, the Plan's transport policies ensure cumulative positive impacts on sustainable travel and accessibility related objectives and that there is step change away from private car use. Furthermore the Plan's infrastructure policies will have positive impacts on infrastructure delivery and the Plan's design policies can be expected to have minor positive cumulative effects on sustainable travel (through enhancing networks for walking and cycling).
- In line with the Plan's distribution of growth, as per the Spatial Strategy, development is broadly and proportionately focused within the District's most sustainable settlements with existing sustainable transport links. Many of the Plan's allocations are over 800m to many



services and sustainable transport nodes; however focusing development to the most sustainable existing settlements in the first instance affords positive impacts. This is supported by the site specific policies, which require transport assessments. In addition, the presence of the Garden Communities ensures that, through relevant requirements and policy approaches within the wider Plan, sustainable transport interchanges and links can be maximised and these can be expected to serve a wider area. As such, the cumulative impacts of the site allocations are positive.

- In consideration of the Plan as whole, it should be acknowledged that the broad distribution of growth will have positive impacts. The Spatial Strategy directs growth to existing sustainable settlements in the short-medium stages of the Plan period and then focuses on ‘self-sustainable’ Garden Communities in the latter stages and beyond. This notion of self-sustainability enables and promotes sustainable transport, walking and cycling through access to services. Although the Plan’s allocations (including the Garden Communities) can be seen to be broadly focused within the M11 and A120 corridors, which make car use attractive, it can additionally be considered that these corridors also make sustainable transport provision more viable and attractive to service providers, particularly in serving Garden Communities. Furthermore, broad locations are also largely commensurate to rail access, which can be seen to predominately follow the route of the M11 north-south between London and Cambridge.

9.2.10 Accessibility

Policy Content	Site Allocations
Significantly positive impacts	Significantly positive impacts

- The Plan’s strategic policies as well as the Plan’s transport and access policies will have cumulatively significant positive impacts on sustainable travel and accessibility related objectives. The Plan’s design policies can also be expected to have positive cumulative effects on sustainable travel, through enhancing networks for walking and cycling, and therefore also accessibility.
- The District is largely rural, with access to services a key sustainability issue for many existing residents. Many of the Plan’s allocations are over 800m to many services and sustainable transport nodes however are focused in existing sustainable settlements and the new self-sustainable Garden Communities.
- At the ‘whole Plan level’ it should be considered that in line with the Plan’s distribution of growth, as per the Spatial Strategy, development is broadly and proportionately focused within the District’s most sustainable settlements with existing services and facilities. This ensures positive impacts. The Plan’s site selection methodology (the SLAA) demonstrates that the broad sustainability of existing settlements has been a significant consideration in the selection of sites, with only a small proportion of growth directed to Type A and B villages to meet local needs. In addition, the presence of the Garden Communities ensures that, through relevant requirements and policy approaches within the wider Plan, a wide range of new services will be integrated, including sustainable travel infrastructure, walking and cycling. Positive impacts are maximised through the presence of Garden Communities and these can be expected to serve a wider area. As such, the impacts of the Plan are significantly positive in regard to this objective.



9.2.11 Health and Social Inclusion

Policy Content	Site Allocations
Significantly positive impacts	Positive impacts

- The Plan's strategic policies will have cumulative positive impacts regarding housing, employment, sustainable travel, accessibility, health and social inclusion, infrastructure delivery and education and skills. The Plan's Housing policies will have significantly positive cumulative impacts on social inclusion in regard to the Plan's recognition that the market may not provide a range of types of housing by ensuring its viability through policy approaches. Additionally, the Plan's infrastructure, transport and design policies can be expected to have significantly positive cumulative impacts on health, albeit indirectly, through incorporating walking and cycling networks in new development and also ensuring that recreational, sports provision and open space is included.
- A significant number of the Plan's site allocations do not meet Natural England's ANGSt criteria regarding access to natural green space. Despite this, infrastructure contributions and design policy can ensure that suitable alternative open space facilities are included within new developments individually and cumulatively. None of the site allocations within the Plan are designated as open space or recreational facilities; however significant gains, serving a wider area, can be expected to be delivered as part of the Garden Communities. Garden Communities can also be expected to increase the likelihood for new healthcare facilities, and alleviate comparative pressures on existing facilities that would otherwise be the case of more traditional approaches to strategic growth were set out in the Plan (such as urban extensions). Overall, there can be expected to be positive impacts resulting from the Plan's allocations.
- At the 'whole Plan level', impacts can be seen as significantly positive. The Plan ensures that new developments will ensure healthy lifestyles, particularly through the Garden Communities with open space, recreational land and sports provision serving the new communities and further afield. Additionally, healthy outcomes can be ensured or indirectly promoted through sustainable walking and cycling networks. The Plan ensures that a wide range of housing types and tenures are delivered through policy criteria, ensuring that inclusive housing needs are met for different demographics in the District.

9.2.12 Housing

Policy Content	Site Allocations
Significantly positive impacts	Significantly positive impacts

- The Plan's strategic policies and housing policies will have significantly positive cumulative impacts on housing delivery that is appropriate for the District and in line with local characteristics.
- The Plan's allocations will have significant positive impacts on providing the District's housing needs. In addition, the allocation of three new Garden Communities, suitably distributed within the District, can be expected to ensure the delivery of a range of tenures and housing types.
- At the 'whole Plan level' impacts are also significantly positive. The Plan can be seen to meet



the objectively assessed housing needs for the District, including a sufficient buffer to ensure that provision can go some way in meeting the growth needs identified in the proposed changes to the NPPF should they be adopted in the near future. The Plan allocates housing in line with a broad settlement hierarchy, reflecting a distribution strategy across the District’s most sustainable settlements, but is inclusive of meeting needs throughout the District geographically. The identification of Garden Communities in the latter stages of the Plan period ensures that housing needs can be met in a sustainable way beyond the Plan period.

9.2.13 Infrastructure

Policy Content	Site Allocations
Significantly positive impacts	Significantly positive impacts

- The Plan’s strategic and infrastructure policies will have cumulative positive impacts on infrastructure delivery. In addition to the principle of infrastructure delivery to support growth, there will be further significant positive cumulative impacts regarding health and social inclusion, and also minor positive implications regarding sustainable travel solutions within new developments.
- The Plan’s allocations will have significant positive impacts on the efficient use of land and ensuring necessary infrastructure. The allocation of three new Garden Communities ensures that infrastructure gain can be secured on site, and service wider communities in broader areas of the District.
- At the ‘whole Plan level’, there will be significantly positive impacts regarding infrastructure. Although the scale of growth within the Plan can be expected to result in capacity issues regarding utilities infrastructure, the Plan’s strategic evidence base does not identify any issues that can not be overcome. The Garden Communities can be expected to offer the critical mass that ensures that any required capacity improvements do not affect viability. At the local level, policy exists to ensure that infrastructure can be provided on-site where related to individual developments. It should be noted however that a range of local level infrastructure capacities might be affected by an increase in growth, however these are often outside the remit of the Plan and more specific to developer contributions at the County level or subject to the decisions made by service providers.

9.2.14 Education and Skills

Policy Content	Site Allocations
Positive impacts	Uncertain / possible significant positive impacts

- The Plan’s strategic and employment and retail policies will have minor positive cumulative impacts can be expected in regard education and skills through the various initiatives stated in the Plan’s higher level employment policies.
- Negative cumulative impacts in relation to school capacities are apparent for a number of



settlements as a result of the Plan's site allocations. Cumulatively, primary school capacity issues are apparent within Saffron Walden. It should be noted however that infrastructure contributions are likely to alleviate such pressures through school expansion where possible, and pending further collaboration with ECC as the relevant service commissioner. A similar situation is predicted in Great Dunmow, where the demand for places is likely to exceed capacity even accounting for the introduction of a new school with a predicted capacity of 210 places. The issues are not limited to the Market Towns, as throughout the Type A Villages (Great Chesterford, Newport, Stansted Mountfitchet and Thaxted), the issue of school capacity is common and cumulative impacts in Uttlesford are predicted to be negative overall. Despite this, the Plan allocates land for possible educational use in Stansted Mountfitchet and Thaxted and the allocation of new Garden Communities at the identified thresholds ensure that positive impacts are likely in the latter stages of the plan period (as per the Plan's 'infrastructure first' approach). For the above reasons, impacts are identified as uncertain at this stage, with significant positive impacts identified in the latter stages of the Plan period and beyond.

- At the 'whole Plan level' uncertain to positive impacts should be identified to reflect differing impacts over the Plan period. The level of growth within the Plan, and the broad distribution of housing allocations across main towns, Type A villages and 2 Type B villages, ensures that school capacities will inevitably be affected. Their provision however, is subject to commissioning at the County level, and not specifically within the remit of the Plan. That said, the Plan's preference for strategic and Garden Community scale development in the latter stages of the Plan period ensures that relevant threshold are met for multiple primary and secondary schools to be provided to serve these new developments (and also inevitably beyond their boundaries). This ensures that gains in school provision are experienced in the District, which goes some way to address existing shortages both in places but also geographically.

9.2.15 Employment and Economic Growth

Policy Content	Site Allocations
Significantly positive impacts	Significantly positive impacts

- The Plan's strategic and employment and retail policies will ensure significant cumulative positive impacts are realised regarding employment and economic growth and also access to services through effective retail policies that reflect the District's rural nature. There will additionally be minor positive cumulative impacts associated with sustainable transport, through the alignment of employment and housing policies and plan provision. Further minor positive cumulative impacts can be expected in regard education and skills through the various initiatives stated in the Plan's higher level employment policies.
- The Plan's allocations will have significant positive impacts on ensure sustainable employment provision and economic growth in line with identified needs. In addition, the allocation of three new Garden Communities, suitably distributed within the District, can be expected to ensure the delivery of a range of jobs in various sectors.
- At the 'whole Plan level' impacts are significantly positive. The Plan can be seen to adopt a 'one job per household' target at the Plan level. The Plan seeks to safeguard existing employment



land, allocates employment land throughout the District and will also ensure a significant increase in opportunities through the Garden Communities. This can go some way to addressing patterns of out-commuting, but also draws on the strengths of the economies of Stansted Airport and Cambridge, through the broad location of the Plan's allocations and Garden Communities within the M11 and A120 corridors.

9.3 Recommendations made throughout the SA

The following recommendations have been made for specific plan policies:

- The Vision - At the Draft Plan Regulation 18 stage, it was recommended that the Vision be expanded to focus more directly on ensuring that social infrastructure provision is ensured throughout the Plan period, particularly regarding health (where relevant and within the scope of the Plan) and education. This recommendation has not been factored into the Plan's Spatial Vision and remains an appropriate recommendation.
- Policy SP7: North Uttlesford Garden Community - At the Draft Plan Regulation 18 stage, the SA also recommended that the policy is expanded to specifically address water and flood risk implications; however it was acknowledged that this recommendation and any specific solutions regarding design and layout may be more appropriate to be addressed in a forthcoming development framework / masterplan for the Garden Community. This remains the case, and is a recommendation that can be made of the DPD regarding this Garden Community when progress is made.
- Policy C2: Re-use of Rural Buildings - At the Draft Plan Regulation 18 stage the SA recommended that the Policy be expanded to protect and enhance those rural buildings that are not listed but have value as non-designated heritage assets. This recommendation has not been factored into the Policy and is reiterated at this stage.
- Policy C3: Change of Use of Agricultural Land to Domestic Garden - At the Draft Plan Regulation 18 stage the SA recommended that the policy be expanded to include the safeguarding of high grade agricultural land in the District. This recommendation has not been factored into the Policy and is reiterated at this stage.

9.4 Possible Transboundary Effects

A high level of growth is being proposed in neighbouring authorities. This includes those within the Housing Market Area (HMA) and also within the North Essex Authorities (NEAs) to the east comprising of Braintree District Council along with Colchester Borough Council and Tendring District Council.

9.4.1 Transport

The NEAs are proposing a number of additional Garden Communities aside from that at West of Braintree, at Colchester / Braintree Borders and Tendring / Colchester Borders. These Garden Communities (along with other short-medium term growth options at Braintree) are all proposed within the A120 corridor. The cumulative impacts of the Easton Park Garden Community with these additional Garden Communities could be perceived as having impacts on the A120.



The Uttlesford Local Plan Transport Study Addendum Report (June 2017) identifies that the following roads within Uttlesford are forecast to exceed their theoretical link capacity by 2033 without any Local Plan development, if assumed growth is realised and in the absence of any modal shift away from current levels of car use:

- M11 Junction 7 to Junction 8
- M11 Junction 8 to Junction 9
- A120 from the B1383 west of M11J8 to M11J8
- A120(T) from M11J8 to Stansted Airport
- B1256 west of Great Dunmow
- B1008 south of Great Dunmow through Barnston
- B1383 at Stansted Mountfitchet

These roads could therefore be expected to experience peak period flow breakdown on a regular basis and junctions on these links could also be expected to experience capacity issues without any Local Plan development. Section 4 of the study however identifies planned and committed improvement works that are expected to address forecast traffic conditions at key network locations to enable Local Plan development to proceed. It should be noted that the Garden Communities Policies within the Plan (regarding Easton Park and West of Braintree) all include a criterion that sets out that contributions will be sought regarding suitable improvements to Junction 8 of the M11. Additionally, Policy TA5: New Transport Infrastructure or Measures identifies that Essex County Council in conjunction with Highways England produced a short to medium term improvement to increase traffic capacity at M11 Junction 8. A scheme is planned for joint funding by Highways England's Growth & Housing Fund and the Local Economic Partnership. Preliminary scheme approved by Highways England for further detailed business case assessment. A longer term major improvement is also being developed by the Essex and Hertfordshire County Councils with Highways England for a Road Infrastructure Strategy bid. ECC have produced and validated a sophisticated traffic model to test options from which a scheme can be derived. This ensures that any transboundary effects can be expected to be mitigated through suitable improvement work to meet short-long term (Plan period) growth and beyond.

An additional improvement identified regards the A120 Braintree to the A12. Essex County Council is leading on a feasibility study on behalf of Highways England to identify route improvement options including improvements to the A120 Galley's Corner and A120 Mark's Farm at-grade roundabout junctions at Braintree, for promotion. Such improvements in this location can be expected to alleviate transboundary traffic impacts at Braintree through the combined growth identified within the Uttlesford District Council and NEA's Local Plans.

9.4.2 Natura 2000 Sites

In Epping Forest District lies the Epping Forest SAC. Epping Forest qualifies as a SAC for both habitats and species. Natural England lists the pressures on this SAC as:

- Air pollution
- Under grazing



- Public disturbance
- Changes in species distribution
- Inappropriate water levels
- Water pollution
- Invasive species
- Disease

These pressures can be expected to be exacerbated to some degree by growth in the Plan area in combination with the growth in neighbouring districts, particularly regarding public nuisance and air quality, through residents making trips to and through the Forest. The possibility for transboundary effects is therefore likely, subject to agreements across the wider authorities regarding mitigation.

Habitats Regulation Assessment (HRA) work across the HMA and specifically for the submitted East Hertfordshire Local Plan (HRA work undertaken by AECOM) makes the following conclusion around air quality:

‘Even allowing for some improvement in background air quality to 2033 from improved emissions technology, the total nitrogen deposition rates adjacent to all modelled links will reach, or exceed, the lowest point of the currently used critical load range for Epping Forest SAC. As such, while the modelling indicates that none of the HMA Options can be ‘blamed’ for making a significant contribution to the future elevated nitrogen deposition rates, when all traffic is taken together there clearly will remain potential for a continued negative effect on the SAC by 2033. Therefore, while it may not be required as ‘mitigation’ it is considered appropriate that the HMA authorities pursue the Memorandum of Understanding and use it as a basis to work cooperatively with The Corporation of London, Natural England and other partners to achieve material improvements in air quality and nitrogen inputs to Epping Forest SAC by 2033, such as through delivery of the Forest Transport Plan and Forest Nitrogen Action Plan.’

The HRA further concludes that,

‘Provided that the recommendations made in this document are incorporated into the Local Plan, it would be possible to conclude that the East Hertfordshire Local Plan will not result in a likely significant effect, either alone or in combination, upon any European sites. This conclusion is contingent upon the signature, adoption and implementation of the Epping Forest SAC Memorandum of Understanding between the HMA authorities, Hertfordshire County Council, Essex County Council, Natural England and the Corporation of London. This will ensure that any issues that may arise regarding air quality or recreational pressure on Epping Forest SAC can be identified and addressed before they result in a likely significant effect.’

Additionally, impacts may be forthcoming on the Essex Coast through the identified recreational impacts of the NEA’s Section One Local Plans, the HRA for which identifies the potential for significant negative effects resulting from Plan period growth in that HMA and also in other relevant (as identified) authorities. This is pertinent as up to 3,500 homes are being planned within the District of Uttlesford as part of the West of Braintree Garden Community. The development of an Essex Coast Recreational Avoidance Mitigation Strategy (RAMS) is currently ongoing and is expected to be formally in place before adoption of the Uttlesford Local Plan. Additionally, the outcome of this RAMS work is expected to be a Supplementary



Planning Document (SPD) that seeks developer contributions across Essex to fund (through pooling) any identified mitigation measures (from strategic recreational facilities in the County to smaller scale measures) that emerge from the RAMS work. Policy SP8: West of Braintree Garden Community of the Plan acknowledges the impacts and ongoing work, and includes a Policy criterion that contributions will be secured towards mitigation measures identified in the Essex wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMs).



10. Next Steps

This Environmental Report will be subject to consultation. There are three statutory consultees that are required to be consulted for all Sustainability Appraisal and Strategic Environmental Assessment documents. These are:

- The Environment Agency;
- Natural England; and
- Historic England.

In addition to these, consultation will seek to engage the wider community in order to encompass comprehensive public engagement. Uttlesford District Council may additionally wish to invite comments from focussed groups, relevant stakeholders and interested parties.

Please check the Council's website for more information, and direction to the relevant consultation portal.



11. Monitoring

The significant sustainability effects of implementing a Local Plan must be monitored in order to identify unforeseen adverse effects and to be able to undertake appropriate remedial action. The Sustainability Framework contained in Annex C of this Report includes suggested indicators in order to monitor each of the Sustainability Objectives, however these may not all be collected due to limited resources and difficulty in data availability or collection.

Guidance stipulates that it is not necessary to monitor everything included within the Sustainability Framework, but that monitoring should focus on significant sustainability effects, e.g. those that indicate a likely breach of international, national or local legislation, that may give rise to irreversible damage or where there is uncertainty and monitoring would enable preventative or mitigation measures to be taken.

Upon adoption Local Plans will be accompanied by an Adoption Statement which will outline those monitoring indicators most appropriate for future monitoring of the Plan in line with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004.



Appendix 1: Garden Community Combinations Appraisal

Introduction

The assessment of Garden Community permutations is an important part of the wider Spatial Strategy. Whereas more traditional approaches to strategic growth needs are assessed within the appraisal of Policy SP2 that appraisal does not consider those options surrounding the allocation / identification of different combinations of Garden Community options within the District.

This Appendix explores the sustainability implications of these different combinations in consideration of those individual Garden Community options that are considered reasonable. The appraisal re-introduces non-preferred alternative Garden Community options and explores any cumulative merits and demerits of alternative combinations, with a focus on broad geographic distribution. Also, each Garden Community option is notionally explored at a range of different scales.

Establishing 'Reasonable' Garden Community Options

The work on identifying alternatives produced by Troy Navigus explored what could be considered reasonable in meeting OAN based on some assumptions regarding start-dates and delivery rates of Garden Communities. This work has fed directly into the SA in identifying only those alternatives that can be considered reasonable and realistic. This work identified five options, for which the following indicative details have been adopted:

'Reasonable' New Settlement	Best Case – All New Settlements What is the best case in terms of potential new settlements taking into consideration the known site constraints? () = scenario ID	Alternative Case – c.50% Scenario Assumes delivery of a lower proportion of the "Best Case" total for the site () = scenario ID	Total Site Capacity – Submitted Details
1. Great Chesterford	2,250 (1a)	1,125 (1b)	5,000
2. Easton Park	2,300 (2a)	1,150 (2b)	10,000
3. West of Braintree	600 (3a)	N/A	12,000
4. Takeley	1,700 (4a)	850 (4b)	1,700
5. Chelmer Mead	2,700 (5a)	1,500 (5b)	2,700



Identifying Suitable Combinations of Identified New Settlement Sites

The following scenarios represent the logical progression of the above appraisal work, and have been identified in the 'UDC Reasonable Alternatives Identification Note – December 2016' prepared by Troy Navigus Partnership.

The UDC Reasonable Alternatives Identification Note identified 11 scenarios for testing purposes under the above housing quanta option of 14,000, representing the identified OAN for the District. Please note that in the development of this note a 12th scenario was developed that did not meet the OAN. This scenario has been included within this SA for comparison purposes, however should not be considered a 'reasonable alternative'.

Please also note that a previous Option 5 was removed from consideration due to viability concerns surrounding any scenario that explored less than the full proposal at Great Chesterford. As a result, Options are referenced 1-4 and 6-13 in the below table.

Please refer to the UDC Reasonable Alternatives Identification Note alongside the below appraisal for further information as to the rationale behind the formulation of these scenarios.

Table 88: Suitable Combinations of Identified New Settlement Sites

Option / Combination	Site A	Site B	Site C	Total (including 'constant' components (9,854))
Option 1	1a – Great Chesterford (2,500)	2a – Easton Park (2,300)	3a - West of Braintree (600)	5,400 (15,254)
Option 2	1a – Great Chesterford (2,500)	3a - West of Braintree (600)	4a – Takeley (1,700)	4,800 (14,654)
Option 3	1a – Great Chesterford (2,500)	3a - West of Braintree (600)	5a – Chelmer Mead (2,700)	5,800 (15,654)
Option 4	1a – Great Chesterford (2,500)	3a - West of Braintree (600)	5b – Chelmer Mead (1,500)	4,600 (14,454)
Option 6	2a – Easton Park (2,300)	3a – West of Braintree (600)	4a – Takeley (1,700)	4,600 (14,454)
Option 7	2a – Easton Park (2,300)	3a – West of Braintree (600)	5a – Chelmer Mead (2,700)	5,600 (15,454)
Option 8	2a – Easton Park (2,300)	3a – West of Braintree (600)	5b – Chelmer Mead (1,500)	4,400 (14,254)
Option 9	2b – Easton Park (1,150)	3a – West of Braintree (600)	5a – Chelmer Mead (2,700)	4,450 (14,304)
Option 10	3a – West of Braintree (600)	4a – Takeley (1,700)	5a – Chelmer Mead (2,700)	5,000 (14,854)



Option / Combination	Site A	Site B	Site C	Total (including 'constant' components (9,854))
Option 11	3a – West of Braintree (600)	4b – Takeley (850)	5a – Chelmer Mead (2,700)	4,150 (14,004)
Option 12	1a – Great Chesterford (2,500)	2b – Easton Park (1,150)	3a – West of Braintree (600)	4,250 (14,104)
Option 13	1a – Great Chesterford (2,500)	3a – West of Braintree (600)	4b – Takeley (850)	3,950 (13,804)

In addition to the above permutations identified in the 'UDC Reasonable Alternatives Identification Note – December 2016' prepared by Troy Navigus Partnership, a level of appraisal should be included that looks at alternatives regarding the possibility that the West of Braintree Garden Community option might not come forward. At the time of writing, the North Essex Authorities' (Braintree DC, Colchester BC and Tendring DC) common strategic 'Section One' Local Plan has not been formally adopted, with an additional hearing session scheduled for May 2018 as part of that Plan's Examination in Public (EiP). At the time of writing, the NEAs are awaiting confirmation from the Inspector whether the Plan is sound, or whether amendments need to be made to make it sound. This could feasibly mean that the West of Braintree Garden Community might not come forward as identified in the Section One Plan.

It should be noted that an appraisal of various different options surrounding the number of Garden Communities required is included within this Report as part of the appraisal of Policies SP2 and SP3. The process of identifying additional options in this section explores whether combinations of the following Garden Community options could be considered reasonable:

- Great Chesterford
- Easton Park
- Takeley
- Chelmer Mead

The following table includes all of the permutations of the above options.

Table 89: Suitable Combinations of Identified New Settlement Sites

Option / Combination	Site A	Site B	Site C	Total (including 'constant' components (9,854))
Option 14	1a – Great Chesterford (2,500)	2b – Easton Park (1,150)	4b - Takeley (850)	4,500 (14,354)
Option 15	1a - Great Chesterford (2,500)	2b - Easton Park (1,150)	5b - Chelmer Mead (1,500)	5,150 (15,004)
Option 16	1a - Great Chesterford (2,500)	4b - Takeley (850)	5b - Chelmer Mead (1,500)	4,850 (14,704)



Option / Combination	Site A	Site B	Site C	Total (including 'constant' components (9,854))
Option 17	2a - Easton Park (2,300)	4b - Takeley (850)	5b - Chelmer Mead (1,500)	4,650 (14,504)

These 17 alternatives are explored within the following sections.

The Approach to Assessing the Permutations

The approach taken is to assess the options within the SA at a high-level, exploring the broad geographical scope and whether they have any cumulative environmental, social and economic effects. Although the quantum (i.e. the scale of development) has been considered within the appraisal and has been used to identify alternatives, the appraisal of the various Garden Community permutations do not give unnecessary weight to quantum based on the status of their allocation within the Local Plan. It is considered that quantum of the final scale of development at the Garden Communities can be better addressed within Garden Community specific DPDs.

This assessment primarily focuses on the various expected land take implications of options at different scales. It should be noted that this approach has been decided in order to offer a comparison of options at the strategic level. Where quantitative information is lacking, qualitative assumptions have been used and these are set out within the appraisal.

Appraisal of the Garden Community Permutations / Options

The following table appraises the above 12 options. Please note that for the purposes of this assessment, West of Braintree has also been considered a constant component for Options 1-13 in so far as it is a preferred site within Section One of the Braintree District Council Local Plan (within a different Housing Market Area) and is therefore largely outside the scope of this work.

Table 90: Appraisal of Garden Community Permutations / Options

SA Objective	Option																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
1) Biodiversity	?	?	++	++	-	?	?	+	?	?	+	?	-	?	?	-	

Few Options will give rise to cumulative impacts, due to their location, however Options 6, 14 and 17 including both Easton Park and Takeley have been highlighted with a negative impact in regard to both their close proximity, the presence of nationally and locally designated sites (either adjacent or in close proximity) and also the expected impacts on Hatfield Forest associated with recreational pressures. In light of this, those options that contain either 'full' Takeley or 'full' Easton Park perform worse than comparative options.

The most positive effects in terms of the minimisation of impacts on existing designations can be seen to be Options 4 and 3, in light of those differing sub-options that contain Great Chesterford, Chelmer Mead and



West of Braintree. To this extent, Option 3 can be seen to perform slightly more positively in response to less total growth.

Options 9 and 12 will have positive impacts in comparison with other options due to less growth at Easton Park, based on an assumption that the development of half the site would allow the necessary mitigation of expected impacts on existing designations, and also in regard to the possibility of the existing quarry being restored for some element of biodiversity gain for the benefit of the community.

SA Objective	Option																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
2) Water	-	-	-	-	?	+	+	++	+	+	-	-	-	-	-	?	

All options are unlikely to have any cumulative impacts, with the possible exception of Options 6, 14 and 17, which could have some element of cumulative water quality impacts associated with those water bodies on the sites of both Takeley and Easton Park given their close proximity. In light of more specialist information to inform this appraisal however, the possibility of negative impacts is raised in this commentary, with an overall uncertain impact highlighted.

All options that include development at Great Chesterford will have negative impacts associated with the site being in groundwater protection zone 3 and no option exploring anything less than the full development of the proposal due to viability concerns.

Positive impacts have been highlighted for comparison purposes for Options 7, 8, 10 and 11 where no single site is likely to give rise to negative impacts, and in the case of Easton Park, the size of the site is likely to be able to mitigate such impacts or factor the waterbodies into the scheme for associated social gains. For this reason, Option 9 performs strongest against this objective in so far as this option explores less growth at Easton Park (maximising the possibility of mitigation / incorporation), with no other identified issues at Chelmer Mead. Note that West of Braintree is considered a constant component in this regard, for the purposes of a more focused and comparable appraisal of options.

The WCS highlights that there are no immediate concerns regarding water resources from the Garden Communities although capacity improvements will be needed regarding those Garden Community options in the A120 corridor.

SA Objective	Option																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
3) Landscape / townscape	+	+	-	?	--	-	?	-	-	?	+	?	--	-	-	--	

It should be noted that landscape impacts are notionally unavoidable when exploring options for new growth options. In addition, this SA does not consider the impacts on the landscape associated with the historic environment, which have been explored separately for each individual new settlement option.

All options that consider maximum growth at Takeley have been assessed as negative in light of the site being within the Countryside Protection Zone (CPZ) associated with the airport. Option 13, that explores less



growth at Takeley has been assessed as largely uncertain pending any further exploration of impacts should any further landscape evidence suggest that a smaller scheme might be suitable in the CPZ. Based on distribution alone, it be noted that of the options explored, Option 13 would have the least amount of negative impacts and crucially also in reflection of this option representing the lowest amount of growth, below the District's OAN.

Landscape impacts have been assessed largely in view of possible or perceived cumulative impacts associated with the various options' distribution and proximity to each other. With that in mind, Options 6, 14 and 17 can be expected to have the largest negative impacts of all those options explored due to the concentration of Easton Park and Takeley. Negative impacts have also been highlighted for Options 7 and 9 associated with a concentration of new settlement sites along the A120 corridor.

Comparative positive impacts have been highlighted for Options 1, 2 and 12 due offering the best comparable distribution of those options that meet the District's OAN, with no cumulative impacts that can be expected.

SA Objective	Option																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
4) Soil	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Due to the nature of new settlements on Greenfield land, there will be negative impacts across all options. It should be noted however that this SA does not consider such a loss significant in light of resultant social and economic benefits.

SA Objective	Option																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
5) Historic environment	-	--	-	-	-	?	?	?	-	?	-	?	--	-	--	-	

Due to the negative singular impacts associated with Great Chesterford and Takeley, Options 2, 14 and 17 has been assessed as having strong negative impacts. Similarly, those options associated with Great Chesterford have been assessed as negative due to the historic importance of the Scheduled Monuments on site. In light of the absence of any options that explore less than full development of the site, it is currently uncertain as to the extent to which mitigation would be possible. Options that explore full growth at Takeley have also been assessed as negative and Options 11 and 13, exploring less than full development of the site have been highlighted as uncertain, due to the potential for mitigation.

In contrast, uncertain (but comparably more positive) impacts are highlighted for all other options, which have either no significant impacts on the historic environment, or the ability to suitably mitigate and enhance. The least significant harm is associated with Option 9, which allows the maximum possible opportunity for mitigation of any potential impacts that may be identified regarding the Grade II listed Easton Lodge within the northern part of Easton Park.



SA Objective	Objective																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
6) Climatic change	0	?	0	0	?	0	0	0	?	?	0	?	?	0	?	?	

At this stage in the Local Plan progress, in establishing the principle of new settlements, it should be noted that such information as to renewable energy generation and energy efficiency in individual proposals is both unknown and largely irrelevant. This appraisal however differentiates between those schemes that have every possibility of ensuring renewable energy schemes, viability permitting, and those that include Takeley, which is unlikely to be suitable for any such schemes due to its location both within the CPZ and proximity to flight paths which may prove some renewable energy schemes unsuitable.

SA Objective	Objective																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
7) Pollution	+	+	+	+	?	?	?	?	?	?	+	+	?	?	?	?	

Air and noise quality has to be considered in balance with the benefits that new settlement options will experience in being located in close proximity to both the strategic road network and Stansted Airport as not only the major employer in the District but also a major transport interchange. With this in mind, the impacts highlighted for options against this Sustainability Objective have to be considered as necessary in order to maximise other social and economic sustainability benefits. Options that explore new settlements at Great Chesterford and along the A120 corridor strike this balance by directing growth to accessible areas and not experiencing significant cumulative negative impacts. Those options that concentrate new settlements along the A120 corridor will have in contrast uncertain impacts associated with air and noise quality in so far as cumulative negative impacts can not be ruled out at this stage. Issues surrounding contamination on individual new settlement sites are not considered to be significant within this high level appraisal in so far as remediation can be expected to be both possible and viable.

SA Objective	Objective																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
8) Flooding	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	

It is considered that no individual new settlement option would be unable to mitigate or integrate any flood risk zones or waterbodies into a successful scheme. There are also no highlighted cumulative flood risk concerns arising from any two new settlement options within this SA, subject to further information being required within a Strategic Flood Risk Assessment relevant to the Local Plan. For these reasons, positive impacts are assessed for all options.

SA Objective	Objective																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
9) Sustainable travel	+	++	+	+	+	?	?	?	+	+	+	++	++	+	+	+	



It should be noted that all of the options represent new settlements that are within broad locations that will maximise the potential for sustainable transport uptake. This is due to the quality of existing links provided by both the M11 and A120 transport corridors. Rail links are however limited across the District, and for this purpose, Options 2, 13 and 14 represent the best access to rail stations at Great Chesterford, Stansted Airport (and Braintree for Option 13) respectively. Aside from Great Chesterford, which has comparatively poor bus services, all other options can benefit from bus links to rail stations; however for comparison purposes Options 7, 8 and 9 have been assessed as having slightly less positive effects associated with each individual new settlement option’s distance to rail links. It should be noted however that any concentration of sites along the A120 corridor may increase the attractiveness and viability for a significantly enhanced bus service.

SA Objective	Objective																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
10) Accessibility	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++	

It should be noted that Easton Park, Takeley and Chelmer Mead, within the A120 and also benefiting from close proximity to services in Great Dunmow and jobs at Stansted Airport offer the best possible permutation in terms of accessibility. For this reason, impacts are most positive for Option 17. Great Chesterford does not offer as good existing or potential accessibility, however despite this is within close proximity to the M11, Saffron Walden and closer links to employment opportunities in Cambridge.

SA Objective	Objective																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
11) Health and social inclusion	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	

At this high level it must be assumed, for the purposes of a consistent and fair appraisal, that all options will have the critical mass to support the level of growth that each new settlement will require in terms of open space provision and healthcare facilities. To this extent, all options have been assessed as having positive impacts pending further detailed information post-consultation with relevant bodies, and the availability of the Plan’s more detailed evidence base on such matters once preferred options are identified.

SA Objective	Objective																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
12) Housing	+	+	+	+	-	?	+	?	?	?	+	--	+	+	+	+	

Those options that include growth at Great Chesterford and Easton Park can be seen to offer a choice to homebuyers within the northern and central parts of the District respectively, corresponding broadly to the existing distribution of growth within the main towns and existing local housing markets within the District, namely Saffron Walden and Great Dunmow. Positive impacts have been generally highlighted that respond to a distribution of growth than similarly offers homebuyers this geographic choice. It should also be considered that new settlements should additionally be well related to existing areas, in so far as their critical



mass can offer wider benefits. With that in mind those options that explore the larger new settlement options to fulfil their maximum potential in terms of scale beyond the plan period and ancillary infrastructure and services will generally have more positive impacts.

Option 13 falls short of meeting the District’s housing requirement of 14,000 homes and as such significant negative impacts have been highlighted.

SA Objective	Objective																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
13) Resources	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	

At this high level it must be assumed, for the purposes of a consistent and fair appraisal, that all options will have the critical mass to support the level of growth that each new settlement will require. To this extent, all options have been assessed as having positive impacts pending further detailed information post-consultation with relevant bodies and infrastructure providers, and the availability of the Plan’s more detailed evidence base on such matters once preferred options are identified.

SA Objective	Objective																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
14) Education	++	+	+	+	++	++	++	+	+	+	+	+	+	+	+	++	

All options have been assessed as positive as they all meet the threshold for primary education facilities to be provided on site. Options that explore full growth at Easton Park have been highlighted as having significant positive impacts, in so far as the eventual scale of this proposal would warrant the provision of an additional secondary education facility. It should be noted however that all new settlements will warrant significant additional secondary school places, and discussions with the commissioning authority should be entered into regarding existing capacity, solutions as to provision and the combined effects of new settlement growth with the Plan’s ‘constant components’ at the earliest opportunity once a preferred growth option is selected.

SA Objective	Objective																
	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	
15) Employment	++	++	+	+	+	+	+	+	+	+	++	++	++	+	+	+	

Although the scope of this particular work focuses primarily on housing related growth, impacts have been highlighted to reflect the geographical and ‘scale’ based assumptions used to assess the options against the housing Sustainability Objective (12). New settlements will require an element of employment development within the wider scheme, and the relationship between jobs, homes and sustainable transport is an intrinsic tenet of sustainability. This appraisal essentially reflects those elements of employment that would be delivered through new settlements; however it should be noted that strategy options for employment specific growth beyond new settlement growth options will be explored separately in the context of the District’s identified needs. A key Garden City Principle is that housing and employment opportunities are matched; on-site and through connectivity to both sustainable transport and existing employment opportunities. For that



reason, those options that can expand the offer and are also supported at Stansted Airport, Braintree and Cambridge in the north have been identified as positive as these locations offer employment in a range of sectors. The majority of the Garden Communities are broadly well related to existing employment opportunities at one of these existing settlements / areas. Those options that are comparatively less accessible (either by distance or transport) to an existing jobs market have been assessed as less sustainable.



Appendix 2: Appraisal of Site Allocations and Reasonable Alternatives

Introduction

This section explores the sustainability of those sites submitted for allocation within the Local Plan. The Local Plan has been through a process of identifying and assessing sites, starting with the District's call-for-sites exercise and exploration through a Strategic Land Availability Assessment (SLAA).

Throughout this section, preferred and reasonable alternative sites are assessed to the same level of detail for their potential allocation within the Local Plan. Non-strategic sites, as interpreted within this SA, are those sites that are not deemed large enough, or through their allocation would not be as significant in meeting housing and employment needs as those explored as Garden Community options.

Categorisation of sites in this SA for the purposes of identifying and selecting the reasonable alternatives

The requirement for the SA and plan-making process to develop and assess reasonable alternatives is one that is often difficult to interpret in a useful manner; such is the content of a Local Plan, covering a wide range of strategic and non-strategic issues. With this in mind, this section of the SA sets out how alternatives have been categorised in order to clearly identify relevant alternatives for the different preferred sites of the Plan.

This SA categorises sites by:

- Settlement, for the purposes of exploring sites within the context of the settlement hierarchy / spatial strategy and also in identifying possible cumulative impacts.

The District Council's Local Plan call-for-sites exercise and SLAA

The Council invited any interested parties to submit sites for consideration to be allocated for all land uses, including those for housing, employment and Gypsy and Traveller allocation.

The call-for-sites process formed the basis for exploring land availability in the District for allocation in the Local Plan. The availability, achievability and suitability of each submitted site for housing was explored in a SLAA, as required by LPAs in the preparation of a Local Plan within the NPPF. Non-strategic sites have been grouped per settlement in line with the Settlement Hierarchy within the Local Plan. Whilst the allocated sites and reasonable alternatives have been assessed alongside each other and to the same level of detail, any cumulative impacts arising from the preferred allocations have been explored earlier in this report.

The SLAA assesses each site on whether the site is deemed 'Suitable', 'Available' and 'Achievable' as follows:



Suitability

The suitability of each site has been assessed by considering its location against various factors. This is a factual assessment; Appendix 2 of the 2015 methodology provides a detailed breakdown of the potential constraints that each site is tested against, which includes: Policy constraint, Flood risk, Noise, Pollution, Natural environment, Historic environment, Accessibility, Other land uses on the site.

Availability

A site is considered available if, on the best information available (confirmed by the call for sites and information from land owners), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners.

The call for sites form requested information on the ownership of the site and evidence to demonstrate that the land is available (such as a signed statement from all the landowners). Any information on legal or ownership issues was also requested.

Achievability

A site is considered to be achievable if there is a reasonable prospect that the particular type of development will be developed on the site within the plan period. This is essentially a judgement about the economic viability of a site and the capacity of the developer to deliver the site and whether any other physical or other constraints can be overcome and delivered within the plan period.

Historically, viability has not been a significant barrier to housing delivery in Uttlesford District. This is underpinned by the high residential values achieved.

Site Classifications

Once an assessment of the site against the suitability, availability and achievability tests had been undertaken, each site has been given a Classification from A to E as indicated in the following table:

Classification	Explanation
A	These are sites which have planning permission and are generally considered deliverable within the first five years of the plan period.
B	These are sites that are considered deliverable/ developable within the plan period but do not currently have planning permission. These sites are largely free from major physical and infrastructure constraints. The sites are broadly in line with National Planning Policy considerations and the development strategy of the emerging Local Plan.
C	These are sites where further work is needed to demonstrate the achievability or suitability of sites. This can include issues such as achieving a suitable access, mitigating impacts of noise or air pollution from the M11/A120/railway line; mitigate against small parts of the site being subject to flooding; or to minimise the impact on neighbouring uses or the landscape, historic or natural assets.



Classification	Explanation
D	Sites in this category are likely to be broadly developable but not deliverable within the plan period. Developability may only become realistic if other sites are built out so these sites represent future extensions, but this would require speculative consideration far beyond the 15 year plan period.
E	<p>These sites are not considered developable and delivery is not considered suitable within 15 years for one or more of the following reasons</p> <ul style="list-style-type: none"> • Departure from National Policy leading to development in unsustainable locations • Development being of a vastly disproportionate scale to the adjacent settlement. • Sites contrary to the development strategy of concentrating development in Garden Communities which are of a scale to be self-contained and provide a secondary school. • Sites in Type B villages where development would not contribute to sustainable patterns of development. • Sites which contribute to the purposes of the Green Belt or Countryside protection Zone as identified in the Green Belt Review (2016) and the Countryside Protection Zone Review (2016). • Sites with insurmountable physical constraints such as flood risk, noise pollution.

Sites excluded from inclusion within the SA

A number of sites have been excluded from the SA process for several of reasons. Planning Advisory Service (PAS) guidance states that,

'Potential sites – identified for example through a SHLAA – should be progressively filtered until a 'short list' of reasonable sites options is generated. In filtering sites, you can use three broad sets of criteria. If sites don't satisfy these criteria they aren't 'reasonable' alternatives and should be discounted.

- Exclusionary criteria – e.g. flood risk areas, areas of outstanding natural beauty (AONB) and green belt (taking into account Section 9 of the NPPF (paras 79-92)) and areas outside the pattern of development set out in the strategy.
- Discretionary criteria – e.g. relating to public rights of way, agricultural land, local nature conservation designations etc. which might not lead to the exclusion of a site but would be important from a sustainability perspective and should influence the decision as to whether or not a site is taken forward (and, if it is, the conditions that might be attached to any development).
- Deliverability criteria – e.g. land ownership, access, planning history, viability, size etc. all of which may have a bearing on whether or not the site is deliverable as a location for development.'

These criteria should reflect the issues / topics / objectives used as the basis for the SA; this



will obviate the need to undertake a separate and resource-intensive SA of the sites.’

These reasons amount to, within this SA:

- The position of the settlement within the Settlement Hierarchy. Housing sites that are not within existing development boundaries / envelopes or are not adjoining existing development boundaries (the Countryside as defined within the Plan) have not been considered unless they represent new settlement / Garden Community options. These sites have been identified as representing development in unsustainable locations / would not contribute to sustainable patterns of development.
- The yield or size of the site is too small to allocate in a strategic Plan (these sites can be considered more of a Development Management / Control matter). The threshold has been set at under 10 dwellings. These sites are classified as windfall sites within the Plan, and have not been identified for specific allocation. Therefore they are not considered within this SA.
- Sites that have been identified as unachievable or undeliverable / undevelopable in the SLAA. These can not be considered reasonable options for allocation.
- Sites within the Metropolitan Green Belt have not been included within this SA. This is following the Green Belt Review 2018, forming part of the Council’s Local Plan evidence base, which has determined which parcels of land within the Green Belt have a strong value in meeting the purposes of the Green Belt.
- Additionally, those sites submitted that are not within or adjacent / bordering Development Limits have not been included within the SA. These sites fall within ‘Classification E’ of the Council’s SLAA and can be seen to respond to unsustainable patterns of development. This judgement does not include those sites that have been submitted or otherwise identified as new settlements / Garden Communities which have been explored separately within this SA.
- Sites for which the proposal submitted has been refused planning permission have also been omitted from consideration within this SA.

The appraisal tables in this section include a number of sustainability objectives and sub-criteria. These sub-criteria have been numbered as follows:

Reference	SA Obj
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	
1.1	Proximity of any SSSIs (including IRZs)
1.2	Proximity of NNRs
1.3	Proximity of LoWS
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	
2.1	Proximity of any water bodies
2.2	Ground water source protection zone
3) To conserve and enhance the District’s landscape character and townscapes	
3.1	Landscape sensitivity to change



Reference	SA Obj
3.2	Tree Preservation Orders (TPO)
3.3	Greenfield or brownfield?
3.4	Greenbelt
3.5	Countryside Protection Zone
3.6	Development Limits
4) To conserve and enhance soil and contribute to the sustainable use of land	
4.1	Agricultural land quality
5) To maintain and enhance the district's cultural heritage assets and their settings	
5.1	Heritage assets
5.2	Proximity of Ancient Woodland
5.3	Historic lanes?
6) To reduce contributions to climatic change	
6.1	Climate change
7) Reduce and control pollution	
7.1	AQMA / poor air quality?
7.2	Distance to mineral extraction or waste management facilities?
7.3	Would the site be affected by noise?
7.4	Is the site within a Public Safety Zone?
7.5	Is the site on contaminated land?
8) To reduce the risk of flooding	
8.1	Is the site within a flood risk zone?
8.2	Surface water flooding
9) To promote and encourage the use of sustainable methods of travel	
9.1	Within 800 metres of an existing public transport node?
9.2	Loss of footpaths / cycleways?
10) To ensure accessibility to services	
10.1	Distance to a GP
10.2	Distance to convenience shopping
10.3	Distance to a primary school
10.4	Distance to a secondary school
10.5	Safe highway access
11) To improve the population's health and promote social inclusion	
11.1	ANGSt



Reference	SA Obj
11.2	Loss of land for recreational use
11.3	PROW or bridleway
11.4	Loss of land for community facilities
12) To provide appropriate housing and accommodation to meet existing and future needs	
12.1	Affordable housing
12.2	Housing mix
12.3	Housing density
13) To promote the efficient use of resources, including land and ensure the necessary infrastructure to support sustainable development	
13.1	Utilities
13.2	Threshold for new primary school
13.3	Threshold for new secondary school
14) To improve the education and skills of the population	
14.1	Capacity in primary schools
14.2	Capacity in secondary schools
14.3	Early Years and Childcare
15) To ensure sustainable employment provision and economic growth	
15.1	Is the site proposed for employment land
15.2	Loss of employment land
15.3	Loss of retail provision
15.4	Rural employment opportunities
15.5	Distance to main employment areas



Site Allocations in Market Towns

This section assesses the sites put forward for development within the market towns of Saffron Walden and Great Dunmow.

Sites Explored in Saffron Walden

Table 91: Sites in Saffron Walden

Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
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Allocated Sites

SAF8	SAF1	Land south of Radwinter Road	Total: 200
SAF9	SAF2	Land rear of The Kilns Thaxted Rd	Total: 35
SAF10	SAF3	Former Willis and Gambier Site, 119 Radwinter Road	Total: 73
SAF10	SAF4	Land at Ashdon Road Commercial Centre	Total: 167
SAF10	SAF5	Former Willis and Gambier Site, 121 Radwinter Road	Total: 11
SAF10	SAF6	Moores Garage, Thaxted Road	Total: 10
SAF7	SAF14	Land west of Lime Avenue, Saffron Walden	Total: 31
SAF6	SAF20	Land south of Tiptofts Lane, Thaxted Road, Saffron Walden	Total: 13
SAF1	SAF10	Land North of Thaxted Road, Saffron Walden	Total: 150
SAF2	SAF12	Land to the east of Little Walden Road	Total: 85
SAF3	SAF15	Land at Viceroy Coaches, to r/o 10 – 12 Bridge Street, Saffron Walden	Total: 10
SAF4	SAF21	Jossaumes, Thaxted Road, Saffron Walden	Total: 12
SAF5	SAF7	Land at De Vigier Avenue, Saffron Walden	Total: 14
05Saf15	SAF9	56 High Street, Saffron Walden	Development Opportunity Site
18Saf16	SAF18	Emson Close/ Rose and Crown Walk and car parks to rear of Boots and Saffron Building Society, CB10 1JH	Development Opportunity Site
19Saf16	SAF19	The Fire Station / Saffron Walden Laundry, CB10 1JZ	Development Opportunity Site

Non-Allocated Site Alternatives

04Saf15	SAF8	Land at Thaxted Road, Saffron Walden, CB10 2UQ	Total: 8
08Saf15	SAF11	Land to the south of Thaxted Road, and to the east of Ozler Court, Saffron Walden, CB11 3EG	Total: 165



Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
09Saf15	SAF22	Land to the north of Newport Road, Saffron Walden, CB11 4BT	Total: 50
11Saf15	SAF13	Land east of Shire Hill and south of Radwinter Road, CB10 2JP	Total: 450
14Saf15	SAF16	Land at Freshwell Gardens, Saffron Walden, CB10 1BZ	Total: 8
15Saf15	SAF23	Land at Bridge End Farm, Windmill Hill, Saffron Walden, CB10 2DU	Total: 400
20Saf17	SAF24	Former Pulse Factory, Radwinter Road, Saffron Walden	Total: 54-90

Potential Cumulative Impacts

Water Quality	Many of the allocated sites are in close proximity to water bodies or include them on site. This is not limited to fluvial impacts, as all of the sites within Saffron Walden are also in a Ground Water Protection Zone (Zone 2, Zone 2c).
Landscape	As can be expected from development of greenfield sites on the periphery of the existing settlement, there can be expected to be cumulative negative landscape issues. All of the sites are in a landscape character area with a moderate – high sensitivity to change.
Soil	Many of the sites are on greenfield land with a cumulative loss of Grade 2 agricultural land within the broad area.
Air Quality	Six of the sites are in close proximity to the District's only AQMA in Saffron Walden, with journeys likely to go through the AQMA for services in the town.
Primary and secondary school capacity	Many of the sites within Saffron Walden can be expected to put pressure on local primary and secondary schools within the town, with no single site large enough to meet the threshold for a primary or secondary school to be required as part of the development. This is exacerbated cumulatively.



Table 92: Appraisal of sites – Saffron Walden

SA Obj	Site Reference																						
	Allocated sites																Alternative sites						
	SAF1	SAF2	SAF3	SAF4	SAF5	SAF6	SAF14	SAF20	SAF10	SAF12	SAF15	SAF21	SAF7	SAF9	SAF18	SAF19	SAF8	SAF11	SAF22	SAF13	SAF16	SAF23	SAF24
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District																							
1.1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
1.2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
1.3	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive																							
2.1	?	-	-	-	-	-	-	-	?	-	-	-	-	+	-	+	-	-	-	?	-	-	-
2.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	?
3) To conserve and enhance the District's landscape character and townscapes																							
3.1	-	-	-	-	-	-	-	-	-	-	++	-	-	++	++	++	-	-	-	-	++	-	++
3.2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
3.3	--	++	--	+	+	--	--	--	--	--	++	--	--	++	++	++	++	--	--	--	--	--	++
3.4	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
3.5	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
3.6	+	-	++	++	++	++	-	+	-	-	++	+	++	++	++	++	-	-	-	+	-	-	++
4) To conserve and enhance soil and contribute to the sustainable use of land																							



SA Obj	Site Reference																						
	Allocated sites															Alternative sites							
	SAF1	SAF2	SAF3	SAF4	SAF5	SAF6	SAF14	SAF20	SAF10	SAF12	SAF15	SAF21	SAF7	SAF9	SAF18	SAF19	SAF8	SAF11	SAF22	SAF13	SAF16	SAF23	SAF24
4.1	-	-	+	-	+	+	-	-	-	-	+	-	-	+	+	+	-	-	?	-	-	-	+
5) To maintain and enhance the district's cultural heritage assets and their settings																							
5.1	+	+	+	+	+	+	+	+	-	?	-	+	+	-	-	-	+	-	+	+	-	-	+
5.2	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
5.3	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
6) To reduce contributions to climatic change																							
6.1	N/A																						
7) Reduce and control pollution																							
7.1	+	+	+	+	+	-	-	+	+	+	-	+	+	-	-	-	+	+	-	+	-	-	-
7.2	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
7.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7.4	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
7.5	?	0	?	?	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	?	0	0	0
8) To reduce the risk of flooding																							



SA Obj	Site Reference																							
	Allocated sites																Alternative sites							
	SAF1	SAF2	SAF3	SAF4	SAF5	SAF6	SAF14	SAF20	SAF10	SAF12	SAF15	SAF21	SAF7	SAF9	SAF18	SAF19	SAF8	SAF11	SAF22	SAF13	SAF16	SAF23	SAF24	
15) To ensure sustainable employment provision and economic growth																								
15.1	0	0	0	0	0	0	0	0	0	0	-	0	0	0	+	0	0	0	0	0	0	0	0	+
15.2	++	++	++	++	++	++	++	++	++	++	-	++	++	++	?	++	++	++	++	++	++	++	++	-
15.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0
15.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15.5	+	+	+	+	+	+	-	+	+	-	-	+	+	-	-	+	+	+	+	+	-	+	+	



Sites Explored in Great Dunmow

Table 93: Sites put forward for allocation in Great Dunmow

Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
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Allocated Sites

GTDUN8	GTDUN1	Land East of St Edmunds Lane	Total: 22
GTDUN9	GTDUN2	Land west of Chelmsford Road	Total: 370
GTDUN10	GTDUN3	Land west of Woodside way	Total: 790
GTDUN7	GTDUN4	14 Stortford Road, Perkins Garage	Total: 12
GTDUN11	GTDUN5	Brick Kiln Farm	Total: 40
GTDUN11	GTDUN6	North of Ongar Road	Total: 60
GTDUN11	GTDUN7	South of Ongar Road	Total: 99
GTDUN11	GTDUN8	Woodlands Park Sectors 1 – 3	Total: 638
GTDUN11	GTDUN9	Woodlands Park Sector 4	Total: 124
GTDUN4	GTDUN10	Land south of B1256 (Stortford Road) & west of Buttleys Lane	Total: 60
GTDUN6	GTDUN14	Oaklands, Ongar Road, Great Dunmow	Total: 25
GTDUN3	GTDUN15	Wood Field, Woodside Way, Great Dunmow	Total: 120
GTDUN2	GTDUN16	Land at Helena Romanes School, Great Dunmow	Total: 150
GTDUN1	GTDUN18	Land west and south-west of Great Dunmow	Total: 400

Non-Allocated Site Alternatives

03GtDun15	GTDUN11	The Yard Stortford road Dunmow CM6 1SL	Total: 35
04GtDun15	GTDUN12	The Grove, 21 Clapton Hall Lane, Great Dunmow, CM6 1JE	Total: 11
05GtDun15	GTDUN13	Land south of Ongar Road, Great Dunmow, CM6 1JE	Total: 99
09GtDun15	GTDUN17	Land adjoining Dunmow Park, Great Dunmow, CM6 1XH	Total: 80
17GtDun15	GTDUN19	Land at Braintree Road, Great Dunmow (Parcel A), CM6 1HU	Total: 30
19GtDun15	GTDUN21	Council Depot, New Street, CM6 1BH	Total: 15
20GtDun20	GTDUN22	Land on the North Side of Braintree Road, Great Dunmow, CM6 3AP	Total: 11
10GtDun15	GTDUN23	Land at and adjacent to Green Hollow, Ongar Road, Dunmow, CM6 1EX	Total: 19
11GtDun15	GTDUN24	Land adjacent to the approved 22 units custom build scheme, east of St Edmunds Lane, Gt Dunmow, CM6 2AJ	Total: 35
13GtDun15	GTDUN25	Site adjacent to Church End Villas (Site 1), Church End, Great Dunmow, CM6 2AQ	Total: 53



Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
14GtDun15	GTDUN26	Site adjacent to Church End Villas (Site 2), Church End, Great Dunmow, CM6 2AQ	Total: 28
20GtDun16	GTDUN27	Land on the North Side of Braintree Road, Great Dunmow, CM6 3AP	Total: 11
18GtDun15	GTDUN20	Site of former Bardfield House, Church End	Total: 15

Potential Cumulative Impacts

Water Quality	Many of the allocated sites are in close proximity to water bodies or include them on site. This is not limited to fluvial impacts, as all of the sites within Great Dunmow are also in a Ground Water Protection Zone (Zone 2, Zone 2c).
Landscape	As can be expected from development of greenfield sites on the periphery of the existing settlement, there can be expected to be cumulative negative landscape issues. All of the sites are in a landscape character area with a moderate – high sensitivity to change.
Soil	Many of the sites are on greenfield land with a cumulative loss of Grade 2 agricultural land within the broad area.
Primary school capacity	Many of the sites within Great Dunmow can be expected to put pressure on local primary secondary school capacities within the town, however a number of the larger sites meet the threshold for a new primary school to be required as part of the development.



SA Obj	Site Reference																											
	Allocated sites														Alternative sites													
	GT DUN 1	GT DUN 2	GT DUN 3	GT DUN 4	GT DUN 5	GT DUN 6	GT DUN 7	GT DUN 8	GT DUN 9	GT DUN10	GT DUN14	GT DUN15	GT DUN16	GT DUN18	GT DUN11	GT DUN12	GT DUN13	GT DUN17	GT DUN19	GT DUN22	GT DUN23	GT DUN24	GT DUN25	GT DUN26	GT DUN27	GT DUN 21	GT DUN20	
7.3	0	0	0	0	0	0	?	0	0	?	0	0	0	0	?	0	?	0	0	0	0	0	0	0	0	0	0	
7.4	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	
7.5	0	0	0	0	0	0	?	0	0	0	0	?	0	0	0	0	?	0	0	0	0	0	0	0	0	0	?	
8) To reduce the risk of flooding																												
8.1	++	++	++	++	++	++	++	++	++	++	++	++	++	-	++	++	++	++	++	++	++	++	++	++	++	++	++	
8.2	++	+	+	++	-	++	++	++	+	++	+	+	++	-	?	++	++	-	++	-	-	+	-	-	+	+	++	
9) To promote and encourage the use of sustainable methods of travel																												
9.1	+	+	+	+	+	+	+	+	-	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	
9.2	++	++	++	++	++	++	++	++	++	++	++	++	++	++	?	++	++	++	++	++	++	++	++	++	++	++	?	
10) To ensure accessibility to services																												
10.1	-	+	-	+	+	+	+	+	-	+	-	-	+	-	-	+	+	++	-	+	-	+	-	-	-	-	+	
10.2	-	-	+	+	+	-	-	+	-	-	+	-	+	+	-	-	-	++	-	+	-	+	-	-	-	-	++	
10.3	-	-	+	+	-	-	-	+	-	-	+	-	+	-	-	-	-	++	-	+	-	-	-	-	-	-	+	



Sites Allocations in Key Villages

This section assesses sites put forward for development in the following key villages:

- Elsenham
- Great Chesterford
- Hatfield Heath
- Newport
- Stansted Mountfitchet
- Takeley
- Thaxted

Sites Explored in Elsenham

Table 95: Sites put forward for allocation in Elsenham

Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
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Allocated Sites

ELSE4	ELS1	Elsenham Nurseries, Stansted Road	Total: 40
ELSE4	ELS3	Land north Stansted Road	Total: 155
ELSE4	ELS4	Land south Stansted Road	Total: 165
ELSE4	ELS13	Former Goods Yard, Old Mead Lane	Total: 10
ELSE3	ELS5	Land north of Leigh Drive, Stansted Road	Total: 20
ELSE1	ELS11	Land south of Rush Lane, Elsenham	Total: 40
ELSE2	ELS12	Land west of Hall Road	Total: 130

Non-Allocated Site Alternatives

03Els15	ELS6	Land west of Station Road, Elsenham, CM22 6JS	Total: 100
04Els15	ELS7	Land north of Stansted Road, CM22 6LL	Total: 30
05Els15	ELS8	Land north east of Elsenham (800 scheme)	Total: 800
06Els15	ELS9	Land north east of Elsenham (1500 scheme)	Total: 1,500
09Els15	ELS14	Elsenham Stud, Fullers End, Elsenham, CM22 6DU	Total: 480
11Els17	ELS15	The Paddock, Lodge Cottage, Henham Road, Elsenham, CM22 2AN	Total: 36-40



Potential Cumulative Impacts

Water Quality	Many of the allocated sites are in close proximity to water bodies or include them on site. There may be negative cumulative impacts surrounding this and the proximity of allocations to each other.
Landscape	As can be expected from development of greenfield sites on the periphery of the existing settlement, there can be expected to be cumulative negative landscape issues. All of the sites are in a landscape character area with a moderate – high sensitivity to change. Additionally, 3 of the allocated sites are within the Countryside Protection Zone.
Soil	Many of the sites are on greenfield land with a cumulative loss of Grade 2 agricultural land within the broad area. This is not true of all the sites however, with some loss of Grade 3 agricultural land.



Table 96: Appraisal of sites – Elsenham

SA Obj	Site Reference												
	Allocated sites							Alternative sites					
	ELS1	ELS13	ELS3	ELS4	ELS5	ELS11	ELS12	ELS6	ELS7	ELS8	ELS9	ELS14	ELS15
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District													
1.1	+	+	+	+	+	+	+	+	+	?	?	+	+
1.2	+	+	+	+	+	+	+	+	+	+	+	+	+
1.3	+	+	+	+	-	+	+	-	-	+	+	+	+
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive													
2.1	-	+	-	-	-	?	?	?	+	?	?	-	+
2.2	++	?	++	++	++	++	++	++	++	++	++	++	++
3) To conserve and enhance the District's landscape character and townscapes													
3.1	-	-	-	-	-	-	-	-	-	-	-	-	-
3.2	?	+	-	+	+	+	?	?	?	-	+	-	+
3.3	-	++	--	--	--	--	--	--	--	-	-	--	++
3.4	++	++	++	++	++	++	++	++	++	++	++	++	++
3.5	++	++	++	-	++	-	-	++	++	++	-	-	++
3.6	--	-	+	-	-	-	-	-	--	-	-	--	--



SA Obj	Site Reference													
	Allocated sites							Alternative sites						
	ELS1	ELS13	ELS3	ELS4	ELS5	ELS11	ELS12	ELS6	ELS7	ELS8	ELS9	ELS14	ELS15	
4) To conserve and enhance soil and contribute to the sustainable use of land														
4.1	-	+	-	?	-	?	?	-	-	-	-	?	?	
5) To maintain and enhance the district's cultural heritage assets and their settings														
5.1	+	+	+	+	+	+	+	+	-	-	-	-	-	
5.2	++	++	--	++	-	++	++	-	-	++	++	++	++	
5.3	+	+	+	+	+	+	+	+	+	+	+	+	+	
6) To reduce contributions to climatic change														
6.1	N/A													
7) Reduce and control pollution														
7.1	-	-	+	-	+	+	+	+	-	+	-	+	+	
7.2	++	++	++	++	++	++	++	++	++	++	++	++	++	
7.3	0	0	0	0	0	0	0	0	?	0	?	0	0	
7.4	++	++	++	++	++	++	++	++	++	++	++	++	++	
7.5	0	0	0	0	0	0	0	0	0	?	?	0	0	
8) To reduce the risk of flooding														



SA Obj	Site Reference												
	Allocated sites							Alternative sites					
	ELS1	ELS13	ELS3	ELS4	ELS5	ELS11	ELS12	ELS6	ELS7	ELS8	ELS9	ELS14	ELS15
8.1	++	++	++	++	++	++	++	++	++	++	++	?	++
8.2	+	+	+	+	++	++	+	++	++	++	++	?	++
9) To promote and encourage the use of sustainable methods of travel													
9.1	++	++	++	+	++	+	+	++	+	++	++	+	+
9.2	++	++	++	++	++	++	++	++	++	++	++	++	++
10) To ensure accessibility to services													
10.1	+	+	+	+	+	+	+	+	+	++	++	+	+
10.2	+	+	+	+	-	-	-	-	-	++	++	-	-
10.3	+	+	+	+	+	+	+	+	-	+	+	+	+
10.4	++	+	-	++	+	++	++	+	++	+	+	++	+
10.5	+	+	+	+	?	+	+	+	?	+	+	-	?
11) To improve the population's health and promote social inclusion													
11.1	-	--	--	-	--	-	-	--	-	--	--	-	-
11.2	++	++	++	++	++	++	++	++	++	++	++	+	+
11.3	-	+	-	-	-	-	-	-	?	--	--	-	-



SA Obj	Site Reference													
	Allocated sites							Alternative sites						
	ELS1	ELS13	ELS3	ELS4	ELS5	ELS11	ELS12	ELS6	ELS7	ELS8	ELS9	ELS14	ELS15	
11.4	+	+	+	+	+	+	+	+	++	++	++	+	+	
12) To provide appropriate housing and accommodation to meet existing and future needs														
12.1	++	++	++	++	++	++	++	++	++	++	++	++	++	
12.2	+	+	+	+	+	+	+	+	+	++	++	++	+	
12.3	++	++	++	++	++	++	++	++	?	++	++	++	++	
13) To promote the efficient use of resources, including land and ensure the necessary infrastructure to support sustainable development														
13.1	+	+	+	+	+	+	?	?	?	+	+	+	+	
13.2	0	0	0	0	0	0	0	0	0	++	++	0	0	
13.3	0	0	0	0	0	0	0	0	0	0	0	0	0	
14) To improve the education and skills of the population														
14.1	+	+	+	+	+	+	+	+	+	++	++	+	+	
14.2	+	+	+	+	+	+	+	+	+	-	-	+	+	
14.3	?	?	?	?	?	?	?	?	?	?	?	?	?	
15) To ensure sustainable employment provision and economic growth														
15.1	0	0	0	0	0	0	0	0	+	+	+	0	0	



Sites Explored in Great Chesterford

Table 97: Sites put forward for allocation in Great Chesterford

Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
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Allocated Sites

GTCHE1	GTCHE1	Land north of Bartholomew Close	Total: 11
GTCHE2	GTCHE2	New World Timber and Great Chesterford Nursery, London Road	Total: 42
GTCHE2	GTCHE3	Land At Thorpe Lea Walden Road Great Chesterford CB10 1PS -	Total: 29

Non-Allocated Site Alternatives

01GtChe15	GTCHE4	Land adjacent to 1 Ashworth Villas, Whiteways, Great Chesterford, CB10 1NX	Total: 13
02GtChe15	GTCHE5	Zones 1-4, Land west and north west of Newmarket Road, Great Chesterford, CB10 1NU	Total: 22
03GtChe15	GTCHE6	Chesterford House, High Street, Great Chesterford, Essex, CB10 1PS	Total: 10
06GtChe15	GTCHE8	Land between Walden Road and Newmarket Road, Great Chesterford, CB10 1PS	Total: 203
07GtChe15	GTCHE9	Land between Stump Cross, Walden Road and Newmarket Road, Great Chesterford, CB10 1PS	Total: 581
09GtChe15	GTCHE10	Field Hall Farm, Great Chesterford, CB10 1RP	Total: 300

Potential Cumulative Impacts

Landscape	As can be expected from development of greenfield sites on the periphery of the existing settlement, there can be expected to be cumulative negative landscape issues. All of the sites are in a landscape character area with a moderate – high sensitivity to change.
Soil	All of the sites are on greenfield land with a cumulative loss of Grade 2 agricultural land within the broad area.
The Historic Environment	All of the sites are in close proximity to heritage assets, with some cumulative impacts expected. It is possible that mitigation would alleviate some of the more significant issues, however cumulatively with the North Uttlesford Garden Community stronger effects can not be wholly ruled out.
Primary and secondary school capacity	All of the sites within Saffron Walden can be expected to put pressure on local primary and secondary schools, with no single site large enough to meet the threshold for a primary or secondary school to be required as part of the development. It should be acknowledged however that the proposed Garden Community would be required to provide both primary and secondary education.



Table 98: Appraisal of sites –Great Chesterford

SA Objective	Site Reference									
	Allocated sites			Alternative sites						
	GT CHE1	GT CHE2	GT CHE3	GT CHE4	GT CHE5	GT CHE6	GT CHE7	GT CHE8	GT CHE9	GT CHE10
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District										
1.1	+	+	+	+	+	+	+	+	+	?
1.2	+	+	+	+	+	+	+	+	+	+
1.3	+	+	-	+	-	-	+	-	-	--
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive										
2.1	+	+	+	+	--	-	-	-	?	?
2.2	++	++	++	++	++	++	++	++	++	?
3) To conserve and enhance the District's landscape character and townscapes										
3.1	-	-	-	-	-	-	-	-	-	-
3.2	+	+	+	+	+	+	+	+	+	+
3.3	--	++	?	--	--	-	--	--	--	-
3.4	++	++	++	++	++	++	++	++	++	++
3.5	++	++	++	++	++	++	++	++	++	++
3.6	-	++	-	--	-	-	-	-	-	--
4) To conserve and enhance soil and contribute to the sustainable use of land										



SA Objective	Site Reference									
	Allocated sites			Alternative sites						
	GT CHE1	GT CHE2	GT CHE3	GT CHE4	GT CHE5	GT CHE6	GT CHE7	GT CHE8	GT CHE9	GT CHE10
4.1	-	-	-	-	-	-	-	-	-	?
5) To maintain and enhance the district's cultural heritage assets and their settings										
5.1	-	-	-	+	--	-	--	--	--	-
5.2	++	++	++	++	++	++	++	++	++	++
5.3	+	+	+	+	+	+	+	+	+	+
6) To reduce contributions to climatic change										
6.1	N/A									
7) Reduce and control pollution										
7.1	+	+	+	+	-	+	+	+	+	-
7.2	++	++	++	++	++	++	++	++	++	++
7.3	0	?	0	0	?	0	0	0	0	0
7.4	++	++	++	++	++	++	++	++	++	++
7.5	0	?	?	0	0	0	0	0	0	0
8) To reduce the risk of flooding										
8.1	++	++	++	++	++	++	++	--	--	++



SA Objective	Site Reference									
	Allocated sites			Alternative sites						
	GT CHE1	GT CHE2	GT CHE3	GT CHE4	GT CHE5	GT CHE6	GT CHE7	GT CHE8	GT CHE9	GT CHE10
15.3	0	0	0	0	0	0	0	0	0	0
15.4	0	0	0	0	0	0	0	0	0	0
15.5	+	+	+	+	+	+	+	-	-	-



Sites Explored in Newport

Table 99: Sites put forward for allocation in Newport

Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
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Allocated Sites

NEWP1	NEW13	Land west of London Road	Total: 94
NEWP2	NEW9/10	Land at Bricketts, London Road	Total: 11
NEWP5	NEW2	Land at Bury Water Lane	Total: 84
NEWP5	NEW3	Land opposite Branksome, Whiteditch Lane	Total: 15
NEWP5	NEW4	Land south of Wyndhams Croft, Whiteditch Lane	Total: 15
NEWP5	NEW5	Land west of Cambridge Road	Total: 34
NEWP5	NEW6	Reynolds Court, Gaces Acre	Total: 41
NEWP3	NEW7	Land At Holmewood, Whiteditch Lane CB11 3UD	Total: 12
NEWP4	NEW8	Land At Bury Water Lane, Bury Water Lane, Newport (residential care home facility)	Total: 81

Non-Allocated Site Alternatives

04New15	NEW11	Land south of Wicken Road, Newport, CB11 3QH	Total: 200
05New15	NEW12	Land west of School Lane Newport, CB11 3QF	Total: 90
06New15	NEW13	Land at London Road, Newport, CB11 3PU	Total: 94
07New15	NEW18	Land at Bury Water Lane, Newport, CB11 3UB	Total: 10
08New15	NEW19	Bury Water Nursery, Bury Water Lane, Newport, CB11 3UB	Total: 45
10New15	NEW20	Land opposite Branksome, Bury Water Lane, Newport, CB11 3UD	Total: 15
12New15	NEW16	Land to the north of Bury Water Lane, Joyce Frankland Academy, Bury Water Lane, Newport, CB11 3TR	Total: 15

Potential Cumulative Impacts

Landscape	As can be expected from development of greenfield sites on the periphery of the existing settlement, there can be expected to be cumulative negative landscape issues. All of the greenfield sites are in a landscape character area with a moderate – high sensitivity to change.
Soil	Many of the sites are on greenfield land with a cumulative loss of Grade 2 agricultural land within the broad area.
Primary school capacity	Many of the sites within Newport can be expected to put pressure on local primary and secondary schools, with no single site large enough to meet the threshold for a primary or secondary school to be required as part of the development. This is exacerbated cumulatively



SA Obj	Site Reference															
	Allocated sites									Alternative sites						
	NEW13	NEW 9/10	NEW2	NEW3	NEW4	NEW5	NEW6	NEW7	NEW8	NEW18	NEW19	NEW11	NEW12	NEW20	NEW15	NEW16
7.5	0	0	0	?	0	0	0	0	?	0	0	0	0	0	0	0
8) To reduce the risk of flooding																
8.1	++	++	++	++	++	++	++	++	++	-	++	++	++	++	++	++
8.2	++	++	++	++	++	-	-	++	++	-	-	++	++	++	++	++
9) To promote and encourage the use of sustainable methods of travel																
9.1	++	++	+	+	+	+	+	+	+	+	+	++	++	+	+	+
9.2	++	++	++	++	++	++	++	++	?	++	++	++	++	++	++	++
10) To ensure accessibility to services																
10.1	+	-	+	+	+	-	+	-	+	+	+	+	+	+	-	+
10.2	-	-	+	-	-	-	+	-	-	-	-	-	-	-	-	-
10.3	+	+	-	-	-	-	+	-	-	+	-	+	+	-	-	-
10.4	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
10.5	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++
11) To improve the population's health and promote social inclusion																



SA Obj	Site Reference															
	Allocated sites									Alternative sites						
	NEW13	NEW 9/10	NEW2	NEW3	NEW4	NEW5	NEW6	NEW7	NEW8	NEW18	NEW19	NEW11	NEW12	NEW20	NEW15	NEW16
11.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11.2	+	+	+	+	+	+	+	+	++	+	+	++	+	+	+	-
11.3	?	+	+	?	+	+	-	-	?	+	+	-	?	+	?	+
11.4	+	+	+	+	+	+	+	+	+	+	+	++	+	+	+	++
12) To provide appropriate housing and accommodation to meet existing and future needs																
12.1	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
12.2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
12.3	++	++	++	++	++	++	++	++	++	++	++	++	++	++	?	++
13) To promote the efficient use of resources, including land and ensure the necessary infrastructure to support sustainable development																
13.1	+	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+
13.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14) To improve the education and skills of the population																
14.1	-	+	-	+	+	+	+	+	-	-	-	-	-	-	+	+



Sites Explored in Stansted Mountfitchet

Table 101: Preferred allocations in Stansted Mountfitchet

Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
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Allocated Sites

STA3	STA2	Land at Walpole Farm	Total: 147
STA3	STA4	Land at Elms Farm	Total: 53
STA2	STA5	Land West of 8 Water Lane, Stansted	Total: 12
STA1	STA6	Land east of Cambridge Road (B1383) and west of High Lane	Total: 40
STA5	STA10	East of Cambridge Road / Crafton Green Stansted, CM24 8AQ	Development Opportunity Site

Non-Allocated Site Alternatives

07Sta15	STA7	Land at Bentfield Green, Stansted Mountfitchet, CM24 8JD	Total: 70
24Sta16	STA9	Land west of Pennington Lane (Site A), Bentfield Green, Stansted, CM24 8JD	Total: 70
11Sta15	STA11	Marlensdale, Burton Ed, Stansted, CM24 8QE	Total: 10
12Sta15	STA12	Land east of High Lane, Stansted Mountfitchet, CM24 8TA	Total: 300
14Sta15	STA13	Land east of Stansted Moutfitchet, north of the B1051, Gorsefield Rural Studies Centre, Grove Hill, Stansted Mountfitchet, CM24 8SS	Total: 200
17Sta15	STA14	Land east of High Lane and north of The Croft, Stansted Mountfitchet, CM24 8LQ	Total: 50
18Sta15	STA15	Land to the north of Pennington Lane, Stansted, CM22 6HS	Total: 338
19Sta15	STA16	Croft House, High Lane, Stansted, CM24 8LQ	Total 15
22Sta15	STA17	B1051 Stansted, CM24 8ST	Total: 105
25Sta16	STA18	Land to the west of Pennington Lane (Site B) Bentfield Green, Stansted, CM24 8EA	Total: 900
27Sta17	STA19	Land at Manor Farm, Church Road, Stansted Mountfitchet	Total: 130
28Sta17	STA20	Land at The Stables, May Walk, Elsenham Road, Stansted, CM24 8SS	Total: 50



Potential Cumulative Impacts

Water Quality	Many of the allocated sites are in close proximity to water bodies or include them on site. This is not limited to fluvial impacts, as some of the sites within Stansted Mountfitchet are also in the total catchment of a Ground Water Protection Zone (Zone 3) and one site is with Zone 1.
Landscape	As can be expected from development of greenfield sites on the periphery of the existing settlement, there can be expected to be cumulative negative landscape issues. three of the five allocated sites are in a landscape character area with a moderate – high sensitivity to change.
The Historic Environment	A number of the sites with Stansted Mountfitchet have been assessed as potentially having impacts on heritage assets. Cumulatively these can have a wider effect on the historic characteristics of the village. It should be noted however that the assessment does not consider the detailed proposals and whether mitigation is possible or the proposal acceptable.
Primary school capacity	Many of the sites within Stansted Mountfitchet can be expected to put pressure on local primary schools, with no single site large enough to meet the threshold for a primary or secondary school to be required as part of the development. This is exacerbated cumulatively



SA Obj	Site Reference																	
	Allocated sites					Alternative sites												
	STA10	STA2	STA4	STA5	STA6	STA7	STA8	STA9	STA11	STA12	STA13	STA14	STA15	STA16	STA17	STA18	STA19	STA20
7.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8) To reduce the risk of flooding																		
8.1	++	++	-	-	++	++	++	++	++	-	++	++	++	-	++	++	++	++
8.2	++	+	-	++	+	?	++	++	-	-	-	-	-	-	++	+	++	++
9) To promote and encourage the use of sustainable methods of travel																		
9.1	++	+	++	++	+	+	+	+	+	+	+	+	+	+	+	+	++	-
9.2	?	++	++	++	++	++	++	++	?	?	++	++	++	?	?	?	?	?
10) To ensure accessibility to services																		
10.1	+	+	+	+	+	+	+	+	-	+	+	+	-	+	-	+	-	-
10.2	++	+	+	+	+	+	+	+	-	-	-	+	-	-	-	+	+	-
10.3	+	+	+	+	+	++	+	+	-	+	+	+	-	+	+	+	+	-
10.4	++	++	++	++	++	++	++	++	++	++	++	++	+	++	++	+	+	+
10.5	++	+	?	+	+	?	+	?	-	+	+	+	+	+	+	-	+	+
11) To improve the population's health and promote social inclusion																		



SA Obj	Site Reference																	
	Allocated sites					Alternative sites												
	STA10	STA2	STA4	STA5	STA6	STA7	STA8	STA9	STA11	STA12	STA13	STA14	STA15	STA16	STA17	STA18	STA19	STA20
11.1	-	-	-	-	-	-	?	-	-	-	-	-	-	-	-	-	-	-
11.2	?	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
11.3	+	+	-	+	+	?	+	+	+	-	-	-	-	-	-	-	+	-
11.4	?	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
12) To provide appropriate housing and accommodation to meet existing and future needs																		
12.1	++	++	++	++	++	++	++	++	-	++	++	++	++	++	++	++	++	++
12.2	+	+	+	+	+	+	+	++	+	+	++	+	++	+	+	++	+	+
12.3	?	++	++	++	++	++	++	?	+	++	++	++	++	++	++	++	++	++
13) To promote the efficient use of resources, including land and ensure the necessary infrastructure to support sustainable development																		
13.1	++	+	+	+	+	+	?	+	+	+	+	+	+	+	+	+	+	+
13.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14) To improve the education and skills of the population																		
14.1	-	-	-	-	-	-	-	-	-	+	+	+	+	+	-	+	+	-



Sites Explored in Takeley

Table 103: Preferred allocations in Takeley

Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
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Allocated Sites

TAK2	TAK1	Land at Dunmow Road	Total: 12
TAK1	TAK5	Land between 1 Coppice Close and Hillcroft, South of B1256, Takeley Street	Total: 20

Non-Allocated Site Alternatives

02Tak15	TAK6	Opposite Taylors Farm, The Street, Takeley, CM22 6QR	Total: 11
06Tak15	TAK7	Land south of Dunmow Road, Takeley Street, Takeley, CM22 6QN	Total: 17
07Tak15	TAK8	United House, The Street, Takeley, CM22 6QR	Total: 10
08Tak15	TAK9	Land south and west of Priors Wood, Takeley. Priors Green West Development (200 units), CM22 6QD	Total: 200
09Tak15	TAK10	Land north of Priors Green, Takeley. Development Opportunity Area 2 (750 units), CM6 1FD	Total: 750
10Tak15	TAK11	Land north of Priors Green, Takeley. Development Opportunity Area 3 (1500 units), CM6 1FD	Total: 1,500
11Tak15	TAK12	Land north of Priors Green and South/ West of Priors Wood. (1700 units), CM6 1FD	Total: 1,700
12Tak15	TAK13	Land to the West of Takeley, CM22 6RJ	Total: 320
13Tak15(a)	TAK14	Land north of Taylors Farm, Takeley Street, Takeley, CM22 7TF	Total: 750
03Tak15	TAK17	Site 1 Land adjoining Millers, Takeley, CM22 6QL	Total: 11
04Tak15	TAK18	Site 2 Land adjoining Millers Takeley, CM22 6QD	Total: 48
15Tak15	TAK19	Land adjacent to Pincey Broom, Dunmow road, Takeley, CM22 6QN	Total: 50
17Tak15	TAK20	Rear of the Old Bakery, Takeley Street, Takeley, CM22 6QR	Total: 128
23Tak17	TAK21	Land opposite Smith's Green, Takeley	Total: 40-50

Potential Cumulative Impacts

Biodiversity	There may be cumulative effects to the broad green infrastructure in this area due to the potential impacts the allocated sites could have on Local Wildlife Sites.
Ancient Woodland	The sites are in close proximity to Ancient Woodland; with possible cumulative negative effects resulting should any of this be disturbed or harmed through construction.



SA Objective	Site Reference															
	Allocated sites		Alternative sites													
	TAK1	TAK5	TAK17	TAK6	TAK7	TAK8	TAK9	TAK10	TAK11	TAK12	TAK13	TAK14	TAK18	TAK19	TAK20	TAK21
4) To conserve and enhance soil and contribute to the sustainable use of land																
4.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5) To maintain and enhance the district's cultural heritage assets and their settings																
5.1	+	-	+	-	?	-	-	-	--	--	-	--	+	+	+	+
5.2	-	-	++	-	++	-	-	++	++	-	++	-	++	++	-	++
5.3	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
6) To reduce contributions to climatic change																
6.1	N/A															
7) Reduce and control pollution																
7.1	+	+	+	+	+	+	+	+	-	-	+	-	+	+	+	+
7.2	++	++	++	++	++	-	++	++	-	++	++	-	++	++	++	++
7.3	0	0	0	0	0	0	0	0	?	?	0	?	0	0	0	+
7.4	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
7.5	0	0	0	0	?	?	0	0	0	0	0	0	0	0	0	0
8) To reduce the risk of flooding																



SA Objective	Site Reference															
	Allocated sites		Alternative sites													
	TAK1	TAK5	TAK17	TAK6	TAK7	TAK8	TAK9	TAK10	TAK11	TAK12	TAK13	TAK14	TAK18	TAK19	TAK20	TAK21
8.1	++	++	++	++	--	++	++	++	++	++	++	++	++	-	++	++
8.2	?	+	?	++	-	+	++	?	?	?	?	?	+	-	-	++
9) To promote and encourage the use of sustainable methods of travel																
9.1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
9.2	++	++	++	++	++	?	++	++	++	++	++	++	++	++	++	++
10) To ensure accessibility to services																
10.1	-	-	-	-	-	-	++	-	++	++	++	-	-	-	-	-
10.2	-	-	-	-	-	-	-	++	++	++	-	-	-	-	-	+
10.3	+	-	-	-	-	-	+	++	++	++	-	++	-	-	-	+
10.4	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-
10.5	+	+	+	+	+	+	?	?	+	+	?	+	+	+	+	+
11) To improve the population's health and promote social inclusion																
11.1	+	+	+	+	+	+	?	?	?	?	?	?	+	+	+	+
11.2	+	+	+	+	+	+	++	++	++	++	++	+	+	+	+	+
11.3	+	+	+	+	+	+	--	?	--	--	-	--	+	+	-	-



SA Objective	Site Reference															
	Allocated sites		Alternative sites													
	TAK1	TAK5	TAK17	TAK6	TAK7	TAK8	TAK9	TAK10	TAK11	TAK12	TAK13	TAK14	TAK18	TAK19	TAK20	TAK21
11.4	+	+	+	+	+	+	++	++	++	++	++	+	+	+	+	+
12) To provide appropriate housing and accommodation to meet existing and future needs																
12.1	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
12.2	+	+	+	++	+	+	+	+	+	+	+	+	+	+	+	+
12.3	?	?	++	?	?	++	++	++	++	++	++	++	++	++	++	++
13) To promote the efficient use of resources, including land and ensure the necessary infrastructure to support sustainable development																
13.1	++	+	+	-	+	+	+	+	+	+	+	++	+	+	+	+
13.2	0	0	0	0	0	0	0	++	++	++	0	++	0	0	0	0
13.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14) To improve the education and skills of the population																
14.1	-	-	-	-	-	-	-	++	++	++	-	++	-	-	-	-
14.2	+	+	+	+	+	+	+	-	-	-	+	-	+	+	+	+
14.3	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
15) To ensure sustainable employment provision and economic growth																
15.1	0	0	0	0	0	-	+	+	+	+	0	+	0	0	0	0



SA Objective	Site Reference															
	Allocated sites		Alternative sites													
	TAK1	TAK5	TAK17	TAK6	TAK7	TAK8	TAK9	TAK10	TAK11	TAK12	TAK13	TAK14	TAK18	TAK19	TAK20	TAK21
15.2	++	++	++	++	++	-	++	++	++	++	++	++	++	++	++	++
15.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15.4	0	0	0	0	0	0	+	+	+	+	0	+	0	0	0	0
15.5	-	-	+	-	-	-	0	0	0	0	-	0	+	-	-	-



Sites Explored in Thaxted

Table 105: Preferred allocations in Thaxted

Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
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Allocated Sites

THA1	THA10	Land at Claypits Farm, Great Barfield	Total: 20
THA2	THA1	Land off Wedow Road	Total: 40
THA2	THA2	Molecular Products Ltd Mill End Essex CM6 2LT	Total: 29

Non-Allocated Site Alternatives

04Tha15	THA11	Land south of Sampford Road, Thaxted, CM6 2FE	Total: 369
05Tha15	THA3	Land south of Bardfield Road, east of 20 Claypits Villas, opposite Levetts Farm, CM6 2LR	Total: 16
06Tha15	THA12	Enclosed pasture land, east of Dunmow Road, opposite Totmans Farm, Thaxted, CM6 2LU	Total: 22
07Tha15	THA13	Land south of Townfield, Bardfield Proad with access from both Dunmow Road and / or Bardified Road, CM6 2LP	Total: 12
08Tha15	THA14	Land east of Dunmow Road, to the north of Priors Hall, Thaxted, CM6 2LU	Total: 72
09Tha15	THA4	Land east of Wedow Road, (land off Cophall Lane), CM6 2LX	Total: 45
11Tha15	THA5	Warners Field Depot, Bardfield Road, Thaxted, CM6 2LG	Total: 10
13Tha15	THA15	Land at Barnards Field, Thaxted, CM6 2LY	Total: 75
15Tha15	THA8	Land east of Park Lane, Thaxted, CM6 2NE	Total: 25
17Tha15	THA9	Land east of the Mead, Thaxted (now safeguarded for education)	Total: 25
19Tha15	THA17	Land between Farmhouse Inn and Mayes Place, Monk Street, Thaxted, CM6 2NR	Total: 18



Potential Cumulative Impacts

Landscape	As can be expected from development of greenfield sites on the periphery of the existing settlement, there can be expected to be cumulative negative landscape issues. All of the sites are in a landscape character area with a moderate – high sensitivity to change.
Soil	All of the sites are on greenfield land with a cumulative loss of Grade 2 agricultural land around the settlement.
The Historic Environment	Two of the sites are in close proximity of heritage assets with the potential for harm. Cumulatively these can have a wider effect on the historic characteristics of the village. It should be noted however that the assessment does not consider the detailed proposals and whether mitigation is possible or the proposal acceptable.
Primary school capacity	The site allocations within Thaxted can be expected to put pressure on local primary school capacity within the settlement, with no single site large enough to meet the threshold for a primary school to be required as part of the development. This is exacerbated cumulatively



Table 106: Appraisal of sites – Thaxted

SA Obj	Site Reference															
	Allocated sites			Alternative sites												
	THA1	THA2	THA10	THA9	THA3	THA4	THA5	THA6	THA7	THA8	THA11	THA12	THA13	THA14	THA15	THA17
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District																
1.1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
1.2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
1.3	--	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive																
2.1	+	-	+	+	+	--	-	+	-	+	+	+	+	+	+	-
2.2	++	++	++	++	++	++	++	++	++	++	?	++	++	++	++	++
3) To conserve and enhance the District's landscape character and townscapes																
3.1	-	-	-	-	-	-	-	-	-	-	-	+	+	+	-	-
3.2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
3.3	--	++	+	--	--	--	++	+	+	--	--	--	--	--	--	--
3.4	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
3.5	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
3.6	-	++	-	-	-	-	--	-	-	-	-	--	--	-	--	--



SA Obj	Site Reference																
	Allocated sites			Alternative sites													
	THA1	THA2	THA10	THA9	THA3	THA4	THA5	THA6	THA7	THA8	THA11	THA12	THA13	THA14	THA15	THA17	
4) To conserve and enhance soil and contribute to the sustainable use of land																	
4.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	?
5) To maintain and enhance the district's cultural heritage assets and their settings																	
5.1	+	-	-	+	-	-	+	+	-	-	+	-	-	-	+	+	
5.2	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	
5.3	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	
6) To reduce contributions to climatic change																	
6.1	N/A																
7) Reduce and control pollution																	
7.1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
7.2	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	
7.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7.4	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	
7.5	0	?	0	0	0	0	?	0	0	0	0	0	0	0	0	0	
8) To reduce the risk of flooding																	



SA Obj	Site Reference																
	Allocated sites			Alternative sites													
	THA1	THA2	THA10	THA9	THA3	THA4	THA5	THA6	THA7	THA8	THA11	THA12	THA13	THA14	THA15	THA17	
8.1	++	++	++	++	++	-	++	++	++	++	++	++	++	++	++	++	
8.2	++	-	-	-	+	+	?	++	+	+	-	+	+	-	-	+	
9) To promote and encourage the use of sustainable methods of travel																	
9.1	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+	+	-
9.2	++	?	?	?	++	+	?	?	?	?	?	?	?	?	?	?	?
10) To ensure accessibility to services																	
10.1	+	+	+	++	-	-	+	-	+	+	+	-	-	+	+	-	
10.2	+	-	-	-	-	+	-	-	-	-	-	-	-	-	-	-	
10.3	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	-	
10.4	-	-	-	-	-	+	-	-	-	-	-	-	-	-	-	-	
10.5	+	++	+	+	+	-	+	+	+	+	+	+	+	+	+	?	
11) To improve the population's health and promote social inclusion																	
11.1	-	--	--	-	--	-	-	--	--	--	--	--	--	--	--	--	
11.2	+	+	+	+	+	--	+	+	+	+	+	+	+	+	+	+	
11.3	+	?	+	+	+	+	+	+	?	-	-	+	-	-	+	+	



Sites Explored in Type A Villages

This section assesses the sites put forward for development in type A villages which are identified in the Local Plan Spatial Strategy as:

- Ashdon
- Birchanger
- Chrishall
- Clavering
- Debden
- Farnham
- Felsted
- Flitch Green
- Great Easton
- Great Sampford
- Hatfield Broad Oak
- Henham
- Leaden Roding
- Little Hallingbury
- Manuden
- Quendon and Rickling
- Radwinter
- Stebbing
- Wimbish

Sites in Felsted

Table 107: Preferred allocations in Felsted

Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
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Allocated Sites

FEL1	FEL21	Land north of Station Road	Total: 40
FEL3	FEL1	Former Ridleys Brewery, Hartford End	Total: 21
FEL2	FEL2	Land East of Braintree Road	Total: 30



Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
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Non-Allocated Site Alternatives

01Fel15	FEL3	Land east of Bury Farm, Station Road, Felsted, CM6 3HD	Total: 90
05Fel15	FEL4	Land south of Watch House Green, CM6 3EF	Total: 34
06Fel15	FEL5	Chaffix Farm, Braintree Road, Felsted CM6 3DZ	Total: 10
12Fel15	FEL6	Gransmore Meadow, Chelmsford Road, Felsted, CM6 3ET	Total: 10
13Fel15	FEL7	Land to the south of B1417 Braintree Road, Felsted, CM6 3DU	Total: 95
14Fel15	FEL8	Land to the west of Chelmsford Road, Felsted, CM6 3ET	Total: 135
15Fel15	FEL9	Land off Causeway End Road, Chelmsford Road, Felsted, CM6 3LU	Total: 13
16Fel15	FEL10	Maranello/Felmoor Farm, Watch House Green, Felsted, CM6 3EF	Total: 15
18Fel15	FEL12	Land East of Braintree Road (Site 2), Watch House Green, Felsted, CM6 3EF	Total: 30
19Fel15	FEL13	Sunnybrook Farm, Braintree Road, Watch House Green, Felsted, CM6 3EF	Total: 30
20Fel15	FEL14	Sunnybrook Farm, Braintree Road, Watch House Green, Felsted, CM6 3EF	Total: 10
23Fel15	FEL15	Sparlings Farm (Site 3, Parcel ID 2256) Gransmore Green, Felsted, CM6 3LB	Total: 480
25Fel15	FEL17	Sparlings Farm (Site 5, Parcel ID 7156) Gransmore Green, Felsted, CM6 3LB	Total: 231
26Fel15	FEL18	Sparlings Farm (Site 6, Parcel ID 6125) Gransmore Green, Felsted, CM6 3LB	Total: 116
27Fel15	FEL19	Sparlings Farm (Site 7, Parcel ID 4312) Gransmore Green, Felsted, CM6 3EF	Total: 246
29Fel16	FEL20	Land at Newhouse Farm, Causeway End Road, Felsted, CM6 3LU	Total: 49
02Fel15	FEL22	Highlands, Bartholomew Green, Felsted, CM3 1QG	Total: 41
07Fel15	FEL23	Weavers Farm, Braintree Road, Felsted, CM6 3Ef	Total: 45
08Fel15	FEL24	Kinvara Business Centre, Felsted, CM6 3LB	Total: 15

Potential Cumulative Impacts

Water Quality	The allocated sites are in close proximity to water bodies or include them on site. This may have some negative effects on water quality, subject to any detailed mitigation (or avoidance) on site at the planning application stage.
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SA Obj	Site Reference																							
	Allocated sites			Alternative sites																				
	FEL 1	FEL 2	FEL 21	FEL 3	FEL 4	FEL 5	FEL 6	FEL 7	FEL 8	FEL 9	FEL 10	FEL 11	FEL 12	FEL 13	FEL 14	FEL 15	FEL 16	FEL 18	FEL 19	FEL 20	FEL 22	FEL 23	FEL 24	
7.5	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8) To reduce the risk of flooding																								
8.1	+	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
8.2	+	+	++	++	++	++	++	++	++	?	++	+	++	++	++	+	+	+	+	+	+	-	-	-
9) To promote and encourage the use of sustainable methods of travel																								
9.1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+
9.2	++	++	++	++	++	++	++	?	++	++	++	++	++	++	++	++	++	++	++	?	++	++	++	++
10) To ensure accessibility to services																								
10.1	-	-	-	-	-	-	+	+	+	-	-	-	-	-	-	-	-	-	-	++	-	-	-	-
10.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	+	+	-	-	-
10.3	-	+	+	+	+	+	-	+	-	-	+	+	+	+	+	-	-	-	-	-	-	+	-	-
10.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	?	+	-	-	-
10.5	+	?	+	?	+	+	?	+	+	+	+	?	+	+	+	?	?	+	?	-	?	+	+	+
11) To improve the population's health and promote social inclusion																								



SA Obj	Site Reference																							
	Allocated sites			Alternative sites																				
	FEL 1	FEL 2	FEL 21	FEL 3	FEL 4	FEL 5	FEL 6	FEL 7	FEL 8	FEL 9	FEL 10	FEL 11	FEL 12	FEL 13	FEL 14	FEL 15	FEL 16	FEL 18	FEL 19	FEL 20	FEL 22	FEL 23	FEL 24	
11.1	?	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11.2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
11.3	+	+	+	-	+	+	+	-	+	+	-	+	+	-	-	-	+	-	-	-	-	-	-	-
11.4	+	+	+	++	+	+	+	+	+	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+
12) To provide appropriate housing and accommodation to meet existing and future needs																								
12.1	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
12.2	+	+	+	++	+	+	+	+	+	+	++	+	+	+	+	+	+	+	+	++	++	++	++	+
12.3	++	++	++	++	++	++	++	++	++	++	++	?	?	++	++	?	?	?	?	?	?	?	?	?
13) To promote the efficient use of resources, including land and ensure the necessary infrastructure to support sustainable development																								
13.1	+	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
13.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0
13.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14) To improve the education and skills of the population																								



Sites in other Type A Villages

Table 109: Preferred allocations in Type A villages

Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
Allocated Sites			
Henham			
HEN1	HEN4	Land south of School Lane – HASN'T BEEN APPRAISED	Total: 35
Clavering			
CLA1	CLA1	Land south of Oxleys Close	Total: 13
Great Easton			
04GtEas15	GTEAS1	Land off Brocks Mead, Great Easton, CM6 2HR	Total: 40
Debden			
DEB1	DEB3	Land west of Thaxted Road	Total: 25
Little Hallingbury			
LtHAL1	LH1	Land at Dell Lane	Total: 16
Quendon and Rickling			
QUE2	QUE1	Ventnor Lodge Cambridge Road Quendon Saffron Walden CB11 3XQ	Total: 12
QUE1	QUE2	Land east of Foxley House	Total: 19
Radwinter			
RAD1	RAD1	Land north of Walden Road	Total: 22
Flitch Green			
FLI1	FLI1	Land off Tanton Road	Total: 47
FLI1	FLI2	Village Centre, Land at Webb Road and Hallett Road	Total: 25
Stebbing			
STE1	STE1	Land to east of Parkside and rear of Garden Fields	Total: 30
Non-Allocated Site Alternatives			
01HBO15	HBO6	Land adjacent to Woodland, B183 to Hatfield Broad Oak, CM22 6NP	Total: 45
02HBO15	HBO1	Land at Bonningtons Farm Station Road, Takeley, (Hatfield Broad Oak Parish), CM22 6SQ	Total: 54
03HBO15	HBO2	Land west of Station road, Land at Bonnington Green, Takeley (Hatfield Broad Oak Parish), CM22 6SQ	Total: 280
04HBO15	HBO3	Land west of Station road, Land at Bonnington Green, Takeley (Hatfield Broad Oak Parish), CM22 6SQ	Total: 203



Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
05HBO15	HBO4	Great Chalks, High Street, Hatfield Broad Oak, CM22 7HQ	Total: 10-66
06HBO15	HBO5	Land south of Newbury Meadow, off Cage End Road, Hatfield Broad Oak, CM22 7HX	Total: 30
08HBO17	HBO7	Land north of Hammonds Road, Hatfield Broad Oak	Total: 24
09Bir16	BIR2	Land to the south of Forest Hall Road and east of the M11, Stansted Mountfitchet (smaller scale of proposed new settlement / Garden Community option)	Total: 792
01Hen15	HEN5	Conifers Old Mead Lane, Henham, CM22 6JH	Total: 22
02Hen15	HEN2	Land at Henham Glebe - to the south of Hall Close and to the east of the Vicarage, CM22 6AU	Total: 90
04Hen15	HEN3	Land south of Vernons Close, Henham, CM22 6AE	Total: 36
05Hen15	HEN6	Land south of Vernons Close, Mill Road, Henham, CM22 6AF	Total: 120
07Hen16	HEN7	Land north of Chickney Road, CM22 6BE	Total: 19
08Hen17	HEN8	Land at Mill Road (cricket field), Henham	Total: 70-90
04Cla14	CLA2	Land to the south of Oxleys Close, Stortford Road, Clavering, CB11 4PB	Total: 13
05Cla15	CLA3	Land west of Stortford Road, Clavering, CB11 4PB	Total: 14
07Cla15	CLA4	Land west of Clavering Primary School, CB11 4PY	Total: 45
10Cla15	CLA6	Land north of the former Jubilee works site, Clavering, CB11 4WA	Total: 50
13Cla15	CLA7	Land at Southern side of the B1038 on western approach to Wicken Bonhunt, Clavering, CB11 3UJ	Total: 15
16Cla15	CLA8	Land at Stevens Farm, Clavering, CB11 3UJ	Total: 15
17Cla15	CLA9	Land adj to St Catherines Grange & the Court to the north of the existing highway from Clavering to Stickling Green, Clavering, CB11 4WA	Total: 46
18Cla15	CLA10	Field adjacent to Windy Ridege, Wicken Bonhunt, Clavering, CB11 4QT	Total: 10
21Cla15	CLA11	Land off Clatterbury Lane and Land to Rear, Hill Green, Clavering, CB11 4QU	Total: 24
22Cla15	CLA12	Land west of Colehills Close, Clavering, CB11 4QN	Total: 50
23Cla15	CLA13	Land west of Colehills Close and Land to west, Clavering, CB11 4QN	Total: 76
02Man16	MAN1	Land north of Stewart's Way and West of The Street, CM23 1DU	Total: 30
01Far15	FAR1	Land south of Four Winds, Farnham, CM23 1HW	Total: 18



Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
02Far15	FAR2	Land south of Globe Farmhouse, Farnham, CM23 1HS	Total: 25
03Far15	FAR3	Land south of Four Winds to 21 Rectory Lane, Farnham, CM23 1HS	Total: 16
04Far15	FAR4	Land south of Globe Farmhouse, land south of Four Winds to 21 Rectory Lane, Farnham, CM23 1HS	Total: 41
02GtEas15	GTEAS2	Land to east of Snow Hill, Great Easton, CM6 2DS	Total: 30
01LRod15	LROD1	Land north of Stortford Road, Leaden Roding, CM6 1RB	Total: 13
02LRod15	LROD2	Land fronting the Stortford Road (A1060)(Scheme 1) Leaden Roding, CM6 1QX	Total: 100
03LRod15	LROD3	Land fronting the Stortford Road (A1060)(Scheme 2) Leaden Roding, CM6 1QX	Total: 58
01Ste15	STE6	Meadowbrook, Mill Lane, Stebbing, CM6 3SN	Total: 10
07Ste16	STE3	Land at Stebbing (Plot A), West of High Street / South of Downs Villas, CM6 3RA	Total: 17
08Ste16	STE4	Land adjacent to Stebbing (Plot B), (west of High Street, south of Falcons), CM6 3SH	Total: 50
09Ste16	STE5	Land north of Brick Kiln Lane, Stebbing, CM6 3TU	Total: 50
10Ste16	STE7	Land east of Warehouse Villas, Newpastures Lane/ Portes Hall Lane, Stebbing, CM6 3SU	Total: 20-30
01GtSam15	GTSAM1	Site east of Sparepenny Lane, Great Sampford, CB10 2RJ	Total: 100
01GtSam15	GTSAM2	Site east of Sparepenny Lane, Great Sampford CB10 2RJ (smaller capacity of above)	Total: 5+
07Que17	QUE3	Land to the south-west of Brick Kiln Lane, Coney Acre, Rickling Green	Total: 40-67
08Que17	QUE4	Land north-east of Belchamp's Lane, Rickling Green	Total: 143-238
01Deb15	DEB1	Land adjoining Bannock Burn, Henham Road, Debden Green, Saffron Walden, CB11 3LX	Total: 19
02Deb15	DEB2/3	Land west of Thaxted Road, Debden, CB11 3LN	Total: 25-50

Potential Cumulative Impacts

N/A	No cumulative effects have been identified in any of the remaining Type A villages.
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SA Obj	Site Reference																						
	Allocated sites											Alternative sites											
	HEN4	CLA1	GTEAS1	DEB3	LH1	QUE1	QUE2	RAD1	FLI 1	FLI2	STE1	HB05	HEN3	CLA2	CLA3	DEB2	FAR1	FAR3	GT SAM2	STE3	MAN1	FAR2	FAR4
13.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14) To improve the education and skills of the population																							
14.1	+	-	+	-	+	-	-	-	+	+	-	-	-	-	-	-	-	-	-	-	-	-	-
14.2	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+
14.3	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
15) To ensure sustainable employment provision and economic growth																							
15.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15.2	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
15.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	+	-	-	-	-



Table 111: Appraisal of sites – Type A villages (under 50 dwellings) continued

SA Obj	Site Reference											
	Alternative sites											
	CLA8	CLA9	CLA10	CLA11	GT EAS2	HBO6	HBO7	HEN 5	HEN 7	LR0D1	STE 6	STE 7
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District												
1.1	+	+	+	+	+	+	+	+	+	+	+	+
1.2	+	+	+	+	+	+	+	+	+	+	+	+
1.3	+	+	+	+	+	+	+	+	+	+	+	+
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive												
2.1	+	+	+	+	+	-	-	-	+	+	-	+
2.2	?	++	?	?	++	++	++	++	++	++	++	++
3) To conserve and enhance the District's landscape character and townscapes												
3.1	-	-	-	-	-	-	-	-	-	-	-	+
3.2	+	+	+	+	+	+	+	+	+	+	+	+
3.3	--	--	-	--	-	--	--	-	-	-	-	--
3.4	++	++	++	++	++	++	++	++	++	-	++	++



SA Obj	Site Reference											
	Alternative sites											
	CLA8	CLA9	CLA10	CLA11	GT EAS2	HBO6	HBO7	HEN 5	HEN 7	LROD1	STE 6	STE 7
3.5	++	++	++	++	++	++	++	++	++	++	++	++
3.6	-	-	-	-	-	-	-	-	-	-	-	-
4) To conserve and enhance soil and contribute to the sustainable use of land												
4.1	-	-	-	-	-	-	-	-	-	-	?	-
5) To maintain and enhance the district's cultural heritage assets and their settings												
5.1	+	+	+	+	+	+	+	+	+	+	-	+
5.2	++	++	++	++	++	++	++	++	++	++	++	++
5.3	+	+	+	+	+	+	+	+	-	+	+	+
6) To reduce contributions to climatic change												
6.1	N/A											
7) Reduce and control pollution												
7.1	+	+	+	+	+	+	+	-	+	+	+	+
7.2	++	++	++	++	-	++	++	++	++	++	++	++



SA Obj	Site Reference											
	Alternative sites											
	CLA8	CLA9	CLA10	CLA11	GT EAS2	HBO6	HBO7	HEN 5	HEN 7	LROD1	STE 6	STE 7
7.3	0	0	0	0	0	0	0	0	0	0	0	0
7.4	++	++	++	++	++	++	++	++	++	++	++	++
7.5	0	0	0	0	0	0	0	0	0	0	0	0
8) To reduce the risk of flooding												
8.1	++	++	++	++	++	++	++	++	++	++	++	++
8.2	++	+	++	++	+	-	++	-	++	-	++	++
9) To promote and encourage the use of sustainable methods of travel												
9.1	+	+	+	+	+	+	+	+	+	+	+	+
9.2	++	++	++	++	++	++	++	++	++	++	++	++
10) To ensure accessibility to services												
10.1	-	-	-	-	-	-	+	-	-	-	-	-
10.2	-	-	-	-	-	-	-	-	-	-	-	-
10.3	-	-	-	-	+	-	+	-	-	+	+	-



SA Obj	Site Reference																
	Alternative sites																
	LROD2	LROD3	QUE3	QUE4	HB01	HBO2	HBO3	HBO4	BIR2	HEN2	DEB1	MAN1	FAR2	FAR4	GT SAM 1	STE4	STE5
13.2	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0
13.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	14) To improve the education and skills of the population																
14.1	+	+	+	+	-	-	-	-	++	-	-	-	-	-	-	-	-
14.2	-	-	+	+	+	+	+	+	-	+	+	+	+	+	-	+	+
14.3	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
	15) To ensure sustainable employment provision and economic growth																
15.1	0	0	0	0	-	+	+	0	+	0	0	0	0	0	0	0	0
15.2	++	++	++	++	-	++	++	++	++	++	++	++	++	++	++	++	++
15.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15.4	0	0	0	0	0	0	-	0	-	0	0	0	0	0	0	0	0
15.5	-	-	-	-	-	-	0	-	-	-	-	-	-	-	+	-	-



Sites in Type B villages

This section assesses the sites put forward for development in type B villages which are identified in the Local Plan Spatial Strategy as:

- Arkesden
- Aythorpe Roding
- Barnston
- Berden
- Broxted
- Elmdon
- Great Canfield
- Great Hallingbury
- Hadstock
- Hempstead
- High Easter
- High Roding
- Langley
- Lindsell
- Littlebury
- Little Canfield
- Little Easton
- Little Dunmow
- Ugley
- Wendens Ambo
- Wicken Bonhunt
- Widdington
- White Roding

Table 113: Preferred allocations in Type B villages

Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
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Allocated Sites

Little Dunmow



Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
LtDUN1	LTDUN1	Dunmow Skips Site	Total: 6
High Roding			
HROD1	HROD1	Land at Meadow House Nursery	Total: 40
Non-Allocated Site Alternatives			
01Bar15	BAR1	Land to South east of High Easter Road, Barnston, CM6 1PH	Total: 23
02GtCan15	GTCAN1	Land north of Lavenhams, Canfield Road, CM22 6SU	Total: 10
03GtCan15	GTCAN2	Land to the south of Canfield Park Cottage, Canfield Road, CM22 6ST	Total: 10
05GtCan15	GTCAN3	Sandhurst, Canfield Road, Takeley (Great Canfield Parish), CM22 6SU	Total: 10
06GtCan17	GTCAN4	Land off Great Canfield Road	Total: 166
06GtHal16	GTHAL1	Land south of Church Road, Bedlar's Green, Bishop's Stortford, CM22 7TS	Total: 41
01GtHal15	GTHAL2	Paddock to North East of The Hop Poles PH, Bedlars Green Lane, Great Hallingbury, CM22 7TP	Total: 28
02GtHal15	GTHAL3	Land to East of the Old Elm, Start Hill, Tilekiln Green, Great Hallingbury, CM22 7TH	Total: 35
03GtHal15	GTHAL4	Land off Bedlams Lane, Bishops Stortford (Gt Hallingbury Parish), CM23 5LA	Total: 180
02HEas15	HEAS1	Parsonage Meadows. High Easter, CM1 4QZ	Total: 10
01HRod15	HROD2	Land to rear of Meadowlands, The Street, High Roding, CM6 1NP	Total: 10
04HRod16	HROD3	Allotment Gardens, Dunmow Road, High Roding, Essex, CM6 1NN	Total: 10
02HRod15	HROD4a	Roding Hall, High Roding, CM6 1NN	Total: 160
03HRod15	HROD4b	Roding Hall, High Roding, CM6 1NN	Total: 60
01Lit15	LIT1	Land to the east of Cambridge Road (B1383), Littlebury, CB11 4TN	Total: 13
02Lit17	LIT2	Land between Cambridge Road and Strethall Road	Total: 30
01LtCan15	LTCAN1	Land adjacent to Squires Cottage Stortford Road Little Canfield, CM6 1SR	Total: 10
02 / 04 LtCan15	LTCAN2	Tree Tops Dunmow Road, Little Canfield CM6 1TA	Total: 10
03LtCan15	LTCAN3	Huntingfields House, Stortford Road, Little Canfield CM6 1SL	Total: 60 (inc. residential care home)



Local Plan Policy / SHLAA Reference	SA reference	Address	Indicative dwelling yield
10LtCan15	LTCAN5	Land off Stortford Road, Little Canfield, CM6 1SR	Total: 315
11LtCan15	LTCAN6	Land off Stortford Road, Little Canfield, CM6 1SR	Total: 145
03LtChe15	LTCHE1	Land to the north east of London Road, Great Chesterford (Little Chesterford Parish), CB10 1QP	Total: 200
04LtChe15	LTCHE2	Land to the south west of London Road (B1383) Great Chesterford, CB10 1QP	Total: 100
01LtDun15	LTDUN4	Chelmer Mead, land south-east of Little Dunmow and north of Flitch Green (400 units)	Total: 400
02LtDun15	LTDUN2	Chelmer Mead, land south-east of Little Dunmow and north of Flitch Green (750 units), CM6 3HN	Total: 750
03LtDun15	LTDUN3	Chelmer Mead, land south-east of Little Dunmow and north of Flitch Green (1700 units), CM6 3HN	Total: 1,700
04LtEas15	LTEAS1	Hogland Cottage, Park Road, Little Easton CM6 2JL	Total: 80
05LtEas15	LTEAS2	Land west of Great Dunmow, Park Road, Little Easton, CM6 2JN	Total: 1,000
02 / 03 LtWal15	LTWAL1	Hall Farm Little Walden, CB10 1XA	Total: 10
01Sew15	SEW3	Cole End Lane, Swards End, Saffron Walden, CB10 2LQ	Total: 669
02Sew15	SEW1	Land at 6 Walden Road, Swards End, CB10 2LF	Total: 50
07Sew15	SEW4	Crossways, Redgates lane, Swards End, CB10 2LG	Total: 92
03Ugl15	UGL1	Site to the north of 23-25 Bedwell Road, Ugley Green, to the west of 305 Bedwell Road, Ugley Green, CM22 6HG	Total: 12
02Ugl15	UGL2	Hascombe Farm, North Hall Road, Quendon, CB11 3XP	Total: 10
04Ugl15	UGL3	Land on the south side of Pound Lane, Ugley, CM22 6HT	Total: 48
05Ugl15	UGL4	Land to east of The Chequers PH, Patmore End, Ugley, CM22 6HZ	Total: 21
03Wic17	WIC1	Land east of Keepers Cottage, Wicken Bonhunt	Total: 41
02Wid15	WID1	Land rear of Meadow Cottage, High Street, Widdington, CB11 3SG	Total: 10
03LtWal15	LTWAT2	Hall Farm, Little Walden, CB10 1XA	Total: 10

Potential Cumulative Impacts

N/A	No cumulative effects have been identified in any of the Type B villages.
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SA Obj	Site Reference															
	Alternative sites															
	GCCAN4	GTHAL4	LTDUN3	LTDUN4	LT CAN3	LT CAN5	LT CAN6	LT CHE1	LT CHE2	LT DUN2	LT EAS1	LT EAS2	SEW1	SEW3	SEW4	HROD4a
7.4	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
7.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8) To reduce the risk of flooding																
8.1	++	++	++	++	++	+	++	++	++	++	++	++	++	++	++	++
8.2	+	+	+	+	+	-	++	++	++	+	++	+	+	+	+	+
9) To promote and encourage the use of sustainable methods of travel																
9.1	+	-	+	+	-	+	+	++	++	+	+	+	+	+	+	+
9.2	?	++	++	++	++	?	?	++	++	++	?	++	?	++	?	?
10) To ensure accessibility to services																
10.1	-	+	++	++	-	-	-	+	+	++	-	-	-	-	-	-
10.2	-	-	++	++	-	-	-	-	-	++	-	+	-	-	-	-
10.3	+	-	++	++	-	+	+	+	+	++	-	-	-	-	-	-
10.4	-	+	+	+	++	+	+	-	-	+	++	++	+	+	+	-



SA Obj	Site Reference															
	Alternative sites															
	GCCAN4	GTHAL4	LTDUN3	LTDUN4	LT CAN3	LT CAN5	LT CAN6	LT CHE1	LT CHE2	LT DUN2	LT EAS1	LT EAS2	SEW1	SEW3	SEW4	HROD4a
10.5	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
11) To improve the population's health and promote social inclusion																
11.1	?	+	-	-	+	+	+	-	-	-	?	?	-	-	-	-
11.2	+	+	++	++	+	+	+	+	+	++	+	+	+	+	?	+
11.3	+	+	-	-	+	-	-	+	+	-	-	-	-	-	+	-
11.4	+	+	++	++	+	+	+	+	+	++	+	+	+	+	+	+
12) To provide appropriate housing and accommodation to meet existing and future needs																
12.1	++	++	++	++	++	++	++	++	++	++	++	++	++	++	+	++
12.2	+	++	+	+	++	++	++	+	+	+	+	++	+	++	+	+
12.3	?	++	?	?	?	?	++	++	++	?	++	++	++	++	++	++
13) To promote the efficient use of resources, including land and ensure the necessary infrastructure to support sustainable development																
13.1	+	+	+	+	+	+	+	+	+	+	+	++	+	+	+	+
13.2	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0



SA Obj	Site Reference															
	Alternative sites															
	GCCAN4	GTHAL4	LTDUN3	LTDUN4	LT CAN3	LT CAN5	LT CAN6	LT CHE1	LT CHE2	LT DUN2	LT EAS1	LT EAS2	SEW1	SEW3	SEW4	HROD4a
13.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14) To improve the education and skills of the population																
14.1	-	-	++	++	-	-	-	-	-	++	-	++	-	-	-	-
14.2	-	+	-	-	+	+	+	-	-	-	+	-	-	-	-	-
14.3	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
15) To ensure sustainable employment provision and economic growth																
15.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15.2	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
15.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15.5	-	+	-	-	-	-	-	+	+	-	-	-	-	-	-	-



Mixed Used Allocations

Table 116: Mixed Use Allocations

Local Plan Policy / SHLAA Reference	Preferred options SA Reference	Address	Allocation size
Preferred Site Allocations			
Great Dunmow			
GTDUN9	MU1	Land west of Chelmsford Road	370 dwellings, 1.4 ha retail and 2.1 ha employment land
Saffron Walden			
SAF8	MU16	Land south of Radwinter Road, Saffron Walden	200 dwellings, 42 extra care units, 0.5ha employment (B1 offices) and 1.2 ha primary school.
Non-Preferred Site Alternatives			
Elsenham			
04EIs15	MU2	Land north of Stansted Road, Elsenham, CM22 6JS	30 dwellings and employment land
06EIs15	MU4	Land north east of Elsenham (1,500 scheme)	1,500 dwellings and employment land
10EIs16	MU18	Land adjoining Elsenham Meadows / TriSail development	19 dwellings and employment land
Hatfield Broad Oak			
04HBO15	MU5	Land west of Station road, Land at Bonnington Green, Takeley (Hatfield Broad Oak Parish), CM22 6SQ	Market and affordable housing and self/custom build and housing for the older person and employment
Little Dunmow			
02LtDun15	MU6	Chelmer Mead, land south-east of Little Dunmow and north of Flich Green (750 units), CM6 3HN	Market and affordable housing; and employment
03LtDun15	MU15	Chelmer Mead, land south-east of Little Dunmow and north of Flich Green (1,700 units), CM6 3HN	Market and affordable housing; gypsy pitches and employment
Little Easton			
05LtEas15	MU7	Land west of Great Dunmow, Park Road, Little Easton, CM6 2JN	Market and affordable housing and self/custom build. Housing for the older person and care home. Employment



Local Plan Policy / SHLAA Reference	Preferred options SA Reference	Address	Allocation size
Takeley			
08Tak15	MU10	Land south and west of Priors Wood, Takeley. Priors Green West Development (200 units), CM22 6QD	Market and affordable housing (200) and employment
09Tak15	MU11	Land north of Priors Green, Takeley. Development Opportunity Area 2 (750 units), CM6 1FD	Market and affordable housing (750) and employment
10Tak15	MU12	Land north of Priors Green, Takeley. Development Opportunity Area 3 (1,500 units), CM6 1FD	Market and affordable housing (1,500) and employment
11Tak15	MU13	Land north of Priors Green and South/ West of Priors Wood. (1700 units), CM6 1FD	Market and affordable housing (1,700) and employment
13Tak15(a)	MU14	Land north of Taylors Farm, Takeley Street, Takeley, CM22 7TF	Market and affordable housing (750) and employment
Birchanger			
08BIR16	MU17	Sion House, Birchanger Lane, Birchanger, CM23 5PU	Market and affordable housing (81) and employment



Table 117: Appraisal of Mixed Use Site Options

SA Obj	Site Reference															
	Allocated site			Alternative sites												
	MU1	MU16	MU2	MU3	MU4	MU5	MU6	MU7	MU15	MU17	MU18	MU10	MU11	MU12	MU13	MU14
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District																
1.1	+	+	+	?	?	?	+	-	+	+	+	?	?	?	?	?
1.2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-
1.3	+	+	-	+	+	+	--	+	--	+	+	-	+	+	-	-
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive																
2.1	--	?	+	?	?	-	?	?	?	-	-	?	?	?	?	?
2.2	++	-	++	++	++	++	++	++	++	++	++	++	++	++	++	++
3) To conserve and enhance the District's landscape character and townscapes																
3.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3.2	+	+	?	-	+	+	+	+	+	-	-	?	+	+	?	?
3.3	--	--	--	-	-	--	--	--	--	-	-	--	--	--	--	--
3.4	++	++	++	++	++	++	++	++	++	--	++	++	++	++	++	++
3.5	++	++	++	++	-	++	++	++	++	++	-	-	-	-	-	--
3.6	+	+	--	-	-	-	--	-	--	-	--	-	-	-	-	-



SA Obj	Site Reference															
	Allocated site		Alternative sites													
	MU1	MU16	MU2	MU3	MU4	MU5	MU6	MU7	MU15	MU17	MU18	MU10	MU11	MU12	MU13	MU14
4) To conserve and enhance soil and contribute to the sustainable use of land																
4.1	-	-	-	-	-	-	-	?	-	?	+	-	-	-	-	-
5) To maintain and enhance the district's cultural heritage assets and their settings																
5.1	-	+	-	-	-	-	-	--	-	-	--	-	-	--	--	--
5.2	++	++	-	++	++	++	++	++	++	++	++	-	++	++	-	-
5.3	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
6) To reduce contributions to climatic change																
6.1	N/A															
7) Reduce and control pollution																
7.1	-	+	-	+	-	+	+	+	+	+	+	+	+	-	-	-
7.2	++	++	++	++	++	++	++	++	++	++	-	++	++	-	++	-
7.3	0	0	?	0	?	0	0	0	0	0	0	0	0	?	?	?
7.4	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
7.5	0	?	0	0	?	0	0	0	0	0	0	0	0	0	0	0
8) To reduce the risk of flooding																



SA Obj	Site Reference															
	Allocated site		Alternative sites													
	MU1	MU16	MU2	MU3	MU4	MU5	MU6	MU7	MU15	MU17	MU18	MU10	MU11	MU12	MU13	MU14
8.1	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
8.2	+	+	++	++	++	++	+	+	+	++	++	++	?	?	?	?
9) To promote and encourage the use of sustainable methods of travel																
9.1	+	+	+	++	++	+	+	+	+	+	+	+	+	+	+	+
9.2	++	++	++	++	++	++	++	++	++	?	++	++	++	++	++	++
10) To ensure accessibility to services																
10.1	+	-	+	++	++	-	++	-	++	-	++	++	-	++	++	-
10.2	-	+	-	++	++	-	++	+	++	-	++	-	++	++	++	-
10.3	-	?	-	++	++	-	++	-	++	+	0	+	++	++	++	++
10.4	++	?	++	+	+	+	+	++	+	++	0	+	+	+	+	+
10.5	+	+	?	+	+	?	+	+	+	+	+	?	?	+	+	+
11) To improve the population's health and promote social inclusion																
11.1	?	--	-	--	--	+	-	?	-	?	-	?	?	?	?	?
11.2	+	+	++	++	++	+	++	+	++	+	++	++	++	++	++	+



SA Obj	Site Reference															
	Allocated site		Alternative sites													
	MU1	MU16	MU2	MU3	MU4	MU5	MU6	MU7	MU15	MU17	MU18	MU10	MU11	MU12	MU13	MU14
11.3	+	?	?	--	--	?	--	--	--	+	+	--	?	--	--	--
11.4	+	++	++	++	++	+	++	+	++	+	++	++	++	++	++	+
12) To provide appropriate housing and accommodation to meet existing and future needs																
12.1	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
12.2	+	+	+	++	++	++	+	++	+	+	+	+	+	+	+	+
12.3	++	++	?	++	++	++	?	++	?	++	++	++	++	++	++	++
13) To promote the efficient use of resources, including land and ensure the necessary infrastructure to support sustainable development																
13.1	+	+	?	+	+	+	+	++	+	+	+	+	+	+	+	++
13.2	0	0	0	++	++	0	0	++	0	0	0	0	0	++	++	++
13.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14) To improve the education and skills of the population																
14.1	-	-	+	++	++	-	++	++	++	-	+	-	++	++	++	++
14.2	+	-	+	-	-	+	-	-	-	+	+	+	-	-	-	-
14.3	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
15) To ensure sustainable employment provision and economic growth																



SA Obj	Site Reference															
	Allocated site			Alternative sites												
	MU1	MU16	MU2	MU3	MU4	MU5	MU6	MU7	MU15	MU17	MU18	MU10	MU11	MU12	MU13	MU14
15.1	+	+	+	+	+	+	+	+	+	+	++	+	+	+	+	+
15.2	++	++	++	-	-	++	++	++	++	++	0	++	++	++	++	++
15.3	0	0	0	+	+	0	+	+	+	0	+	0	0	0	0	0
15.4	+	+	-	+	+	-	-	-	-	-	-	+	+	+	+	+
15.5	+	+	-	0	0	0	0	0	0	-	0	0	0	0	0	0



Non-Residential Allocations (Employment, Retail, Education and Community Uses)

Table 118: Non-Residential Allocations (Employment, Retail, Education and Community Uses)

Local Plan Policy / SHLAA Reference	Preferred options SA Reference	Address	Use / Allocation size
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Preferred Site Allocations

LtCAN1	EMP24	Land to the South of B1256 Little Canfield	Employment / 6.2 ha
SAF11	EMP34	Land North of Ashdon Road, Saffron Walden	Employment / 4.25 ha
SAF12	EMP35	Land South of Ashdon Road, Saffron Walden	Employment / 1 ha
SAF13	EMP36	Land at Thaxted Road, Saffron Walden	Retail / 3 ha
SA1	EMP6	North Stansted Employment Area (formerly 'Land north east of Bury Lodge Lane')	Employment / 55 ha
STA4	EMP26	Land at Alsa Street, Stansted Mountfitchet	Employment / 3 ha
STA6	ECS1	Land adjacent to Forest Hall School	Education, Community Site / 1.81 ha
THA3	ECS2	Land east of The Mead, Thaxted	Education, Community Site / 0.9 ha

Non-Preferred Site Alternatives

06Bir15	EMP39	Land off Stansted Road, Bishops Stortford, (Birchanger Parish), CM23 5QG	50,000sqm
07Bir16	EMP9	Plot B Birchanger Lane, Birchanger, CM23 5QR	5,600sqm
02Bir16	EMP38	Sion Park, Stansted Road, Birchanger CM23 5PU	5,560sqm
15Cla15	EMP12	Stevens Farm, Wicken Road, Clavering	0.40 ha
01Els15	EMP13	City/Elsenham Meadows, Elsenham	6.00 ha
03Fel15	EMP15	Dunmow Road, Blake End, Rayne, CM77 6SF	9,550sqm gross
21Fel15	EMP16	Sparlings Farm (SITE 1, Parcel ID 4492), Gransmore Green, Felsted	0.94 ha
22Fel15	EMP17	Sparlings Farm (SITE 2, Parcel ID 7883 Gransmore Green, Felsted	0.60 ha
03GtDun15	EMP18	The Yard Stortford road Dunmow CM6 1SL	0.52 ha
04GtHal15	EMP19	Thremhall Park, Start Hill	0.77 ha
07GtHal16	EMP20	Land west of Bedlars Green Road, Tilekiln Green, Great Hallingbury	3.2 ha
08GtHal16	EMP21	Thremhall Park, Start Hill, CM22 7WE	5.02 ha
09GtHal16	EMP40	Thremhall Priory Farm, Dunmow Road, Great Hallingbury,	1.6 ha



Local Plan Policy / SHLAA Reference	Preferred options SA Reference	Address	Use / Allocation size
		CM22 7DT	
08LtCan15	EMP23	Land to the rear of Hales Farm, Little Canfield	4 ha
17Saf16	EMP25	Land rear of Aldi, Thaxted Road, Saffron Walden, CB10 2UQ	4,000sqm
03Sta15	EMP41	Land adjacent to M11 Business Link, Parsonage Lane, Stansted CM24 8GF	3.84 ha
04Sta15	EMP42	Land adjacent to M11 Business Link, Parsonage Lane, Stansted CM24 8GF	7.88 ha
05Sta15	EMP43	Land adjacent to M11 Business Link, Parsonage Lane, Stansted CM24 8GF	6.72 ha
16Sta15	EMP44	North Side, First Avenue, Bury Lodge Lane, Stansted Airport	18 ha
14Tak15	EMP28	Land east of Stansted Aiport (Takeley Parish and small area in Broxted Parish), CM22 6PF	12.00 ha
18Tak15	EMP29	Phase A, Stansted Courtyard, Parsonage road, Takeley, CM22 6PU	1.30 ha
19Tak16	EMP30	Phase B, Stansted Courtyard, Parsonage road, Takeley, CM22 6PU	0.93 ha
20Tak15	EMP31	Land north of Stansted Courtyard, Takeley	15,000sqm
21Tak15	EMP32	Land east of Parsonage Road, Takeley	1.23 ha
02Wen15	EMP33	Land north of Station Road, west of London Road, Wendens Ambo	3,000sqm



Table 119: Appraisal of Non-Residential Site Options

SA Obj	Site Reference																					
	Allocated sites								Alternative sites													
	EMP 34	EMP 35	EMP 36	ECS 2	EMP 24	EMP 6	EMP 26	ECS1	EMP 9	EMP 12	EMP 17	EMP 18	EMP 25	EMP3 3	EMP 13	EMP 15	EMP 16	EMP 19	EMP 20	EMP 21	EMP 23	
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District																						
1.1	+	+	+	+	+	+	+	+	+	+	+	+	?	+	+	+	+	+	?	+	?	+
1.2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
1.3	+	+	+	+	-	-	-	+	+	+	+	-	+	--	+	+	+	-	-	-	-	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive																						
2.1	+	+	-	+	+	-	-	+	-	+	-	+	+	+	-	-	-	+	-	-	+	
2.2	-	-	-	++	++	++	-	++	++	?	++	++	-	--	++	++	++	++	++	++	++	
3) To conserve and enhance the District's landscape character and townscapes																						
3.1	-	-	-	-	-	++	-	-	-	-	+	-	-	-	-	+	+	-	-	?	-	
3.2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	
3.3	--	--	++	--	--	++	+	--	--	-	--	-	?	--	-	--	--	-	--	++	--	
3.4	++	++	++	++	++	++	++	--	--	++	++	++	++	++	++	++	++	++	++	++	++	
3.5	+	+	++	++	++	++	++	++	++	++	++	++	++	++	-	++	++	++	-	-	++	



SA Obj	Site Reference																				
	Allocated sites								Alternative sites												
	EMP 34	EMP 35	EMP 36	ECS 2	EMP 24	EMP 6	EMP 26	ECS1	EMP 9	EMP 12	EMP 17	EMP 18	EMP 25	EMP3 3	EMP 13	EMP 15	EMP 16	EMP 19	EMP 20	EMP 21	EMP 23
7.5	?	?	0	0	0	?	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0
8) To reduce the risk of flooding																					
8.1	++	++	++	++	++	++	++	++	++	++	+	++	++	++	++	++	--	+	++	++	++
8.2	+	+	++	-	?	?	-	++	++	++	?	?	+	++	++	-	-	?	+	+	?
9) To promote and encourage the use of sustainable methods of travel																					
9.1	++	++	+	+	-	+	+	+	+	+	+	-	+	++	+	+	+	-	+	+	-
9.2	++	++	?	?	++	?	?	++	++	++	++	++	?	++	++	++	++	++	++	?	++
10) To ensure accessibility to services																					
10.1	+	+	-	++	-	-	-	-	-	-	-	-	-	-	++	-	-	-	-	-	-
10.2	+	+	+	-	-	-	-	-	+	-	-	-	+	-	++	-	-	-	+	-	-
10.3	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10.4	0	0	++	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10.5	++	++	+	+	?	++	+	+	?	?	+	+	++	?	+	?	+	+	+	+	+
11) To improve the population's health and promote social inclusion																					



Table 120: Appraisal of Non-Residential Site Options (continued)

SA Obj	Site Reference											
	Alternative sites											
	EMP28	EMP29	EMP30	EMP31	EMP32	EMP38	EMP39	EMP40	EMP41	EMP42	EMP43	EMP44
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District												
1.1	?	+	+	+	+	+	+	?	+	+	+	+
1.2	+	+	+	+	+	+	+	+	+	+	+	+
1.3	-	+	+	+	+	+	+	-	-	-	-	-
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive												
2.1	?	--	-	-	-	-	-	-	-	-	-	+
2.2	++	++	++	++	++	++	++	++	++	++	++	++
3) To conserve and enhance the District's landscape character and townscapes												
3.1	-	-	-	-	-	-	-	?	-	-	-	0
3.2	+	+	+	+	+	-	+	+	+	+	+	+
3.3	--	--	--	--	--	-	--	++	--	--	--	++
3.4	++	++	++	++	++	--	--	++	-	-	-	++
3.5	--	-	-	-	-	++	++	-	++	++	++	++
3.6	--	--	-	--	--	-	--	--	--	--	--	--



SA Obj	Site Reference											
	Alternative sites											
	EMP28	EMP29	EMP30	EMP31	EMP32	EMP38	EMP39	EMP40	EMP41	EMP42	EMP43	EMP44
4) To conserve and enhance soil and contribute to the sustainable use of land												
4.1	-	-	-	-	-	?	-	-	-	-	-	+
5) To maintain and enhance the district's cultural heritage assets and their settings												
5.1	--	+	+	+	+	-	+	--	?	?	?	?
5.2	-	++	++	++	++	++	++	-	++	++	++	-
5.3	?	+	+	+	+	+	+	+	+	+	+	+
6) To reduce contributions to climatic change												
6.1	N/A											
7) Reduce and control pollution												
7.1	-	-	+	+	-	+	-	-	-	-	-	-
7.2	++	++	++	++	++	++	++	++	++	++	++	++
7.3	?	?	?	?	?	0	?	?	0	0	0	--
7.4	++	++	++	++	++	++	++	++	++	++	++	++
7.5	0	0	0	0	0	0	0	0	0	0	0	0
8) To reduce the risk of flooding												



SA Obj	Site Reference											
	Alternative sites											
	EMP28	EMP29	EMP30	EMP31	EMP32	EMP38	EMP39	EMP40	EMP41	EMP42	EMP43	EMP44
8.1	+	++	++	++	++	++	++	++	++	++	++	++
8.2	+	-	--	?	?	++	++	+	?	?	?	?
9) To promote and encourage the use of sustainable methods of travel												
9.1	++	+	+	+	+	+	+	+	+	+	+	++
9.2	++	++	++	++	++	?	++	?	++	++	++	++
10) To ensure accessibility to services												
10.1	-	-	-	-	-	-	-	-	-	-	-	-
10.2	-	-	-	-	-	-	+	-	-	-	-	-
10.3	0	0	0	0	0	0	0	0	0	0	0	0
10.4	0	0	0	0	0	0	0	0	0	0	0	0
10.5	+	+	?	+	+	+	?	+	?	?	?	++
11) To improve the population's health and promote social inclusion												
11.1	?	?	?	?	?	?	?	+	?	?	?	?
11.2	+	+	+	+	+	+	+	+	+	+	+	+
11.3	--	+	+	-	+	+	+	+	+	?	+	+



SA Obj	Site Reference											
	Alternative sites											
	EMP28	EMP29	EMP30	EMP31	EMP32	EMP38	EMP39	EMP40	EMP41	EMP42	EMP43	EMP44
15.2	0	0	0	0	0	0	0	0	0	0	0	0
15.3	0	0	0	0	0	0	0	0	0	0	0	0
15.4	0	+	+	+	+	+	0	+	+	+	+	0
15.5	+	0	0	0	0	0	+	0	0	0	0	+



Appendix 3: The Development of the Spatial Strategy

The progression of the Plan's Spatial Strategy, as included within Policy SP3, has been ongoing since work began on the Local Plan in 2015. A number of Sustainability Appraisals and other reports have been commissioned in order to aid the Council's decision making throughout the plan-making process. This process has been an iterative one between the plan-makers and the various consultants commissioned to supply this evidence, and the history of the process is needed to be summarised to show the key decisions made in determining the Plan's Spatial Strategy.

This Appendix outlines the process to date, including the consideration of reasonable alternatives, and provides rationale that the Plan's Spatial Strategy is the most appropriate strategy for the District. This Appendix outlines those alternatives and a summary as appraised in the Uttlesford Local Plan: Areas of Search (AoS) and Strategic Scenarios Consultation SA, 2015.

The Uttlesford Local Plan: Areas of Search (AoS) and Strategic Scenarios Consultation SA, 2015 explored new settlement options as well as a large number of options exploring urban extensions in the District. This document explored and was primarily focused on strategic growth options within the District. A summary of the findings are set out in this Appendix.

The Appraisal of Areas of Search - Urban Extensions: Saffron Walden

Saffron Walden provides good access to a range of services and facilities in the town. However, recent appeal decisions suggest that assessment needs to be focused on understanding the impact of development options on the constrained street layout. Detailed consideration needs to be given to infrastructure capacity and the landscape context and setting of the town. Potential sites within the town will be considered through the Strategic Housing Land Availability Assessment (SHLAA). Following the initial process above, land west of Saffron Walden at Audley Park Registered Historic Park will be excluded from further consideration. Seven initial areas of search have been identified.

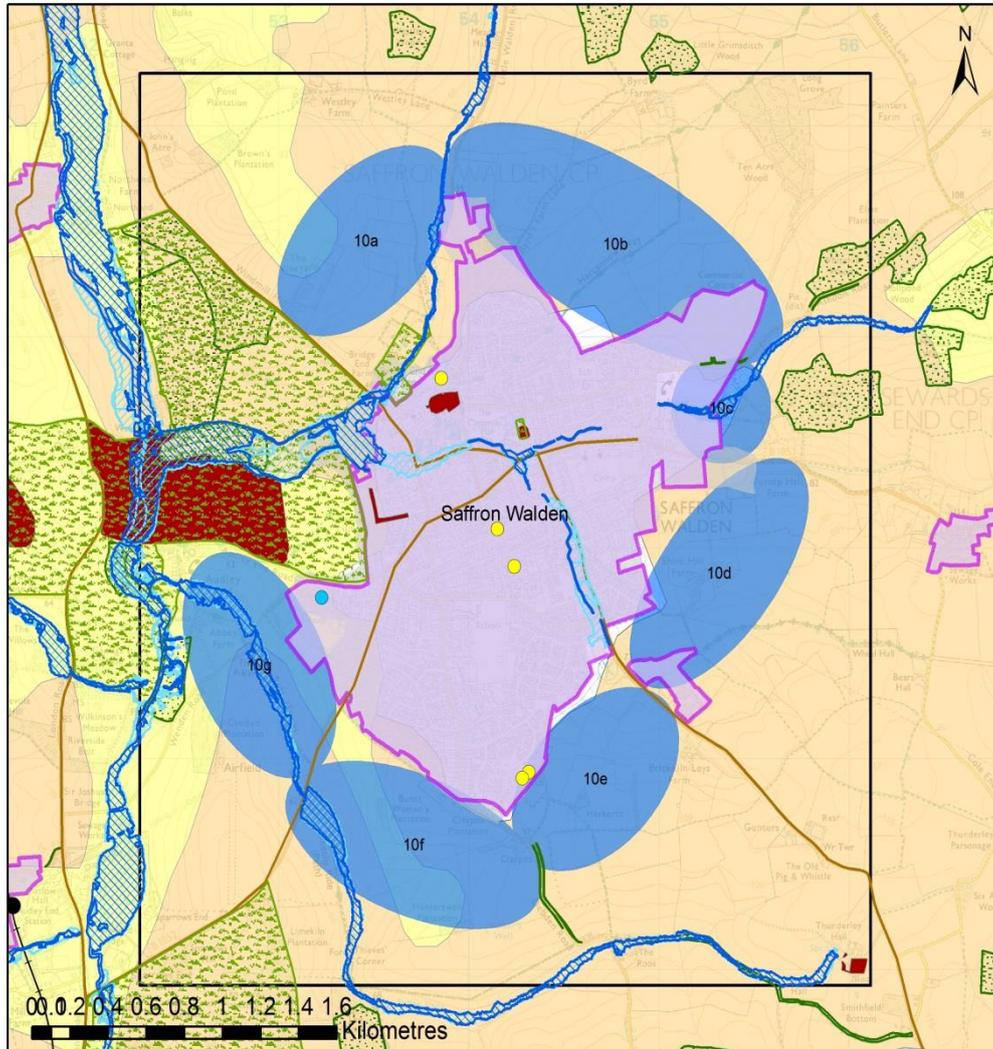
These initial areas of search are:

- Area of Search 10a between Windmill Hill and Little Walden Road
- Area of Search 10b between Little Walden Road and Ashdon Road
- Area of Search 10c between Ashdon Road and Radwinter Road
- Area of Search 10d between Radwinter Road and Thaxted Road
- Area of Search 10e between Thaxted Road and Debden Road
- Area of Search 10f between Debden Road and Newport Road
- Area of Search 10g between Newport Road and Audley End Road

The following map looks at the broad constraints of these areas and the corresponding sub-sections respond to an appraisal of the sustainability implications of development in these locations.



Figure 3: Constraints Map – Areas of Search: Urban Extensions to Saffron Walden



Legend

- Railway Station
- Primary School
- Secondary School
- ▨ Flood Risk Zone 3
- ▨ Flood Risk Zone 2
- ▨ Registered Parks and Gardens
- Scheduled Monuments
- ▨ LoWS - Local Wildlife Site
- ▨ SSSIs
- ▭ Airport Noise Contours
- ▭ Adopted Development Limits
- ▭ Countryside Protection Zone
- ▭ Development Areas 2015
- ▭ Built Up Areas
- ▭ Key Villages
- ▭ New Settlement AoS
- ▭ Public Safety Zones
- ▭ Towns AoS
- ▭ Villages
- ▨ Greenbelt
- ▭ Grade 1 Agricultural Land
- ▭ Grade 2 Agricultural Land
- ▭ Grade 3 Agricultural Land
- ▭ Grade 4 Agricultural Land
- ▭ Grade 5 Agricultural Land
- B Road
- A Road
- Motorway
- Railway



Area of Search 10a - between Windmill Hill and Little Walden Road

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- Heritage and Landscape impacts associated with the proximity to Audley Park to the west and also the nearby Bridge End Gardens Registered Historic Garden
- Development in this area would very significantly diminish the sense of place and local distinctiveness of this part of Saffron Walden
- The majority of the area is classified as Grade 2 Agricultural Land
- The AoS is also in close proximity to the Conservation Area to the south east
- It is possible that the landscape implications and historic environment constraints may render some renewable energy schemes unsuitable
- There may be impacts on air quality levels, particularly in close proximity to the town's AQMA
- A small area of the AoS to the west of Little Walden Road is within Flood Risk Zone 3
- There is limited access to strategic roads in this AoS
- Access by car to the train station would direct traffic through the town
- There is limited access to strategic roads however for access to a regional centre although it should be noted that this AoS offers comparably better access to strategic roads than other AoSs exploring urban extensions in Saffron Walden
- Housing development in this area is likely to be relatively isolated from existing housing within the Saffron Walden area
- There would likely be pressures on the capacity of nearby schools resulting from the further development in Saffron Walden, and also the capacity in nearby healthcare and primary healthcare facilities
- The suitability of employment land in this area would largely depend on compatibility with the existing constraints regarding the landscape and the surrounding historic asset designations. This may limit the suitability of particular use classes.

Likely benefits:

- The AoS will be sufficiently distanced from wildlife designations and as such there are no known constraints within the area.
- There are a range of existing facilities in town which are suitably accessible by Windmill Hill and Little Walden Road. This AoS would effectively be serviced by Audley End train station
- bus links exist to the rail station from the High Street in Saffron Walden.

Area of Search 10b - between Little Walden Road and Ashdon Road

Summary of Broad Sustainability Impacts

Potential issues to overcome:



- Development in the rural part of this area beyond the town edge would significantly diminish the sense of place and local distinctiveness
- The whole of the area is classified as Grade 2 Agricultural Land
- There may be impacts on air quality levels, particularly in close proximity to the town's AQMA
- There is limited access to strategic roads in this AoS
- Access by car to the train station would direct traffic through the town
- There would likely be pressures on the capacity of nearby schools resulting from further development in Saffron Walden, and also the capacity in nearby healthcare and primary healthcare facilities

Likely benefits:

- The majority of the AoS will be sufficiently distanced from wildlife designations
- The AoS is sufficiently distanced from the Conservation Area that represents the town's historic core to the south west
- It may be possible to integrate renewable energy projects
- The majority of the AoS is not within Flood Risk Zones 2 or 3
- There are a range of existing facilities in town which are suitably accessible by Little Walden Road and Ashdon Road
- Bus links exist to the rail station from the High Street in Saffron Walden
- The AoS would see development that is well assimilated with existing housing
- Local primary schools would be accessible for the southern parts of the site
- The AoS would be in close proximity to employment land to the east of the existing town area. The AoS is also located in close proximity to extant permissions for employment land

Area of Search 10c - between Ashdon Road and Radwinter Road

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- The AoS is in close proximity to a LoWS to the east and there are two small LoWSs within the northern boundary of the area
- The whole of the area is classified as Grade 2 Agricultural Land
- There may be impacts on air quality levels, particularly in close proximity to the town's AQMA
- It is possible that certain elements of the area may not be compatible with neighbouring uses regarding noise and their hours of operation.
- A relatively large part of the site is within Flood Zone 3 cutting through the AoS from east to west
- There is limited access to strategic roads in this AoS
- Access by car to the train station would direct traffic through the town



- The majority of this area is taken up with a fuel depot and there are likely to be safety implications and therefore suitability concerns of housing development in close proximity
- It is uncertain therefore whether the AoS is of a suitable size to deliver any significant housing delivery
- There would likely be pressures on the capacity of nearby schools resulting from the further development in Saffron Walden, and also the capacity in nearby healthcare and primary healthcare facilities
- The site may not be large enough to meet thresholds for a new primary school or any expansion of those that currently exist.
- The suitability of employment land in this area would largely depend on compatibility with the existing constraints regarding the landscape and the surrounding historic asset designations. This may limit the suitability of particular use classes.

Likely benefits:

- The AoS would be suitably surrounded by existing development to the north, west and south and areas within and in close proximity to the area already have planning permission.
- Development in the rural part of this sector beyond the town edge would significantly diminish the sense of place and local distinctiveness.
- The AoS is sufficiently distanced from the Conservation Area that represents the town's historic core to the west
- It may be possible to integrate renewable energy projects
- Bus links exist to the rail station from the High Street in Saffron Walden.
- There are a range of existing facilities in town which are suitably accessible by Ashdon Road to the north and Radwinter Road to the south
- The AoS is well related to existing town, and to housing developments with planning permission in the area
- Local primary schools would be accessible for parts of the area
- It should be acknowledged that the area offers comparably better access to the strategic road network than other AoSs.

Area of Search 10d - between Radwinter Road and Thaxted Road

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- There may be some issues surrounding coalescence with Swards End dependant on scale.
- Development in the rural part of this sector would result in a loss of open arable farmland spilling out into open countryside beyond very clearly defined edges
- The whole of the area is classified as Grade 2 Agricultural Land
- There may be impacts on air quality levels, particularly in close proximity to the town's AQMA



- The area is distanced from the train station which may make walking a less viable option
- There would likely be pressures on the capacity of nearby schools resulting from the further development in Saffron Walden, and also the capacity in nearby healthcare and primary healthcare facilities

Likely benefits:

- The AoS will be sufficiently distanced from wildlife designations
- The AoS would be suitably surrounded by existing development to the west and planning permissions exist in the area
- There are no known constraints regarding historic designations and their settings. The AoS is sufficiently distanced from the Conservation Area that represents the town's historic core to the west
- It may be possible to integrate renewable energy projects.
- There are no known constraints regarding fluvial flooding in the area
- There are a range of existing facilities in town which are suitably accessible by Radwinter Road to the north and Thaxted Road to the south
- Bus links exist to the rail station from the High Street in Saffron Walden and access to the train station could direct traffic through existing residential areas to avoid the town centre
- There is a large food store in the northern part of the area and a discount store at the southern end of the area.
- The Local Plan inspector (for the withdrawn Local Plan 2014) concluded that the allocation was 'strategically sound', subject to reassurances about a link road between Radwinter Road and Thaxted Road
- The AoS is well related to existing housing development in the south although largely separated from existing housing development to the north west with the presence of employment land
- The potential yield of the area in terms of dwellings could be expected to meet thresholds for a new primary school due to its broad size although it should be noted that planning permission exists on Land South Of Radwinter Road for development including the provision of land for a one form entry primary school. Existing local primary schools would additionally be accessible for the western parts of the area.
- The AoS would be in close proximity to employment land to the east of the existing town area and adjoin them in western parts.

Area of Search 10e - between Thaxted Road and Debden Road

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- A Special Verge with LoWS status exists along Debden Road in the south west.
- development in the rural part of this sector would result in a loss of open arable farmland



spilling out into open countryside beyond very clearly defined edges. In broad summary it is considered development in this sector would significantly diminish the sense of place and local distinctiveness of this part of Saffron Walden.

- The whole of the area is classified as Grade 2 Agricultural Land
- There may be impacts on air quality levels, particularly in close proximity to the town's AQMA
- The area is distanced from the train station which may make walking a less viable option.
- There would likely be pressures on the capacity of nearby schools resulting from the further development in Saffron Walden, and also the capacity in nearby healthcare and primary healthcare facilities
- The suitability of employment land in this area would largely depend on compatibility with the existing constraints regarding the landscape and neighbouring uses to the west

Likely benefits:

- There are no known constraints regarding historic designations and their settings. The AoS is sufficiently distanced from the Conservation Area that corresponds to the town's historic core to the west
- It may be possible to integrate renewable energy projects
- There are no identified constraints regarding fluvial flooding in the area
- Bus links exist to the rail station from the High Street in Saffron Walden and access to the train station could direct traffic through existing residential areas to avoid the town centre
- There are a range of existing facilities in town which are suitably accessible by Thaxted Road to the north east and Debden Road in the south west
- Herbert's Farm playing Fields are located within the area and the Lord Butler Leisure Centre exists adjacent to the area in the north west. The area's history in regards to the previous withdrawn Local Plan allocation of recreational land would be supported in line with those that already exist adjacent to the site
- The AoS is well related to existing housing development in the north west although there is separation due to the playing fields and leisure centre land
- The potential yield of the area in terms of dwellings would be expected to meet thresholds for a new primary school. Existing local primary schools would be accessible for the western parts of the area.

Area of Search 10f - between Debden Road and Newport Road

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- A Special Verge with LoWS status exists along Debden Road to the east of the area
- There would be a loss of agricultural land, with urban development on a visually prominent slope onto rolling arable farmland of considerable visual quality. This would result in the loss of a rural approach road to the town. Development in this sector would significantly diminish



the sense of place and local distinctiveness of this part of Saffron Walden.

- The majority of the area is classified as Grade 2 Agricultural Land
- Shortgrove Park Registered Historic Park lies outside the area of search to the south and development would have to be sensitive to its setting
- It is possible that the landscape implications and historic environment constraints may render some renewable energy schemes unsuitable
- There may be impacts on air quality levels, particularly in close proximity to the town's AQMA
- The west of the area is within Flood Risk Zone 3 and development would have to be suitably distanced from this zone
- The AoS is well related to existing housing development in the north although there is separation which may have access implications
- There may be some degree of perceived coalescence with Wendens Ambo and expansion would reduce the strategic gap between the town and Shortgrove Park
- There would likely be pressures on the capacity of nearby schools resulting from the further development in Saffron Walden, and also the capacity in nearby healthcare and primary healthcare facilities
- The suitability of employment land in this area would largely depend on compatibility with the existing constraints regarding the landscape and the surrounding historic asset designations. This may limit the suitability of particular use classes.

Likely benefits:

- The AoS is sufficiently distanced from the Conservation Area that represents the town's historic core to the west
- This AoS would effectively be serviced by Audley End station and offers a broadly accessible route to the train station along Newport Road which could avoid existing residential areas and the town centre
- Bus links exist to the rail station from the High Street in Saffron Walden
- There are a range of existing facilities in town which are suitably accessible by Debden Road to the east and Newport Road to the west
- The area has comparably good access to County High School in the north west

Area of Search 10g - between Newport Road and Audley End Road

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- There would be a loss of agricultural land, with urban development on a visually prominent slope onto rolling arable farmland of considerable visual quality. This would result in the loss of a rural approach road to the town. In broad summary it is considered development in this sector would significantly diminish the sense of place and local distinctiveness of this part of Saffron Walden



- A large part of the area is classified as Grade 2 Agricultural Land
- There are likely to be negative impacts associated with Audley Park (a Registered Park and Garden) to the west and north and also the Scheduled Monument that is Audley End House through development within this AoS
- It is possible that the landscape implications and historic environment constraints may render some renewable energy schemes unsuitable
- There may be impacts on air quality levels, particularly in close proximity to the town's AQMA
- The AoS contains a stretch of land within Flood Risk Zone 3 from the north west to the south east
- The site would not be well connected to existing housing development, with the presence of the County High School to the north east and the western part of the area would be adjacent to a Historic Park and Garden with no additional scope for expansion.
- There may be some degree of perceived coalescence with Wendens Ambo
- There would likely be pressures on the capacity of nearby schools resulting from the further development in Saffron Walden, and also the capacity in nearby healthcare and primary healthcare facilities
- The suitability of employment land in this area would largely depend on compatibility with the existing constraints regarding the landscape and the surrounding historic asset designations. This may limit the suitability of particular use classes.

Likely benefits:

- The majority of this AoS will be sufficiently distanced from wildlife designations
- This AoS would effectively be serviced by Audley End station and offers a broadly accessible route to the train station along Newport or Wenden Road which could avoid existing residential areas and the town centre.
- Bus links also exist to the rail station from the High Street in Saffron Walden.
- There are a range of existing facilities in town which are suitably accessible by Audley End Road to the north, Wenden Road through the centre of the area and Newport Road to the south east.
- The area has good access to County High School in the north east.



The Appraisal of Areas of Search - Urban Extensions: Edge of Bishop's Stortford

A total of two areas of search were identified on the edge of Bishop's Stortford within Uttlesford District. Both are within the designated Green Belt. Uttlesford District Council state that *'an assessment should be carried out to assess the performance of the Uttlesford Green Belt against the five purposes of the Green Belt as set out in the NPPF (Paragraph 80). Following this, as part of work on the overall development strategy, the Council will need to make a decision about whether the exceptional circumstances exist (taking account of strategic considerations in the round) to merit release of any Green Belt. Close working with East Hertfordshire District Council will be required to assess these areas of search and to ensure that the requirements of the Duty to Co-Operate are met.'*

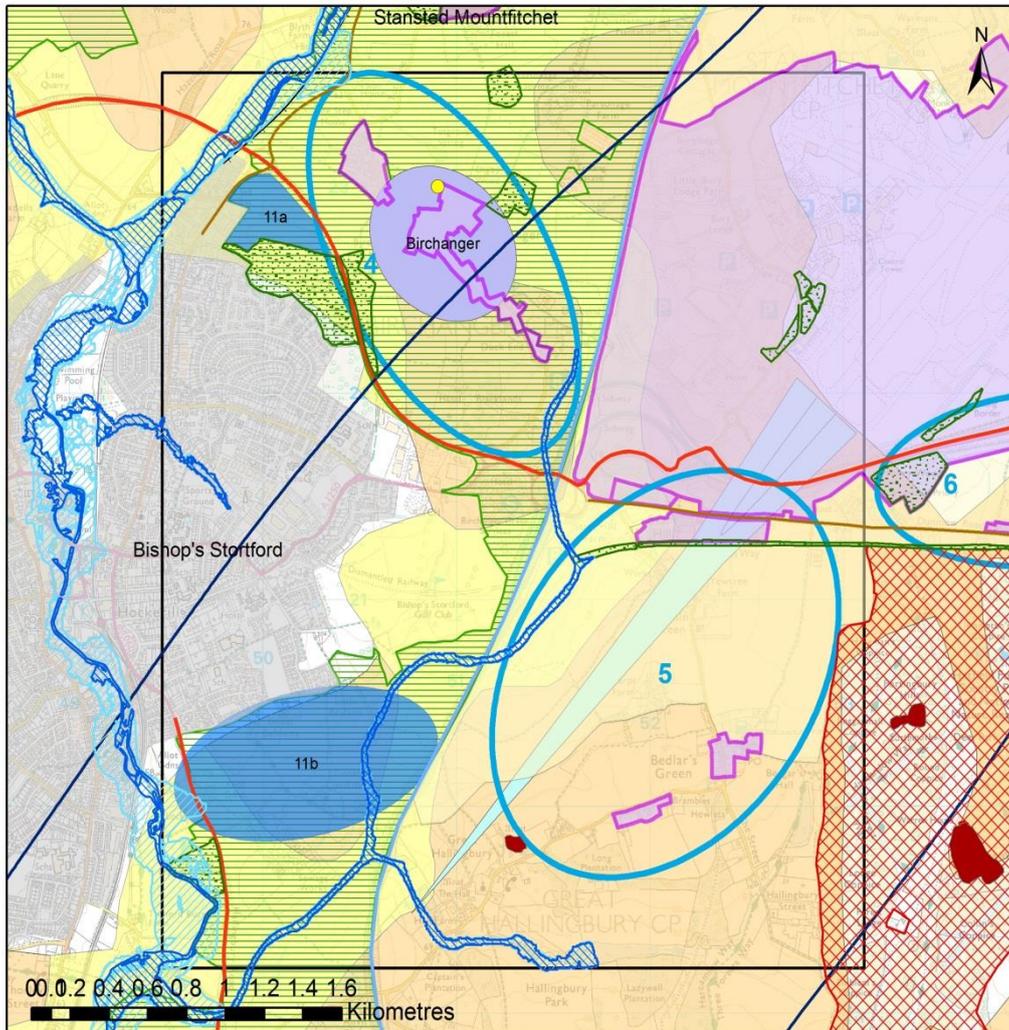
These areas of search are:

- Area of Search 11a between the Stansted Road industrial estate in Bishop's Stortford and the A120 town bypass
- Area of Search 11b to the south of Beldams Lane in Bishop's Stortford

The following map looks at the broad constraints of these areas and the corresponding sub-sections respond to an appraisal of the sustainability implications of development in these locations.



Figure 4: Constraints Map – Area of Search 11: Urban Extensions on the edge of Bishop’s Stortford



Legend

- | | | |
|------------------------------|-----------------------------|---------------------------|
| ● Railway Station | Adopted Development Limits | Greenbelt |
| ● Primary School | Countryside Protection Zone | Grade 1 Agricultural Land |
| ● Secondary School | Development Areas 2015 | Grade 2 Agricultural Land |
| Flood Risk Zone 3 | Built Up Areas | Grade 3 Agricultural Land |
| Flood Risk Zone 2 | Key Villages | Grade 4 Agricultural Land |
| Registered Parks and Gardens | New Settlement AoS | Grade 5 Agricultural Land |
| Scheduled Monuments | Public Safety Zones | B Road |
| LoWS - Local Wildlife Site | Towns AoS | A Road |
| SSSIs | Villages | Motorway |
| Airport Noise Contours | | Railway |



Area of Search 11a - between the Stansted Road industrial estate in Bishop's Stortford and the A120 town bypass

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- The area is adjacent to Birchanger Wood LoWS to the south which forms the entirety of the area's southern boundary
- The area is within the Green Belt and would also diminish the strategic separation between Bishop's Stortford and Birchanger.
- The area would be adjacent to a LoWS and has relatively high sensitivity to change.
- When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed
- The area is isolated from existing communities due to the presence of the Birchanger Wood LoWS and would be located adjacent to Stansted Road industrial estate.
- There would likely be pressures on the capacity of nearby healthcare and primary healthcare facilities
- There would likely be pressures on the capacity of Birchanger School resulting from housing development in this area and there may be accessibility issues associated with crossing the A120

Likely benefits:

- The area is within Grade 3 Agricultural Land
- There are no significant historic environment designations within the area
- There are no flood risk constraints within this area
- The site is within close proximity to Bishop's Stortford and a range of public transport options which are accessible via Stansted Road to the west, including rail links at Bishop's Stortford Station
- The area is well connected and adjacent to Stansted Road industrial estate as well as the strategic road network for the benefit of any employment development

Area of Search 11b - to the south of Beldams Lane in Bishop's Stortford, and north of the Sewage Treatment works

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- The area would border Rushy Mead Nature Reserve to the south west which is a designated LoWS as an important wetland
- The area is within the Green Belt, forms a strategic gap between Bishop's Stortford and the



M11 to the east.

- The area has a relatively high sensitivity to change / development
- The majority of the area is classified as Grade 2 Agricultural Land
- When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed
- The area would be adjacent to a sewage works in the south, which may give rise to some nuisance or perceived pollution regarding such a facility in function.
- The majority of the area is free from any flood risk, however a small area at the western edge would be within Flood Risk Zone 2 and a similar area sized area to the east would be in Flood Risk Zone 3
- The site is in close proximity to strategic roads with the A120 to the north of the site and the M11 to the east; however the site would be distanced from necessary junctions and traffic would either be directed through the town of Bishop's Stortford. There is also no current access to the east of the M11 without going through the town.
- There would likely be pressures on the capacity of nearby healthcare and primary healthcare facilities
- There would likely be pressures on the capacity of Thorn Grove Primary School in Bishop's Stortford resulting from housing development in this area
- There may be some level of constraint regarding the suitability of employment development for some use classes due to the Rushy Mead Nature Reserve that borders the area to the south west

Likely benefits:

- There are no significant historic environment designations within the area
- The site is within close proximity to Bishop's Stortford and a range of public transport options which are accessible via Hallingbury Road to the west, including rail links at Bishop's Stortford Station
- The area would be relatively well connected to existing communities to the north.



The Appraisal of Areas of Search - Urban Extensions: Great Dunmow

A total of six Areas of Search around the town have been explored. Potential sites within the town will additionally be considered through the Strategic Housing Land Availability Assessment (SHLAA). It should be noted that the area between Church End and Great Dunmow comprises a recreation ground and protected area of open space and is not included within any areas of search.

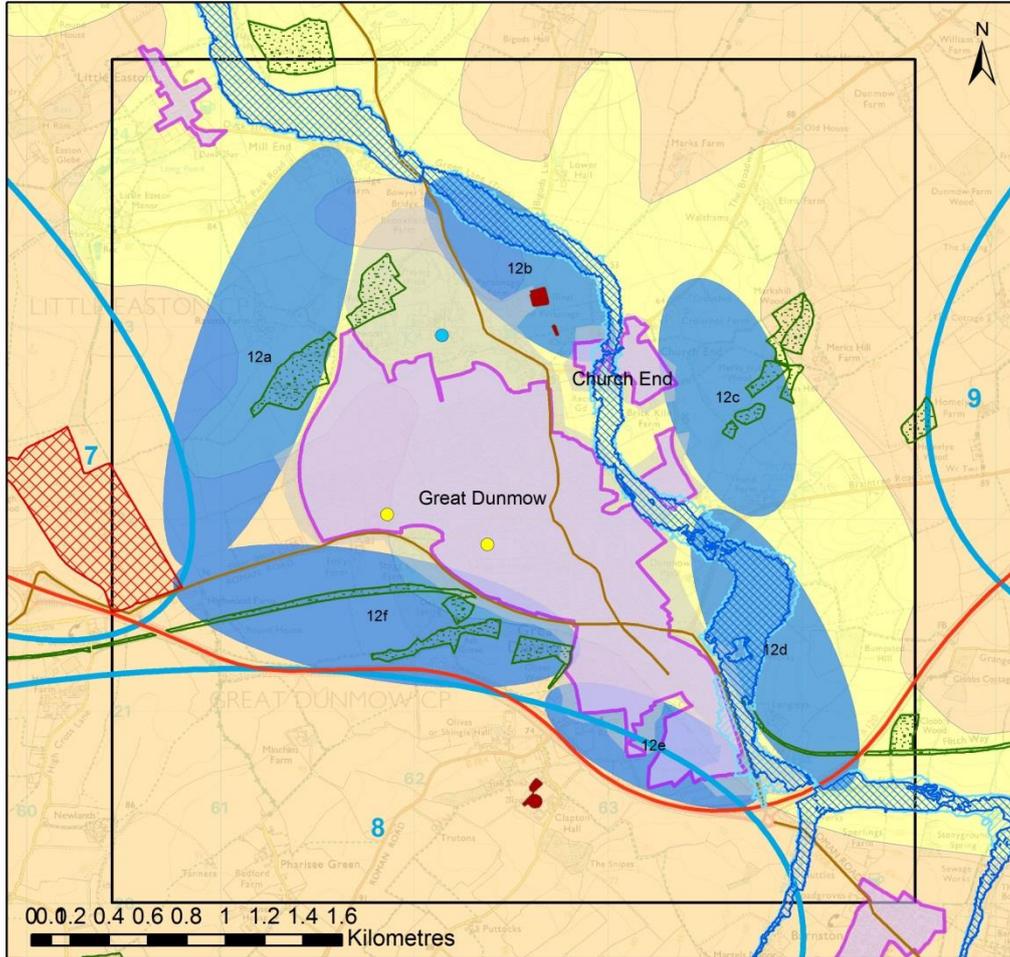
These areas of search are:

- Area of Search 12a between the A120 junction with the Stortford Road and Mill End
- Area of Search 12b to the north of Great Dunmow in the Chelmer Valley as far as Church End
- Area of Search 12c in the area beyond St Edmunds Lane
- Area of Search 12d between Braintree Road and the A120
- Area of Search 12e to the south of Ongar Road and north of the A120
- Area of Search 12f between the A120 and the B1256 Stortford Road

The following map looks at the broad constraints of these areas and the corresponding sub-sections respond to an appraisal of the sustainability implications of development in these locations.



Figure 5: Constraints Map – Area of Search 12: Urban Extensions to Great Dunmow



Legend

- Railway Station
- Primary School
- Secondary School
- ▨ Flood Risk Zone 3
- ▨ Flood Risk Zone 2
- ▨ Registered Parks and Gardens
- Scheduled Monuments
- ▨ LoWS - Local Wildlife Site
- ▨ SSSIs
- ▨ Airport Noise Contours
- ▨ Adopted Development Limits
- ▨ Countryside Protection Zone
- ▨ Development Areas 2015
- ▨ Built Up Areas
- ▨ Key Villages
- ▨ New Settlement AoS
- ▨ Public Safety Zones
- ▨ Towns AoS
- ▨ Villages
- ▨ Greenbelt
- ▨ Grade 1 Agricultural Land
- ▨ Grade 2 Agricultural Land
- ▨ Grade 3 Agricultural Land
- ▨ Grade 4 Agricultural Land
- ▨ Grade 5 Agricultural Land
- B Road
- A Road
- Motorway
- +— Railway



Area of Search 12a - between the A120 junction with the Stortford Road and Mill End

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- There is a SSSI to the south west of the area and Hoglands Wood LoWS is located within the area
- There may be some coalescence with Little Easton
- Development in this area would diminish the sense of place and local distinctiveness of Great Dunmow, however it is possible that this statement [from the Historic Settlement Character Assessment (August 2007)] may now not be as valid in consideration of the permissions since 2007 and the fact that the precedent for development in the broad area has already been established.
- A large part of the area is classified as Grade 2 Agricultural Land
- The area is adjacent to Ancient Woodland to the east which may restrict development or access to the site from the B184.
- There is no rail link in Great Dunmow
- There would likely be pressures on the capacity of nearby schools resulting from further development in Great Dunmow, and also the capacity in nearby healthcare and primary healthcare facilities

Likely benefits:

- There will be no significant landscape implications in this area and less than other areas surrounding Great Dunmow,
- The AoS is sufficiently distanced from the Conservation Area that represents the town's historic core
- It may be possible to integrate renewable energy projects
- There are no identified constraints regarding fluvial flooding within the area. Although the northern part of the site adjacent to Duck Street is in close proximity to Flood Zone 3
- The town centre is suitably distanced to be accessible by walking and cycling provided sufficient crossing opportunities exist or are integrated on the recently constructed Woodside Way.
- The area is well served by the strategic road network (A120) to the south.
- Bus links exist to and from the centre of Great Dunmow.
- The site would be served by Woodside Way, a recently constructed direct road link between the north and west sides of the town.
- The site would be broadly suitable for an increase in employment land; however any allocation would have to be compatible with the proposals of the existing permissions for housing development in the wider area



Area of Search 12b - to the north of Great Dunmow in the Chelmer Valley as far as Church End

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- There may be landscape impacts associated with the possibility of coalescence with Church End
- A large urban extension here would further diminish the separate characteristics of this small discreet community and that development could detrimentally affect the impact of the landmark tower of St Mary's church from some vantage points
- A large part of the area is classified as Grade 2 Agricultural Land
- There are two Scheduled Monuments (associated with Parsonage Farm moated site) within the area
- There is a Conservation Area at Church End that falls within the area of search to the south east.
- It is possible that the landscape implications and historic environment constraints may render some renewable energy schemes unsuitable
- There may be some implications surrounding water quality due to the close proximity of the River Chelmer in the north.
- Development of the area would likely see access to the strategic road network (A120) to the south be directed through the town centre or via St Edmunds Lane
- There is no rail link in Great Dunmow
- The AoS is detracted from existing housing areas in the town and has sufficient constraints in the form of the Scheduled Monument (and its setting), the Conservation Area and the River Chelmer
- There would likely be pressures on the capacity of nearby schools resulting from further development in Great Dunmow, and also the capacity in nearby healthcare and primary healthcare facilities
- The AoS is detracted from existing employment areas in the town

Likely benefits:

- This AoS will be sufficiently distanced from wildlife designations
- The town centre is suitably distanced to be accessible by walking and cycling
- Bus links exist to and from the centre of Great Dunmow

Area of Search 12c - in the area beyond St Edmunds Lane

Summary of Broad Sustainability Impacts

Potential issues to overcome:



- A number of LoWSs fall within the area of search
- The principal effect of development would be to extend urban development onto highly visible and open rising farmland and introduce an extended urban settlement in close proximity to a small community with a separate identity
- There may be some implications surrounding water quality due to a reservoir and a number of water bodies on site associated with the LoWS and historic mineral working
- Development of the area would likely see access to the strategic road network (A120) to the south be directed through parts of the existing town area
- There is no rail link in Great Dunmow.
- The AoS is detracted from existing housing areas in the wider town area and would be constrained by the LoWS forming a large part of the site. Any large scale development of housing in this area could therefore be viewed as new settlement options
- There would likely be pressures on the capacity of nearby schools resulting from further development in Great Dunmow, and also the capacity in nearby healthcare and primary healthcare facilities
- The detracted nature of the area would likely require a number of infrastructure improvements beyond expansion of those that already exist in Great Dunmow.
- The AoS is detracted from existing employment areas in the town. The location of the area and presence of the LoWS could mean that the area would not be suitable for many new employment uses

Likely benefits:

- The area is within Grade 3 Agricultural Land
- There are no significant constraints to development within the area regarding the historic environment. The Church End Conservation Area is within close proximity to the north western part of the area; however it is considered that there is sufficient separation so as not to prevent development in this broad area
- It may be possible to integrate renewable energy projects
- The town centre is capable of being accessible by walking and cycling with necessary improvements and suitable links
- Bus links exist to and from the centre of Great Dunmow
- The developable parts of the area would likely require a housing yield that would meet thresholds for a new primary school due to the area being distanced from existing schools

Area of Search 12d - between Braintree Road and the A120

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- The Flich Way LoWS lies to the southern end of the area, however no other constraints exist
- the principal effect of development in this location would be to extend the urban area onto



open elevated arable farmland resulting in the loss of open land. It summarises that development in this area would diminish the sense of place and local distinctiveness of the settlement.

- It is possible that the landscape implications may render some renewable energy schemes unsuitable.
- The River Chelmer runs through the area from north to south and as such a significant proportion of the area is within Flood Risk Zone 3.
- The town centre is suitably distanced to be accessible by walking and cycling although a barrier exists in the form of Dunmow Park which is in private ownership
- There is no rail link in Great Dunmow.
- The AoS is detracted from existing housing areas in the town area and would be constrained by the private Dunmow Park to the north west and employment land to the south west
- There would likely be pressures on the capacity of nearby schools resulting from further development in Great Dunmow, and also the capacity in nearby healthcare and primary healthcare facilities. The detracted nature of the area would likely require a number of infrastructure improvements beyond expansion of those that already exist in Great Dunmow.

Likely benefits:

- The area is within Grade 3 Agricultural Land
- There are no significant constraints to development within the area regarding the historic environment
- Development of the area would see access to the strategic road network (A120) to the south without any associated impacts on the existing town
- Bus links exist to and from the centre of Great Dunmow
- There are a range of existing facilities in the town centre which would theoretically be accessible if suitable links were provided as part of any development
- The developable parts of the area would likely require a housing yield that would meet thresholds for a new primary school due to the area being distanced from existing schools
- The southern parts of the AoS would be in close proximity to employment land to the west. This southern area would be broadly suitable for employment land provision in this regard and in addition to links to the A120

Area of Search 12e - to the south of Ongar Road and north of the A120

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- The area incorporates Hoblongs Brook to the south, but is otherwise free from any constraints. A LoWS exists to, but not within, the north west of the area
- A large part of the area is classified as Grade 2 Agricultural Land
- There is a waste transfer station within the area which is allocated within the County Council's



emerging Waste Local Plan which may have some perceived incompatibilities with housing development in close proximity however would be suitably compatible with neighbouring employment uses

- The area is relatively far away from the town centre which would affect accessibility by walking and cycling although would presumably be accessible by public transport if suitably linked to existing housing development to the north
- There is no rail link in Great Dunmow.
- The scale of development possible, factoring in existing permissions, would be unlikely however to deliver a significant amount of housing and affordable units.
- There would likely be pressures on the capacity of nearby schools resulting from further development in Great Dunmow, and also the capacity in nearby healthcare and primary healthcare facilities
- The site is distanced from existing schools and it is uncertain whether any housing yield on new allocations would meet thresholds for a new primary school

Likely benefits:

- It is considered that development could be introduced into this area to improve the sense of place and local distinctiveness of the settlement
- There are no significant constraints regarding the historic environment within this area of search
- It may be possible to integrate renewable energy projects
- The area is relatively free from flood risk constraints
- Development of the area would see access to the strategic road network (A120) to the south without any associated impacts on the existing town
- Bus links exist to and from the centre of Great Dunmow
- The area would be well connected to existing housing development and permissions for future housing growth and would also form a suitable infill of land between the existing town and the A120
- The nature of the area would be unlikely to require significant infrastructure improvements to those that already exist in Great Dunmow
- The eastern parts of the AoS would adjoin employment land to the east. This eastern area would be broadly suitable for employment land provision in this regard and in addition to links to the A120

Area of Search 12f - between the A120 and the B1256 Stortford Road

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- The area would be in close proximity to a SSSI (High Wood, Dunmow) to the west and it may be that parts of the area are not compatible with this designation should there be any



associated risk to its condition. The Flitch Way also runs through the site from west to east. A significant proportion of the eastern half of the site contains a number of large LoWSs.

- There will be negative landscape implications associated with the Flitch Way, the presence of LoWSs and the area's generally high sensitivity to change
- The principal effect of large scale development in this location would be the urbanisation and consequent loss of a diverse natural landscape with a rich and varied ecology. Additionally and unless extensive landscaping were undertaken some development would inevitably be visible from the A120 extending built form into what is presently open countryside. Development in this sector would significantly diminish the sense of place and local distinctiveness of the settlement
- The majority of the area is classified as Grade 2 Agricultural Land
- It is possible that the landscape implications may render some renewable energy schemes unsuitable.
- There is no rail link in Great Dunmow.
- The site is in close proximity to the existing town and housing developments however would be isolated from these due to the presence of the B1256
- There would likely be pressures on the capacity of nearby schools resulting from further development in Great Dunmow, and also the capacity in nearby healthcare and primary healthcare facilities. The environmental constraints of developing the land would also apply to necessary infrastructure delivery.
- It would be uncertain whether any housing yield on new allocations would meet thresholds for a new primary school.
- Although benefitting from good links to the A120, the AoS is detracted from existing employment areas in the town. The location of the area and presence of numerous environmental constraints could mean that the area would not be suitable for employment in many use classes.

Likely benefits:

- There are no significant historic environment constraints on the site that would be a barrier to development
- There are no areas at risk from fluvial flooding within this AoS
- The town centre is capable of being accessible by walking and cycling with necessary improvements and suitable links
- Development of the area would see access to the strategic road network (A120) to the south without any associated impacts on the existing town
- Bus links exist to and from the centre of Great Dunmow
- A number of existing schools are located to the north of the area and the B1256



The Appraisal of Areas of Search - Villages Extensions / Small Sites

This section explores the sustainability implications of focusing development at the District's Key Villages (in the form of village extensions) and also focusing development to the District's Type A Villages (in the form of small sites) as per the District's Settlement Hierarchy. These are explored separately, in two parts.

The District's Key Villages are:

Elsenham,

Stansted Mountfitchet,

Great Chesterford,

Takeley,

Hatfield Heath,

Thaxted.

Newport

There are 19 Type A Villages in the District. These are:

Ashdon

Farnham

Chrishall

Great Easton

Radwinter

Stebbing

Wimbish

Birchanger

Great Sampford

Flitch Green

Debden

Felsted

Clavering

Little Hallingbury

Quendon & Rickling

Hatfield Broad Oak

Henham

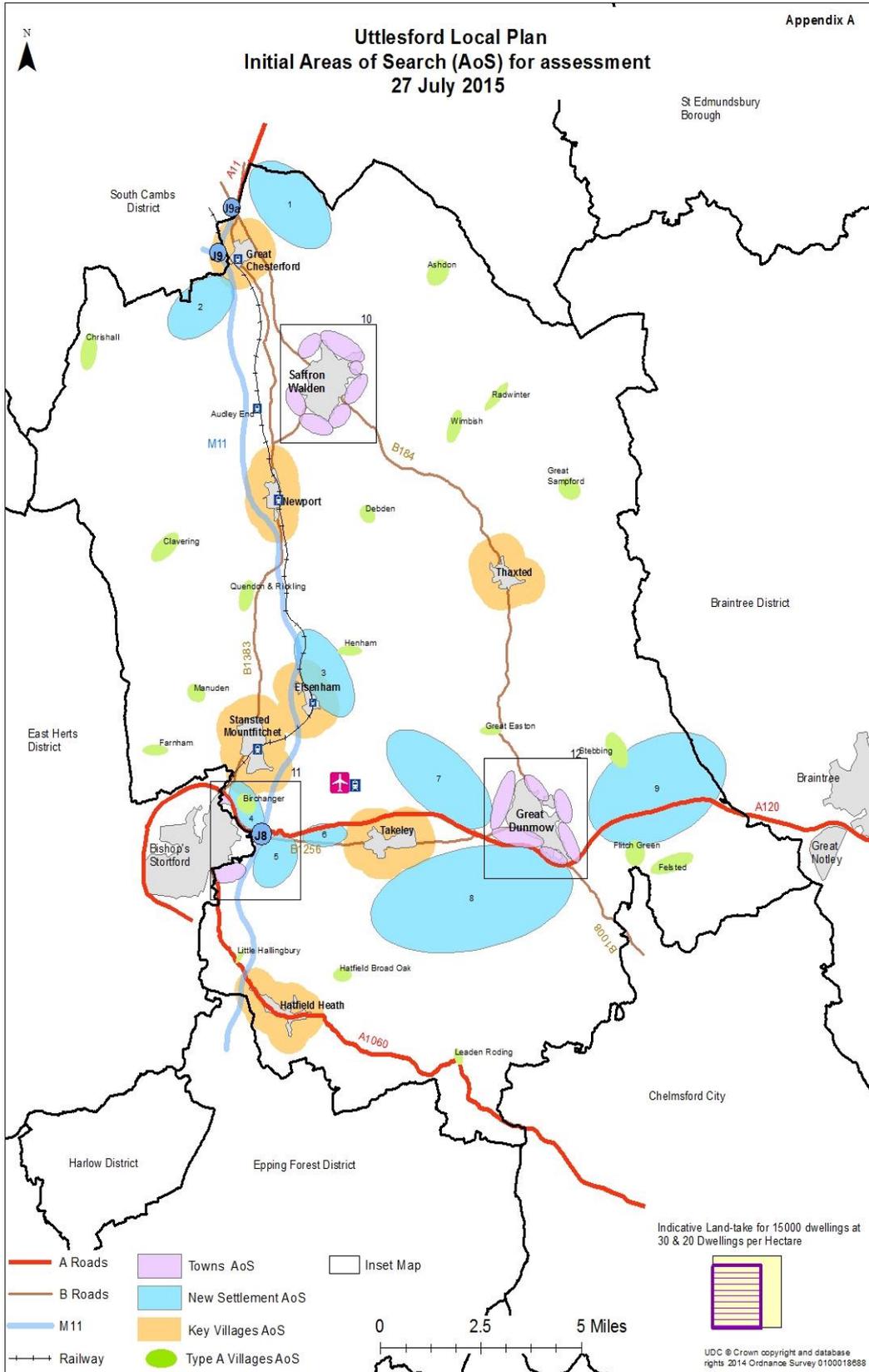
Leaden Roding

Manuden

The following map shows the locations and distribution of all the above villages within the District. A constraints map has not been provided due to the high level nature of appraising the principle of directing growth to the Key Villages and Type A Villages. Commentaries exploring the sustainability implications of these principles follow in the corresponding sub-sections, including more detailed constraints on a case-by-case basis where relevant.



Figure 6: Location Map – Areas of Search 13 and 14: Key Villages & Type ‘A’ Villages





Area of Search 13: Key Villages - village extensions/small sites of/within Elsenham, Great Chesterford, Hatfield Heath, Newport, Stansted Mountfitchet, Takeley, and Thaxted

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- A number of SSSIs exist in the District that may be impacted on by new development at certain scales. SSSIs that may act as constraints to development in specific locations would be Elsenham Woods to the east of Elsenham, Debden Water to the east of Newport and Hatfield Forest to the west of Takeley.
- Hatfield Heath is in the Green Belt, as would be southern extensions of Stansted Mountfitchet
- The vast majority of the District is within Grade 2 Agricultural Land and this is expected to affect many potential expansions of the Key Villages within this Area of Search
- Scheduled Monuments are relatively prevalent around Great Chesterford which could affect any expansion in specific locations. Single instances of Scheduled Monuments being located in the broad areas of villages include within Hatfield Heath, Takeley and Stansted Mountfitchet.
- A number of the Key Villages are historic in origin and have centres that are protected under Conservation Area designation. Conservation Areas exist within the villages of Great Chesterford, Newport, Stansted Mountfitchet and Thaxted.
- It should be noted that for Hatfield Heath, elements of many renewable energy projects will comprise inappropriate development in the Green Belt. In such cases developers will need to demonstrate very special circumstances if projects are to proceed
- In Elsenham there are areas of flood risk to the south of the settlement; Great Chesterford is constrained to the north and south of the settlement by River Cam tributaries; Newport is similarly so to the north and east as is Stansted Mountfitchet to the northeast and south east. Thaxted has areas of flood risk to the west of the village.
- The Key Villages of Thaxted and Hatfield Heath are not well related to existing rail stations
- Any expansion of the key villages is likely to put pressure on local healthcare facilities and other services. Development is likely to require a relatively large amount of infrastructure improvements given the generally rural nature of land outside existing development boundaries
- It is likely that any additional housing development within all of the Key Villages would put pressure on local school capacities, particularly primary schools. It would be uncertain whether any housing yield on new allocations, should they be proportionate to the scale of the existing settlement, would meet thresholds for new schools

Likely benefits:

- There are various biodiversity designations in and around the District's various Key Villages although none exist that would be detrimental to the overall principle of directing growth to any specific village.



- The principle of proportionate development in the key villages is broadly suitable due to their dispersal across the District and there should not be any cumulatively significant impacts on the wider landscape as a result of development in any number of these villages.
- No Registered Parks and Gardens should act as constraints to expansion of any of the Key Villages, with the exception of Shortgrove Park which would be a constraint to the expansion of Newport.
- Takeley and Hatfield Heath are comparatively free from fluvial flood risk
- Rail access to London and Cambridge exists in the Key Villages of Great Chesterford, Newport, Stansted Mountfitchet and Elsenham and it should be noted that only those villages situated on the A120 and in proximity to the M11 junctions in the north and south of the District have ease of access
- Bus links exist in all the Key Villages
- There are generally a good level of local services and facilities in these villages commensurate to their designation as Key Villages in the settlement hierarchy
- With the exception of Thaxted, there is a general ease of access to the strategic road network
- As a Key Village located more centrally in the District; Thaxted serves an important purpose to support the wider rural area in more central and eastern parts of Uttlesford. Similarly does Hatfield Heath serve the south western part of the District.
- There is potential, in those Key Villages with accessibility to the A120 and M11, that small areas of expansion could be suitable for employment development dependant on specific location, type and compatibility with the character of the villages and highlighted constraints.

Area of Search 14: 'Type A' Villages (small sites)

Summary of Broad Sustainability Impacts

Potential issues to overcome:

- A number of SSSIs exist in the District that may be impacted on by new development at certain scales. An SSSI that may act as a constraint to development in specific locations would be Quendon Wood to the east of Quendon and Rickling.
- Extensions to Little Hallingbury and Leaden Roding are likely to be in the Green Belt which would have restrictions to development in all but special circumstances
- The vast majority of the District is within Grade 2 Agricultural Land
- Scheduled Monuments are relatively prevalent around Chrishall which could affect any expansion in specific locations. Single instances of Scheduled Monuments being located in the broad areas of villages include within Ashdon, Great Sampford, Clavering, Henham, Great Easton, Stebbing, Little Hallingbury and Hatfield Broad Oak.
- A number of the Key Villages are historic in origin and have centres that are protected under Conservation Area designation. Conservation Areas exist within the majority of villages; Ashdon, Radwinter, Great Sampford, Quendon and Rickling, Henham, Manuden, Hazel End (within Farnham Parish), Great Easton, Stebbing, Felsted and Hatfield broad Oak. Two Conservation Areas exist in Clavering.



- It should be noted that for those extensions within the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed
- Development in a large number of villages is constrained by fluvial flood risk in certain locations and directions. These villages are Ashdon, Chrishall, Radwinter, Great Sampford, Clavering, Manuden, Great Easton, Stebbing, Flich Green, Little Hallingbury and Hatfield Broad Oak.
- Bus links are poor in all the villages. Development on the edges of the villages should be proportionate to the scale of the settlement in order to maximise the possibility of walking and cycling into the centres for any local services.
- There are a varying but broadly medium-level of local services and facilities within the villages
- The majority of the Type A villages are remote from the strategic transport network, with the exceptions of Birchanger, Little Hallingbury and Leaden Roding.
- Any expansion of the villages is likely to put pressure on local healthcare facilities and other services
- It is likely that any additional housing development within all of the Key Villages would put pressure on local school capacities, particularly primary schools. It would be uncertain whether any housing yield on new allocations, should they be proportionate to the scale of the existing settlement, would meet thresholds for new schools.
- There is limited potential, given the villages' general accessibility for anything other than small scale rural employment opportunities

Likely benefits:

- There are various biodiversity designations in and around the District's Type A Villages although none exist that would be detrimental to the principle of directing growth to any specific village
- The principle of proportionate development in the key villages is broadly suitable due to their wide dispersal across the District and there should not be any cumulatively significant impacts on the wider landscape as a result of development in any number of these villages
- No Registered Parks and Gardens should act as constraints to expansion of any of the Type A Villages
- Villages largely free from fluvial flood risk are Wimbish, Debden, Quendon and Ricking, Henham, Farnham, Birchanger, Felsted and Leaden Roding.
- Rail access to London and Cambridge exists in the Key Villages of Great Chesterford, Newport, Stansted Mountfitchet and Elsenham and a few of the Type A Villages are in relatively close proximity to these; these being Quendon and Ricking (Newport station), Birchanger (Bishop's Stortford and Stansted Mountfitchet stations) and arguably Little Hallingbury (Bishop's Stortford station) and Clavering (Newport station).
- Given the fact that constraints exist throughout the District as a whole, including the towns of Saffron Walden and Great Dunmow, housing growth proportionate to the size of the settlements would have an important function in providing appropriate housing in the District and for this reason a level of growth to distribute housing throughout the District may be



proven to be required

Overall Summary – Areas of Search Appraisal

The SA at that time concluded that, focusing development to one or more new settlements is likely to have comparatively less constraints than extensions of existing settlements and villages, or perhaps more specifically, new settlements have better scope to mitigate negative impacts on site. There is also less of a threat of secondary and cumulative impacts on existing settlements where multiple extensions to existing settlements may be required to meet housing targets.

It is however likely that capacity for expansion exists in the surrounding areas of each of the towns and such a focus, if proportionate to the existing settlement and in mind of identified broad constraints, would contribute to meeting the existing and identified housing needs of the District. This will be particularly important in the earlier stages of the plan period.

Development of the Key Villages and Type A Villages will also meet this need, again if proportionate to each settlement and in mind of each's specific constraints. A number of villages contain rail links and this benefit, in a District that is not particularly well served by strategic roads or public transport due to its rural nature enhances the sustainability of development in these settlements pending other considerations.

The development of one or more new settlements would contribute to meeting future needs, again in consideration of known constraints in specific areas; broadly summarised as predominantly transport implications and suitable access to the strategic road network. Should suitable additional junctions or access to these strategic roads be forthcoming, development of the surrounding villages may become more sustainable in turn. This would similarly be the case for any new rail infrastructure in the District.

The Appraisal of Strategic Scenarios

Three different levels of development were proposed in 2015. The first level, of 580 dwellings per year, was based on the comments of the Uttlesford Local Plan Inspector in his report on the (withdrawn) Submission Local Plan in December 2014.

The SA also explored a higher level of development for testing purposes. This was considered necessary in order to ensure that the plan has tested these implications and to ensure that the plan is properly justified. It was also important to test a higher level of growth in case of changes in population projections during the preparation of the plan. For these purposes the figure was assessed at 750dpa. The following scenarios were explored:

Scenarios A to D (580 dwellings per year)

The following scenarios are based on an assumed level of growth at 580 dwellings per year. Extant permissions granted for around 5,000 dwellings are common to all options. A windfall allowance of 50 dwellings per year or 750 over 15 years has been made. This approach was endorsed by the Local Plan inspector in his report of December 2014.



Table 121: Scenarios A-D (assuming District-wide provision of 580 per year or 8,700 over 15 years)

	Scenario A	Scenario B	Scenario C	Scenario D
Location	New Settlement	Villages and BS	Towns	Hybrid
Extant Permissions	5,000	5,000	5,000	5,000
Windfall allowance	750	750	750	750
Edge of Bishop's Stortford	0	500	0	500
Great Dunmow	0	0	1,500	500
Saffron Walden	0	0	1,500	500
Key Villages	0	1,500	0	500
Type A Villages	0	1,000	0	500
New Settlement	3,000	0	0	500
TOTAL	8,750	8,750	8,750	8,750

A summary of the appraisal of each Scenario can be found in the corresponding sub-sections.

Scenario A: Focus on a new settlement (580 per year)

Summary of potential issues to overcome:

- It may be likely that any mitigation or potential remedial work could hinder the assumed delivery rate of 300 dwellings per year and affect the maintenance of a 5 year housing supply throughout the plan period.
- It is likely that there would be negative impacts on the landscape associated with the growth of Greenfield land although it should be acknowledged that such issues will be inevitable under all scenarios.
- Scenario A would likely have some negative impacts associated with sustainable and inclusive housing growth in the District, through a focus on a single settlement. The scenario would not meet the needs that exist within individual established settlements, including a delivery of a mix of housing to support demographic evidence and affordability, as well as catering for socio-economic factors and migration to such settlements for which we can assume the SHMA figures will be partly based.
- This assumed delivery rate is substantially below the 580 per year endorsed by the Local Plan inspector in the examination of the withdrawn Local Plan in 2014. The target of 580 dwellings per annum would not be achievable in the latter stages of the plan period assuming extant permissions and windfall sites have been developed to meet this target prior to the new settlement being developed (from the above assumption this would be in 2023).
- There would be interim uncertainties as to the capacity of existing infrastructure in the settlement's wider location that may have to support initial phases of housing delivery.

Summary of likely benefits:



- There are likely to be minimal cumulative impacts on ecology under this scenario with the potential for them to be mitigated maximised in a single scheme.
- It is likely to be the case that a focus on a new settlement would have less cumulative environmental impacts than a more dispersed distribution.
- A new settlement of 10,000 homes has the ability to be built in accordance with high quality design features and 'garden settlement' principles.
- The required scale would maximise the potential of wider gains in terms of serving existing communities, with unavoidable negative environmental impacts associated with greenfield development isolated to a single location.
- The focus on a new settlement would alleviate the development pressures on the District's largely historic towns and villages.
- It is likely to be the case that a focus on a new settlement would have less cumulative environmental impacts than a more dispersed distribution, and the scale would maximise the possibility for, and viability of, the inclusion of renewable energy sources within the proposal.
- The scale of a new settlement would reduce the likelihood of flood risk being a significant constraint, due to the possibility of developing in areas of Flood Zone 1 and / or factoring waterbodies into the design of development.
- Dependant on location to the strategic road and rail network and also the distance to existing settlements, a focus on a single new settlement would maximise the possibility of supporting sustainable transport methods to be fully integrated, based on an assumption that a range of services and facilities, including new schools and employment opportunities would form part of the development.
- The focus on a single new settlement and its possible scale would likely ensure that supporting open space and recreational facilities would be viable as part of the wider development. It is also possible that new healthcare facilities would be provided. This would likely offer benefits to the wider communities of surrounding existing villages.
- A focus on a new settlement will offer the largest possibility of sustainable self-contained development to be delivered and the broad assessment of those areas explored earlier in this report suggest that a number could be viable. A new settlement of 10,000 homes by the end of the next plan-period would require supporting infrastructure of a commensurate scale and has the ability to be built in accordance with high quality design features and 'garden settlement' principles.
- This scenario would maximise the possibility of primary and secondary schools to be delivered on site.
- The focus on a new settlement will offer the largest possibility of sustainable self-contained development to be delivered, including the development of employment opportunities on site.



Scenario B: Focus on Villages and the edge of Bishop's Stortford (580 per year)

Summary of potential issues to overcome:

- The cumulative impacts of allocations in the District's Villages, in addition to any extant permissions and windfall sites within them, would likely have locally significant impacts on a number of environmental sustainability objectives, including biodiversity. There is a possibility that this could also extend to the water environment in the District, with dispersal potentially affecting a larger number of water bodies than a reliance on fewer larger development allocations that have enhanced potential to mitigate any impacts on site.
- Cumulatively, dispersal to the District's Villages at the scale required could be seen to have negative impacts on green infrastructure and networks generally throughout the District.
- There are also likely to be Green Belt implications that may limit growth in some villages. This in turn may exacerbate issues in other villages, which would presumably have to accommodate more than proportionate growth.
- There would be a large amount of isolated and potentially cumulatively significant impacts on landscape in a number of the District's villages. It is likely that landscape constraints and coalescence issues will exist within large areas of land contiguous with village development boundaries and it will be difficult to consistently determine which pressures are more acceptable than others in the allocation of land in all villages and in consideration of their unique characteristics.
- It is possible that a significantly lower proportion of previously developed land will be developed than if a proportion of growth was directed to the District's existing towns.
- Development under this scenario is unlikely to respond well to the sustainable use of land, where density requirements are likely to be lower than development under other scenarios with one or more larger allocations. This in turn may have viability issues surrounding the delivery of a mix of housing without increasing the scales of development with resulting associated impacts on the environment.
- Dispersal to the District's Villages at the scale required would have a strong possibility of negative impacts on numerous cultural heritage assets located in historic settlements. Conservation Areas exist in the majority of the District's Villages and numerous have Scheduled Monuments located in close proximity.
- A potential secondary impact of this scenario could be a disproportionate amount of growth dispersed to some Villages with fewer constraints.
- The scale of developments in each Village and the focus on a larger number of small allocations would reduce the possibility for, and viability of, the inclusion of renewable energy sources within proposals.
- The ability to mitigate, or for proposals to be designed to factor in areas that have a risk of flooding, would be less viable than in larger scale allocations.
- These settlements, aside from those that have links to the strategic rail network, currently have poor public transport services and a small amount of services and facilities in walking and cycling distance.



- It can be expected that the expected scale of development distributed to each Village would not be sufficient to meet thresholds for accompanying services, facilities and infrastructure to be provided. It is also unlikely that public transport providers would extend services to more remote parts of the District.
- Rail links only exist in the settlements of Stansted Mountfitchet, Elsenham, Newport, Wendens Ambo and Great Chesterford.
- This dispersal would not be without a number of significant social implications, particular regarding the cohesion of existing villages and any forthcoming developments that could potentially correspond to their significant expansion.
- The scenario is unlikely, as a spatial strategy, to meet future needs and requirements in the District beyond the plan period. With this in mind it would be likely that a new settlement would be required in the next 15-year plan period.
- There will likely be pressure on local infrastructure and schools, with a potential scenario of no single development being of the scale to meet infrastructure thresholds or ensure their viability.
- It is unlikely that any single development, or cumulative amount of growth in any one settlement under this scenario, would stimulate the need for additional schools to be provided. It would also be uncertain at this stage whether expansion of any existing schools would be viable.
- Under this scenario it would be difficult to ensure the allocation and delivery of employment development in the District strategically in terms of suitability, and also in reflection of existing jobs and a desire to minimise travelling distances.
- It is likely that there would exist a situation where those Villages in closer proximity to existing employment opportunities would be vastly more sustainable than those that are more isolated.

Summary of likely benefits:

- This dispersal scenario may limit the significance of any loss of the best and most versatile agricultural land in the District, should development proposals be appropriate at a smaller scale commensurate with acceptable expansion of existing settlements.
- A focus on the District's villages with development also being located on the edge of Bishop's Stortford would offer a dispersed distribution of development. This would respond well to meeting the District's identified existing housing needs.
- The allocation of growth on the edge of Bishop's Stortford, but within the District of Uttlesford, can be seen as a generally sustainable approach should allocations be proportionate and suitable in accumulation with any permissions and growth identified in Bishop's Stortford in the East Hertfordshire Local Plan and meet Green Belt requirements.



Scenario C: Focus on Towns (580 per year)

Summary of potential issues to overcome:

- There are a number of Local Wildlife Sites and one SSSI surrounding Great Dunmow, which may limit the suitability of extensions in certain locations. In contrast, Saffron Walden has comparatively minimal constraints in this regard.
- Regarding water quality there is the potential for negative cumulative effects arising from a number of urban extensions in the same town. This may arise, for example, to the east of Great Dunmow, where extensions could be located in the Upper Chelmer River Valley, and to the south of Saffron Walden regarding the Fulfen Slade.
- This scenario would largely have negative landscape implications, where it can be assumed that a significant proportion of development directed to the towns would have to be accommodated through one or a number of relatively large urban extensions. The cumulative impacts of these with extant permissions, particularly to the west of Great Dunmow would be more significantly negative.
- Saffron Walden is surrounded by the best and most versatile soil in the District (Grade 2 Agricultural Land).
- Both Saffron Walden and Great Dunmow have historic cores protected as conservation areas and although development would be unlikely to be located within or adjacent to these designations, it is likely that there would be wider implications on character and potential loss of amenity through increased traffic to these centres for services.
- Specific to Saffron Walden, a significant constraint exists to the east with Audley End House and its registered historic park and garden.
- It should be noted that an AQMA exists in Saffron Walden and any impacts on air quality will be magnified in this regard.
- Great Dunmow does not have any significant constraints regarding air quality, however there is likely to be some degree of negative impact associated with growth at the specified scale in conjunction with the extant permissions to the west of the town.
- Flood Risk Zones 2 and 3 are both prevalent on the edge of both towns.
- Neither town has rail links within existing development boundaries; the nearest train station Saffron Walden can benefit from is Audley End station in Wendens Ambo, approximately a mile and a half from Saffron Walden to the south west.
- Significant growth would however likely exacerbate transport pressures in Saffron Walden.
- The distribution of growth would not extend to meeting those needs of more rural areas, which in the District also represents a significant proportion of the population.
- The distribution would be unlikely, as a spatial strategy, to meet future needs and requirements in the District beyond the plan period where further expansion of the towns should not be solely relied upon as a future strategy in line with existing constraints. With this in mind it would be likely that a new settlement would be required in the next 15-year plan period under this scenario.
- There are likely to be concerns however regarding infrastructure capacities, particularly in



response to a significant amount of extant permissions and windfall sites being within and/or extensions of these settlements.

- Growth under this scenario would not stimulate the requirement for a new secondary school in the District and should this be a desirable outcome as a result of growth in the Local Plan, it should be noted that this would only be viable under a new settlement scenario to meet the required threshold.
- There could be considered a discrepancy between provision in the towns and wider employment needs in the District. New employment opportunities should be well related to existing employment opportunities within the District in order for opportunities to be inclusive across a range of sectors.

Summary of likely benefits:

- It is possible that a significantly higher proportion of previously developed land could be developed under this scenario than other options.
- Development under this scenario is likely to respond well to the sustainable use of land, where density requirements are likely to be higher commensurate to urban locations.
- Great Dunmow is largely surrounded by Grade 3 Agricultural Land.
- It is possible that, supported by relevant infrastructure improvements, there would be less transport emissions resulting from expansion to the District's towns through accessibility to services.
- Both towns have a good range of services and facilities, including frequent bus services to and from their centres.
- Directing growth to the towns would correspond to the most socially inclusive scenario in that extensions to the existing settlements would benefit from the largest concentration of existing community facilities in the District commensurate to their status in the settlement hierarchy.
- Expansion of the towns at the scale specified would require additional provision of open space, recreation and healthcare facilities. It is possible that the provision of such facilities would benefit the existing communities, dependant on scale and accessibility.
- A focus on the District's towns would direct growth to the centres of the largest population, responding well to identified housing needs in the District.
- A focus on the District's main towns of Saffron Walden and Great Dunmow would see housing growth developed in what can be considered the District's most sustainable settlements in terms of existing infrastructure, jobs and services.
- It is probable that the amount of growth in both settlements under this scenario would stimulate the need for additional primary schools to be provided.
- The distribution of growth under this scenario would direct new housing to those settlements with existing secondary schools and their expansion would likely be required.
- This scenario would see employment provision directed to those settlements with the highest population in the District.



Scenario D: Hybrid Option 1 (580 per year)

Summary of potential issues to overcome:

- The impacts of dispersal as specified in this scenario would likely have negative impacts on a number of environmental sustainability objectives at the local and site specific level, including biodiversity. Cumulatively, dispersal at this level could be seen to have negative impacts on green infrastructure and networks generally throughout the District.
- There is a possibility that this could also extend to the water environment in the District, with dispersal potentially affecting a larger number of water bodies than a reliance on fewer larger development allocations that have enhanced potential to mitigate any impacts on site.
- There would be a relatively large amount of isolated and potentially cumulatively significant impacts on landscape in a number of the District's villages. There is a possibility that the distribution could lead to more significant impacts in those smaller settlements where development would represent a larger proportionate expansion, with less scope for allocating land for development in less sensitive locations in regard to landscape character.
- It would be difficult to consistently determine which landscape pressures are more acceptable than others in the allocation of land in all villages and in consideration of their unique characteristics.
- There are likely to be Green Belt implications that may limit growth in some villages. This in turn may exacerbate issues in other villages, which would presumably have to accommodate more than proportionate growth.
- Development under this scenario is unlikely to respond well to the sustainable use of land, with little supplementary benefits arising from any one development in the District.
- Conservation Areas exist in the majority of the District's villages and numerous have Scheduled Monuments located in close proximity.
- The scale of distribution and the focus on a larger number of small allocations would reduce the possibility for, and viability of, the inclusion of renewable energy sources within proposals.
- Should development at the existing towns be promoted in the form of a single urban extension in each instance, impacts relevant to pollution should also be considered in any selection criteria, particularly regarding the impact on the AQMA in Saffron Walden.
- The ability to mitigate, or for proposals to be designed to factor in areas that have a risk of flooding, would be more viable in larger scale allocations forming the new settlement element of the scenario, or any single large urban extension to meet the growth distribution on the District's towns.
- The villages, aside from those that have links to the strategic rail network, currently have poor public transport services and a small amount of services and facilities in walking and cycling distance. It can be expected that the expected scale of development distributed to each village would not be sufficient to meet thresholds for accompanying services, facilities and infrastructure to be provided. It is also unlikely that public transport providers would extend services to more remote parts of the District.
- It is uncertain at this stage what level of services and facilities could be expected from a new settlement at the specified scale, and the sustainability implications of this scenario, would



depend on any upper limit that this new settlement could eventually reach beyond the plan period.

- This dispersal would not be without a number of significant social implications, particular regarding the cohesion of existing villages and any forthcoming developments that could potentially correspond to their significant expansion under this scenario.
- It is possible that there will be significant localised pressure on existing healthcare facilities under this scenario, with potentially no single development being of a larger enough size to stimulate additional provision.
- There would be some concern however, whether such a distribution would be adequate to stimulate infrastructure improvements, particularly regarding schools and transport, with a potential scenario of no single allocated development being of the scale to meet infrastructure thresholds or ensure their viability in the plan period. The distribution of development is under the threshold for a new primary school to be provided to serve any new development.
- The distribution would not respond well to the location of existing employment opportunities in the District. This distribution scenario would also lead to difficulties in ensuring the allocation and delivery of employment development in the District strategically in terms of suitability, and also in reflection of existing jobs and a desire to minimise travelling distances.

Summary of likely benefits:

- This dispersal scenario may limit the significance of any loss of the best and most versatile agricultural land in the District, should development proposals be appropriate at a smaller scale commensurate with acceptable expansion of existing settlements.
- Although no rail links exist specifically at the towns, there are available a good existing level of services and facilities and public transport links exist in centres.
- The distribution of growth across the District would most likely be proportionate to the size of existing settlements should the scale and location of extant permissions and potential windfall sites additionally be considered. This ensures that new development has a reasonable level of accessibility to services.
- Distribution of development to the District's towns and to a new settlement would require open space and recreational provision that would be comparatively more easily delivered; particularly should development in the towns come forward as a single urban extension in each instance.
- The hybrid option of delivery would be seen as offering the most dispersed distribution of development of all the scenarios. This would respond well to meeting the District's identified existing housing needs.
- The start of a new settlement would seek to meet the future needs and requirements of the District.
- This hybrid scenario would respond well to the delivery rate of 580 dwellings per annum and adhere better to the maintenance of a 5 year housing supply over the plan period in the District than Scenario A; the only other Scenario that explores a new settlement at this delivery rate.



Scenarios E-G (750 dwellings per year)

The following scenarios are based on a higher level growth assumption. The same common assumptions relating to extant permissions and windfall apply as under scenarios A-D.

Table 122: Scenarios E-G (assuming 750 dwellings per year or 11,250 over 15 years)

Location	Scenario E	Scenario F	Scenario G
	Two new settlements	Towns and Villages	Hybrid 2
Extant Permissions	5,000	5,000	5,000
Windfall allowance	750	750	750
Edge of Bishop's Stortford	0	500	500
Great Dunmow	0	1,500	1,000
Saffron Walden	0	1,500	1,000
Key Villages	0	1,500	1,000
Type A Villages	0	1,000	1,000
New Settlement	6,000	0	1,500
TOTAL	11,750	11,750	11,750

The appraisal of each Scenario can be found in the corresponding sub-sections.

Scenario E: Two New Settlements

Summary of potential issues to overcome:

- It may be likely that any mitigation or potential remedial work could hinder the assumed delivery rate of 300 dwellings per year and affect the maintenance of a 5 year housing supply throughout the plan period.
- There would be negative impacts on the landscape associated with growth on Greenfield land. The difference in impact of two new settlements in landscape, rather than the development of one under Scenario A, would largely be dependent on location in regard to each other (these would be significantly increased should they both be located in the same landscape character area), and also in relation to the existing settlement pattern.
- It can be assumed that the likelihood of two new settlements being located within close proximity to the road and rail network would be minimal, unless one or more additional junctions to the M11 are provided.
- Scenario E would likely have some negative impacts associated with sustainable and inclusive housing growth in the District through a focus on two new settlements and no distribution towards existing settlements to meet their housing needs. This includes a delivery of a mix of



housing to support demographic evidence and affordability, as well as catering for socio-economic factors and migration to such settlements for which we can assume the SHMA figures will be partly based.

- The target of 750 dwellings per annum would not be achievable in the latter stages of the plan period assuming extant permissions and windfall sites have been developed to meet this target prior to the new settlement being developed. With windfalls continuing to be developed throughout the plan period, there would be a shortfall of 100 dwellings per annum under this scenario.
- There will be interim uncertainties as to the capacity of existing infrastructure in the settlement's wider location that may have to support initial phases of housing delivery.
- There would likely be a requirement for good accessibility to existing employment opportunities within the District in order for opportunities to be inclusive across a range of sectors, which could have implications on their location in regard to each other limiting the suitability of some broad locations.

Summary of likely benefits:

- It is possible however that a focus on two new settlements (if located suitable distanced from one another) would have less cumulative environmental impacts than a more dispersed distribution. Dependant on location, there are likely to be minimal cumulative impacts on ecology under this scenario with the potential for them to be mitigated maximised in a two large schemes.
- The scale would maximise the possibility for, and viability of, enhancement through mitigation. This is possible to the case regarding water quality. Site selection criteria should include the impacts on water bodies within the area, in response to those objectives set out in relevant River Basin Management Plans in response to the requirements of the Water Framework Directive.
- New settlements will have the ability to be built in accordance with high quality design features and 'garden settlement' principles.
- A focus on two new settlements would respond well to the notion of a sustainable use of land, provided the locations were sustainable in accordance with other sustainability objectives and site selection criteria. The required scale would maximise the potential of wider gains in terms of serving existing communities.
- The focus on two new settlements would greatly alleviate the development pressures on the District's largely historic towns and villages and, dependant on specific location, can be assumed to have comparatively positive impacts on the historic environment.
- It is likely to be the case that a focus on new settlements would have less cumulative environmental impacts including emissions and distances travelled to services than a more dispersed distribution, and the scale would maximise the possibility for, and viability of, the inclusion of renewable energy sources within the proposal.
- The scale of new settlements would reduce the likelihood of flood risk being a significant constraint, due to the possibility of developing in areas of Flood Zone 1 and / or factoring waterbodies into the design of development.
- The scale required of new settlements would maximise the possibility of supporting



sustainable transport methods to be fully integrated, based on an assumption that a range of services and facilities, including new schools and employment opportunities would form part of the development.

- It is also possible that new healthcare facilities would be provided. This would likely offer benefits to the wider communities of surrounding existing villages and these would be significant should the location of the two new settlements sufficiently distanced to each other to serve an overall wider area.
- Scenario E will likely offer a better distribution of growth across the District than the single settlement scenario (A) dependant on their location in relation to each other.
- Dependant on the location of the two new settlements, there is potential for them to provide some needed infrastructure and services to the wider area, including any villages or towns that may reasonably be expected to fall within this. If the scale of the new settlements were to reach the potential 10,000 dwellings as specified in Scenario A then the settlements would meet the threshold for infrastructure requirements such as a new secondary school.
- The focus on two new settlements will offer a large possibility of sustainable self-contained developments to be delivered, including the development of employment opportunities on site.

Scenario F: Towns and Villages

Summary of potential issues to overcome:

- The cumulative impacts of allocations under this scenario, in addition to any extant permissions and windfall sites within the District, would likely have locally significant impacts on a number of environmental sustainability objectives, including biodiversity. Cumulatively, this level of dispersal at the scale required could be seen to have negative impacts on green infrastructure and networks generally throughout the District.
- There is a possibility that this could also extend to the water environment in the District, with dispersal potentially affecting a larger number of water bodies than a reliance on fewer larger development allocations that have enhanced potential to mitigate any impacts on site.
- There are a number of Local Wildlife Sites and one SSSI surrounding Great Dunmow, which may limit the suitability of extensions in certain locations.
- There are likely to be Green Belt implications that may limit growth in some villages. This in turn may exacerbate issues in other villages, which would presumably have to accommodate more than proportionate growth.
- There is the potential for negative impacts to be realised on water quality through the cumulative effects of a number of urban extensions in the same town. This may arise, for example, to the east of Great Dunmow, where extensions could be located in the Upper Chelmer River Valley, and to the south of Saffron Walden regarding the Fulfen Slade.
- There would be a large amount of isolated and potentially cumulatively significant impacts on landscape in a number of the District's villages and any extensions of the District's towns. Extensions to Bishop's Stortford would have significant implications regarding the restrictions of such development within the Green Belt, as well as a number of villages in the District.
- It is likely that landscape constraints and coalescence issues will exist and could be significant



within large areas of land contiguous with development boundaries and it will be difficult to consistently determine which pressures are more acceptable than others in the allocation of land in all locations and in consideration of their unique characteristics.

- Assuming that a significant proportion of development directed to the towns would have to be accommodated through one or a number of relatively large urban extensions; the cumulative impacts with extant permissions, particularly to the west of Great Dunmow would be significantly negative.
- Development in the District's villages is unlikely to respond well to the sustainable use of land, where density requirements are likely to be lower than development under other scenarios with one or more larger allocations. This in turn may have viability issues surrounding the delivery of a mix of housing without increasing the scales of development with resulting associated impacts on the environment.
- There would likely be significant negative impacts on the historic environment through development of the scale proposed in this Scenario. Both Saffron Walden and Great Dunmow have historic cores protected as conservation areas, numerous also exist in the District's villages, and although development would be unlikely to be located within or adjacent to these designations, it is likely that there would be wider implications on character and potential loss of amenity through increased traffic to these centres for services.
- Specific to Saffron Walden, a significant constraint exists to the east with Audley End House and its Registered Historic Park and Garden.
- Dispersal to the District's Villages at the scale required would have a strong possibility of negative impacts on numerous cultural heritage assets located in historic settlements. Conservation Areas exist in the majority of the District's Villages and numerous have Scheduled Monuments located in close proximity.
- It should be noted that an AQMA exists in Saffron Walden and air quality impacts will be magnified.
- The ability to mitigate, or for proposals to be designed to factor in areas that have a risk of flooding, would be less viable in smaller scale allocations.
- Mitigation of flood risk may affect housing densities should extensive mitigation be required.
- Neither town in the District has rail links within existing development boundaries; the nearest train station Saffron Walden can benefit from is Audley End station in Wendens Ambo, approximately a mile and a half from Saffron Walden to the south west.
- Outside the main towns it should also be noted that adequate sustainable transport infrastructure is unlikely to exist to support development in many instances in terms of both suitability and capacity. It is also unlikely that public transport providers would extend services to more remote parts of the District. Rail links only exist in the villages of Stansted Mountfitchet, Elsenham, Newport, and Great Chesterford.
- Significant growth would likely exacerbate transport pressures in Saffron Walden.
- It is also unlikely that any significant improvements to the road network would be feasible through any one development, or those in accumulation in any settlement.
- Dispersal across the District's villages would not be without a number of significant social implications, particular regarding the cohesion of existing villages and developments that



could possibly correspond to their significant expansion.

- Directing growth to the towns would correspond to the most socially inclusive scenario in that extensions to the existing settlements would benefit from the largest concentration of existing community facilities in the District commensurate to their status in the settlement hierarchy.
- This Scenario is unlikely, as a spatial strategy, to meet needs and requirements in the District beyond the plan period.
- There are likely to be concerns regarding infrastructure capacities, particularly in response to a significant amount of extant permissions and windfall sites being within / extensions of these settlements.
- The cumulative impacts of allocations in the villages would be a likely pressure on local infrastructure and schools, with a potential scenario of no single development being of the scale to meet infrastructure thresholds or ensure their viability.
- There are likely to be some issues surrounding locations on the edge of Bishop's Stortford, where local schools would fall within a different commissioning authority.
- Under this scenario it would be difficult to ensure the allocation and delivery of employment development strategically in terms of suitability, and also in reflection of existing jobs and employment land with a desire to minimise travelling distances.
- There would exist a situation where those villages in closer proximity to existing employment opportunities would be vastly more sustainable than those that are more isolated.

Summary of likely benefits:

- This dispersal scenario may however limit the significance of any loss of the best and most versatile agricultural land in the District, should development proposals be appropriate at a smaller scale commensurate with acceptable expansion of existing settlements.
- It is possible that, supported by relevant infrastructure improvements, there would be less transport emissions resulting from expansion to the District's towns with better access to services.
- The size of proposals, with the potential for one or a number of relatively large extensions forming the growth specified in this scenario, may have the potential for, and viability of, the inclusion of renewable energy sources within proposals.
- The ability to mitigate, or for proposals to be designed to factor in areas that have a risk of flooding, is likely to be more relevant on larger sites.
- Both towns however have a good range of services and facilities, including frequent bus services to and from their centres.
- Expansion of the towns at the scale specified would require additional provision of open space, recreation and healthcare facilities. It is possible that the provision of such facilities would benefit existing and surrounding communities, dependant on scale and accessibility.
- This Scenario would have positive impacts associated with a dispersed distribution of development. This would respond well to meeting the District's identified existing housing needs.
- The allocation of growth on the edge of Bishop's Stortford, but within the District of Uttlesford, can be seen as a generally sustainable approach should allocations be proportionate and



suitable in accumulation with any permissions and growth identified in Bishop's Stortford in the East Hertfordshire Local Plan and compatibility with Green Belt requirements.

- A focus on the District's main towns of Saffron Walden and Great Dunmow would see housing growth developed in what can be considered the District's most sustainable settlements in terms of existing infrastructure.
- In the towns there is increased scope for a single development to meet the threshold for a new primary school(s) under this scenario, should this be forthcoming and allocated in preference to a larger amount of smaller urban extensions.

Scenario G: Hybrid Option 2

Summary of potential issues to overcome:

- The cumulative impacts of allocations under this scenario, in addition to any extant permissions and windfall sites within the District, would likely have locally significant impacts on a number of environmental sustainability objectives, including biodiversity.
- Cumulatively, this level of dispersal at the scale required could be seen to have negative impacts on green infrastructure and networks generally throughout the District although it should be acknowledged that this will be less than under Scenario F though the emergence of a new settlement in the plan period that adheres to relevant site selection criteria in this regard.
- Development within the District's main towns and their surrounds can be expected to have some level of negative impact on biodiversity in terms of ecological designations. There are a number of Local Wildlife Sites and one SSSI surrounding Great Dunmow, which may limit the suitability of extensions in certain locations.
- There is a possibility that there could be cumulative negative effects on the water environment in the District, with dispersal potentially affecting a larger number of water bodies than a reliance on fewer larger development allocations that have enhanced potential to mitigate any impacts on site.
- There is the potential for negative impacts to be realised on water quality through the cumulative effects of a number of urban extensions in the same town. This may arise, for example, to the east of Great Dunmow, where extensions could be located in the Upper Chelmer River Valley, and to the south of Saffron Walden regarding the Fulfen Slade; however the emergence of a new settlement will ease the impact on the towns marginally should site selection criteria encompass the objectives of River Basin management Plans as required by the Water Framework Directive.
- There are likely to be Green Belt implications that may limit growth in some villages. This in turn may exacerbate issues in other villages, which would presumably have to accommodate more than proportionate growth.
- There would be a large amount of isolated and potentially cumulatively significant impacts on landscape in a number of the District's villages and any extensions of the District's towns. It is likely that landscape constraints and coalescence issues will exist and could be significant within large areas of land contiguous with development boundaries and it will be difficult to consistently determine which pressures are more acceptable than others in the allocation of



land in all locations and in consideration of their unique characteristics.

- Extensions to Bishop's Stortford would have significant implications regarding the restrictions of such development within the Green Belt. This is also the case for a number of villages within the District.
- Assuming that a significant proportion of development directed to the towns would have to be accommodated through one or a number of relatively large urban extensions; the cumulative landscape impacts with extant permissions, particularly to the west of Great Dunmow would be significantly negative.
- Development in the District's villages is unlikely to respond well to the sustainable use of land, where density requirements are likely to be lower than development under other scenarios with one or more larger allocations.
- This scenario is likely to have differing impacts on soil, with Saffron Walden being surrounded by the best and most versatile soil in the District (Grade 2) and Great Dunmow being largely surrounded by Grade 3, representing the lowest. There are expected to be a range of varying impacts associated with soil through dispersal to the District's villages. A new settlement may also lead to a significant loss of Grade 2 agricultural land.
- There would likely be negative impacts on the historic environment through development of the scale proposed in this Scenario; however the emergence of a new settlement, if sensitively located, would reduce the significance specified in Scenario F.
- Both Saffron Walden and Great Dunmow have historic cores protected as conservation areas, numerous also exist in the District's villages (including Scheduled Monuments), and although development would be unlikely to be located within or adjacent to these designations, it is likely that there would be wider implications on character and potential loss of amenity through increased traffic to these centres for services. Should sites be limited in certain settlements at the scale specified due to impacts on heritage assets, it would be preferable to incorporate this growth within a larger new settlement allocation.
- Specific to Saffron Walden, a significant constraint exists to the east with Audley End House and its Registered Historic Park and Garden.
- It should be noted that an AQMA exists in Saffron Walden and air quality impacts will be magnified in this regard.
- The ability to mitigate, or for proposals to be designed to factor in areas that have a risk of flooding, would be less viable in smaller scale allocations.
- Neither town in the District has rail links within existing development boundaries; the nearest train station Saffron Walden can benefit from is Audley End station in Wendens Ambo, approximately a mile and a half from Saffron Walden to the south west.
- Outside the main towns it should be noted that adequate sustainable transport infrastructure is unlikely to exist to support development in many instances in terms of both suitability and capacity. It should additionally be noted that additional rail links only exist in the settlements of Stansted Mountfitchet, Elsenham, Newport, Wendens Ambo and Great Chesterford. It is also unlikely that public transport providers would extend services to more remote parts of the District.
- Dispersal across the District's villages would not be without a number of significant social implications, particular regarding the cohesion of existing villages and developments that



could possibly correspond to their significant expansion.

- There would be some concern whether such a distribution would be adequate to stimulate infrastructure improvements, particularly regarding schools and transport, with a potential scenario of no single allocated development being of the scale to meet infrastructure thresholds or ensure their viability. It can be expected that the largest single development would arise from the new settlement element of the scenario and any upper limit that factors in potential expansion of this beyond 1,500 dwellings should be factored in to any forthcoming masterplan.
- There are likely to be concerns regarding infrastructure capacities, particularly in response to a significant amount of extant permissions and windfall sites being within / extensions of the towns.
- The cumulative impacts of allocations in the villages would likely be significant on a number of social sustainability objectives. Related to this would be a likely pressure on local infrastructure and schools, with a potential scenario of no single development being of the scale to meet infrastructure thresholds or ensure their viability.
- There are likely to be some cross-boundary issues surrounding locations on the edge of Bishop's Stortford, where local schools would fall within a different commissioning authority.
- The scale specified for the new settlement in the scenario would not solely stimulate the need for a new secondary school which would benefit the wider District.
- Under this scenario it would be difficult to ensure the allocation and delivery of employment development strategically in terms of suitability, and also in reflection of existing jobs and employment land with a desire to minimise travelling distances. There would also exist a situation where those settlements in closer proximity to existing employment opportunities would be vastly more sustainable than those that are more isolated.

Summary of likely benefits:

- The emergence of a new settlement at this scale has the potential to have negative landscape implications, although it can equally be viewed that it would alleviate the pressures in the towns and key villages should it be located sensitively and adhere to Garden City / Settlement principles regarding a belt of countryside to restrict sprawl.
- The broad dispersal element of the scenario may limit the significance of any loss of the best and most versatile agricultural land in the District, should development proposals be appropriate at a smaller scale commensurate with acceptable expansion of existing settlements.
- The size of proposals, with the potential for one or a number of relatively large extensions in addition to the new settlement, may have the potential for, and viability of, the inclusion of renewable energy sources within proposals.
- The ability to mitigate, or for proposals to be designed to factor in areas that have a risk of flooding, is likely to be more relevant on larger sites however this may affect housing densities should extensive mitigation be required. This is also true for the new settlement element of the scenario, and it should be noted that site selection criteria is additionally likely to include flood risk as a constraint to determine suitability.
- Both towns have a good range of services and facilities, including frequent bus services to and



from their centres.

- Dependant on location to the strategic road and rail network and also the distance to existing settlements, a new settlement has the potential of supporting sustainable transport methods to be fully integrated, based on an assumption that a range of services and facilities, including new schools and employment opportunities would form part of the development.
- Directing growth to the towns would correspond to the most socially inclusive scenario in that extensions to the existing settlements would benefit from the largest concentration of existing community facilities in the District commensurate to their status in the settlement hierarchy.
- Expansion of the towns at the scale specified would require additional provision of open space, recreation and healthcare facilities.
- The new settlement element of the scenario would similarly require open space and healthcare facilities and these should be recognised in the masterplan of any scheme. The delivery of such facilities is likely to be viable through a new settlement, with additional benefits felt in surrounding villages and broad areas.
- The hybrid option of delivery would be seen as offering the most dispersed distribution of development of all the scenarios at this growth rate. This would respond well to meeting the District's identified existing housing needs and the start of a new settlement would similarly seek to meet the future needs and requirements of the District.
- This hybrid scenario would respond well to the delivery rate of 750 dwellings per annum and adhere better to the maintenance of a 5 year housing supply over the plan period in the District than any scenario that relied on a new settlement to meet all growth requirements.
- Development in the District's main towns of Saffron Walden and Great Dunmow would see growth developed in what can be considered the District's most sustainable settlements in terms of existing infrastructure.
- In the towns there is increased scope for a single development to meet the threshold for a new primary school(s) under this scenario, should this be forthcoming and allocated in preference to a larger amount of smaller urban extensions.
- A new settlement offers the greatest likelihood of new primary schools being delivered.

Scenario H: No additional Local Plan provision

This scenario was considered unreasonable in the context of formulating a Local Plan for the District and as such there is no requirement for this to be subject to Sustainability Appraisal.

Overall Summary – Strategic Scenarios Appraisal

The appraisals of the scenarios in the report highlighted that no single scenario could be guaranteed to meet the current identified and future needs of the District in a wholly sustainable manner. It should be acknowledged that a large amount of potentially adverse environmental impacts are more accurately a result of the growth targets over the plan period, and that any forthcoming options should be developed that seek to minimise these where possible and also seek to maximise benefits.

It was recommended that a suitable balance is sought between meeting existing needs in the District as well



as future needs. This relates not only to an element of dispersal across the District, but also in exploring new settlement options in a way that could meet annual housing delivery rates in the latter stages of the plan period. The principle of a new settlement can be seen to be a positive one regarding a number of sustainability objectives and it may be possible to turn constraints into positive impacts through effective masterplans and a spatial strategy that is advanced with awareness of these opportunities.

It was felt that the scenarios explored at this stage cover all reasonable options regarding the broad distribution of growth in the District. The sustainability implications of focusing development in any one tier of the settlement hierarchy, including one or more new settlements, have been explored fully within this sustainability appraisal. More refined distribution in any forthcoming spatial strategy will have been influenced by this sustainability appraisal and in response to the highlighted impacts of directing growth to all reasonable broad locations in the District.



Appendix 4: The Identification and Progression of Garden Community Options

Introduction

In the Issues and Options consultation on the Uttlesford Local Plan in 2015, the Council identified nine Areas of Search for New Settlements, as well as areas of search around the towns and key villages. The location of these Area of Search were identified because of their potential to contribute to effective cross-boundary strategic planning priorities; minimise the need to travel by car for example by being located near to jobs, shops, leisure opportunities and other facilities; access to strategic highways and rail network; exclusion of areas with special protection such as Registered Parks and Gardens and Sites of Special Scientific Interest. Of the nine identified New Settlement Areas of Search, only 6 were promoted by the landowner, plus land within the Takeley area of search was promoted for significant development. Responses to this consultation and work that took place following the consultation informed the Council's decision to identify the three Garden Community sites that were consulted upon in the Regulation 18 Local Plan in 2017.

This Appendix outlines the process to date, including the consideration of reasonable alternatives, and provides rationale that the Plan's strategy is the most appropriate strategy for the District. This Appendix outlines those alternatives and a summary of their appraisal in regard to the following documents:

- The Uttlesford Local Plan: Areas of Search (AoS) and Strategic Scenarios Sustainability Appraisal (Regulation 18), 2015
- UDC Reasonable Alternatives Identification Note – December 2016 (prepared by Troy Navigus Partnership).
- Interim Appraisal of New Settlement Options Sustainability Appraisal (Regulation 18), February 2017
- Uttlesford District Council Draft Local Plan – Regulation 18 Sustainability Appraisal, 2017
- Uttlesford District Council Pre-Submission Local Plan – Regulation 19 Sustainability Appraisal, 2018

Uttlesford Local Plan: Areas of Search (AoS) and Strategic Scenarios Consultation SA, 2015

At this stage of the plan-making process a broad range of scenarios were subject to Sustainability Appraisal in order to identify constraints, opportunities and to assist in the development of any additional, sustainable hybrid scenarios. The appraisal of these 'areas of search' and scenarios were strategic and at a 'high level' in nature and scope; it was not possible to appraise such broad areas and scenarios in any more detail as specific site boundaries and the quantum of development in each broad location had not yet been determined. The options were:

- Area of Search 1: M11 Junction 9a – east



- Area of Search 2: M11 Junction 9 – west
- Area of Search 3: Elsenham area
- Area of Search 4: M11 Junction 8 – north-west
- Area of Search 5: M11 Junction 8 – south-east
- Area of Search 6: South of A120, North of Hatfield Forest
- Area of Search 7: North of A120, west of Great Dunmow
- Area of Search 8: South of the A120
- Area of Search 9: West of Braintree

The following sub-sections identify each Area of Search in turn, and outline the 'key issues' and 'likely benefits' of a new settlement in each area at the time of writing in 2015.

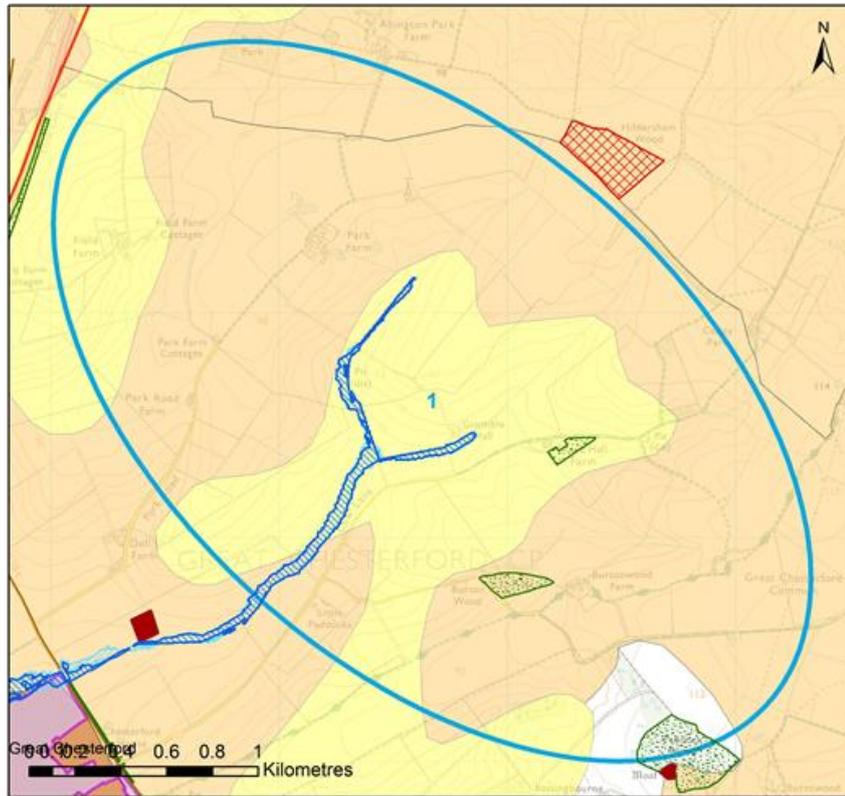
Area of Search 1: M11 Junction 9a – East

This area is located to the east of the junction of the M11, A11, and A1301, near junction 9. On a number of maps this junction is labelled 9a and is located a couple of miles north-east of the junction on the main section of the M11 referenced in related to Area of Search 2. Immediately after the junction the M11 becomes the A11 towards Newmarket.

(3.6) - In relation to Areas of Search 1 and 2, discussions with South Cambridgeshire District Council will be needed, as both lie on the boundary of the two districts. Early discussions will be needed with Highways England, Essex County Highways, and also Cambridgeshire County Highways.



Figure 7: Area of Search 1 – Area and Constraints



Legend

- | | | |
|--------------------------------|-----------------------------|---------------------------|
| ● Railway Station | Adopted Development Limits | Greenbelt |
| ● Primary School | Countryside Protection Zone | Grade 1 Agricultural Land |
| ● Secondary School | Development Areas 2015 | Grade 2 Agricultural Land |
| ▨ Flood Risk Zone 3 | Built Up Areas | Grade 3 Agricultural Land |
| ▨ Flood Risk Zone 2 | Key Villages | Grade 4 Agricultural Land |
| ▨ Registered Parks and Gardens | New Settlement AoS | Grade 5 Agricultural Land |
| ▨ Scheduled Monuments | Public Safety Zones | B Road |
| ▨ LoWS - Local Wildlife Site | Towns AoS | A Road |
| ▨ SSSIs | Villages | Motorway |
| ▨ Airport Noise Contours | | Railway |

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Potential Issues identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

- The presence of SSSIs in close proximity and LoWSs on site.
- Landscape has relatively high sensitivity to change / development.
- Possible coalescence with Great Chesterford
- The majority of the AoS is within Grade 2 Agricultural Land.



- Scheduled Monuments in close proximity.
- Some Flood Risk Zone 3.
- The broad location of the area is not well related to existing settlements of a significant population.
- Existing local services would have to be sufficient or expansion possible to support the increase in population in the earlier stages of the new settlement's development
- It would be expected that there would be a large amount of commuting outside the District for jobs due to the possibility of a range of transport options in the area.

Likely Benefits identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

- Alleviates cultural heritage impacts associated with development of existing settlements.
- Potential for renewable energy sources to be integrated into development.
- The potential scale of the development maximises the possibility of housing to be well supported by a range of services, infrastructure and employment opportunities.
- Access to rail services would be via Great Chesterford rail station to the south and good access to the M11 (junction 9) and A11 exists to the north.
- Development of this potential scale would require an increase in GP capacity and healthcare facilities.
- It is likely that thresholds would warrant a new primary school and potentially in time a new secondary school or expansion of that in Saffron Walden.

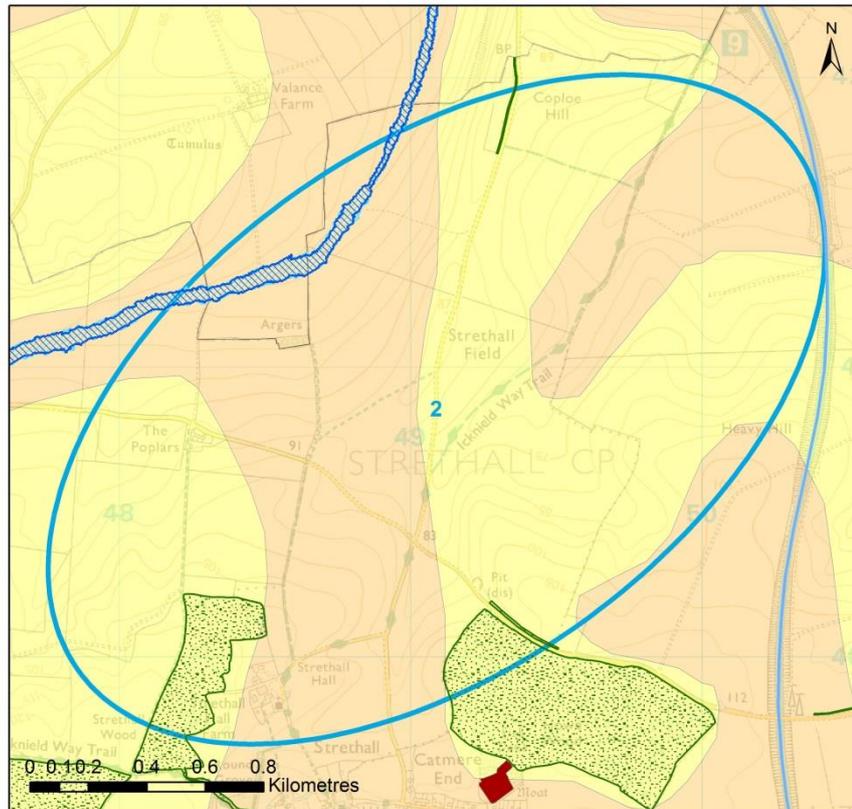
Area of Search 2: M11 Junction 9 – West

This area is located west of the M11, near junction 9. Junction 9 is not a full junction but provides access to the A11 towards Newmarket. It does not provide access onto the M11 southbound or the M11 northbound towards Cambridge.

(3.6) - In relation to Areas of Search 1 and 2, discussions with South Cambridgeshire District Council will be needed, as both lie on the boundary of the two districts. Early discussions will be needed with Highways England, Essex County Highways, and also Cambridgeshire County Highways.



Figure 8: Area of Search 2 – Area and Constraints



Legend

- | | | |
|------------------------------|-----------------------------|---------------------------|
| ● Railway Station | Adopted Development Limits | Greenbelt |
| ● Primary School | Countryside Protection Zone | Grade 1 Agricultural Land |
| ● Secondary School | Development Areas 2015 | Grade 2 Agricultural Land |
| Flood Risk Zone 3 | Built Up Areas | Grade 3 Agricultural Land |
| Flood Risk Zone 2 | Key Villages | Grade 4 Agricultural Land |
| Registered Parks and Gardens | New Settlement AoS | Grade 5 Agricultural Land |
| Scheduled Monuments | Public Safety Zones | B Road |
| LoWS - Local Wildlife Site | Towns AoS | A Road |
| SSSIs | Villages | Motorway |
| Airport Noise Contours | | Railway |

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Potential Issues identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

- The presence of LoWSs on site.
- Landscape has relatively high sensitivity to change / development.
- A large proportion of the area is Grade 2 Agricultural Land.
- There are some relatively small areas of Flood Risk Zone 3 within the area.
- Although Great Chesterford rail station is in close proximity a new settlement in this broad area would not be easily



accessible due to the location of the M11.

- Road access to the M11 would be via Junction 9 and a series of A – roads and could reasonably be expected to increase congestion in this area.
- The AoS would see significant development in an area that is not well related to existing settlements.
- It would be expected that there would be a large amount of commuting outside the District for jobs due to the possibility of a range of transport options in the area.

Likely Benefits identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

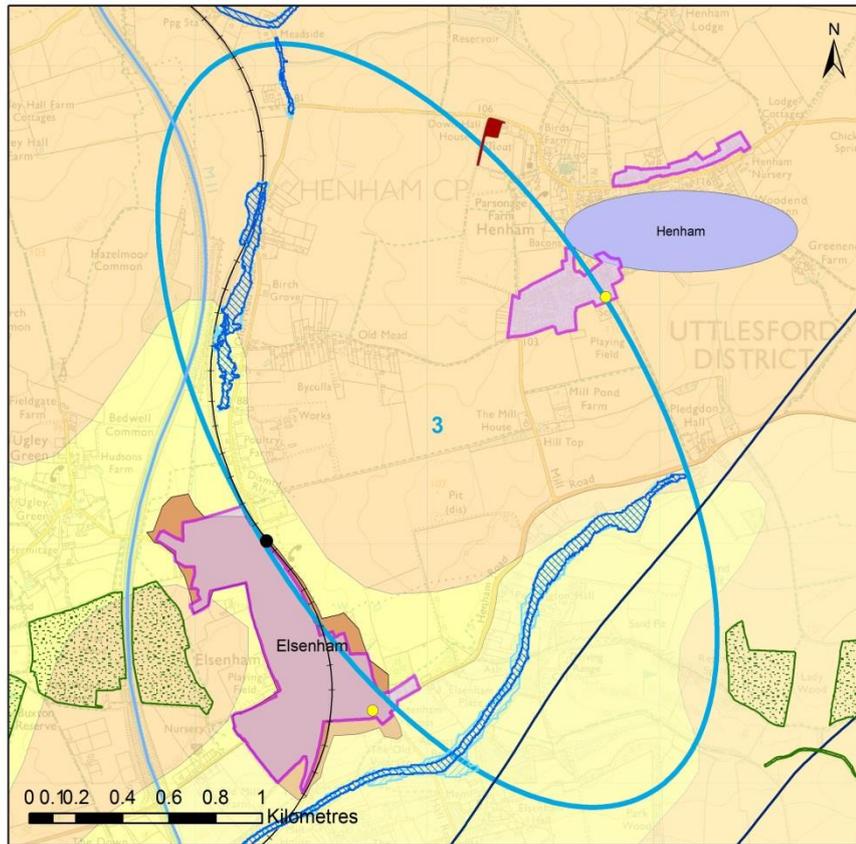
- Alleviates cultural heritage impacts associated with development of existing settlements.
- Maximises the potential for renewable energy sources to be integrated into development.
- The scale of the development maximises the possibility of housing to be well supported by a range of services, infrastructure and employment opportunities.
- Development of this potential scale would require an increase in GP capacity and healthcare facilities.
- It is likely that thresholds would warrant a new primary school and potentially in time a new secondary school or expansion of that in Saffron Walden if viable and suitable.

Area of Search 3: Elsenham area

This area of search mainly includes land the north and east of Elsenham, as far as Henham with its Conservation Area. The majority of the land lies to the east of the West Anglia Main Line. A planning application in this area has been called in by the Secretary of State for determination and a decision is anticipated during July 2015. The implications of this decision for the principles of development in the area will be carefully considered. Also within this area lies a separate Area of Search for Elsenham Key Village.



Figure 9: Area of Search 3 – Area and Constraints



Legend

- Railway Station
- Primary School
- Secondary School
- ▨ Flood Risk Zone 3
- ▨ Flood Risk Zone 2
- ▨ Registered Parks and Gardens
- Scheduled Monuments
- ▨ LoWS - Local Wildlife Site
- ▨ SSSIs
- ▭ Airport Noise Contours
- ▭ Adopted Development Limits
- ▭ Countryside Protection Zone
- ▭ Development Areas 2015
- ▭ Built Up Areas
- ▭ Key Villages
- ▭ New Settlement AoS
- ▭ Public Safety Zones
- ▭ Towns AoS
- ▭ Villages
- ▨ Greenbelt
- ▨ Grade 1 Agricultural Land
- ▨ Grade 2 Agricultural Land
- ▨ Grade 3 Agricultural Land
- ▨ Grade 4 Agricultural Land
- ▨ Grade 5 Agricultural Land
- B Road
- A Road
- Motorway
- Railway

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Potential Issues identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

- Elsenham Woods SSSI is located outside but in close proximity to the broad area.
- The landscape has a moderate to high sensitivity to change / development.
- The majority of the area is classified as Grade 2 Agricultural Land.
- A Scheduled Monument within the area to the north west of the existing settlement of Henham.



- There are small areas of Flood Risk Zone 3 within the area.
- There are generally poor roads in the area and access to the M11 does not currently exist.

Likely Benefits identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

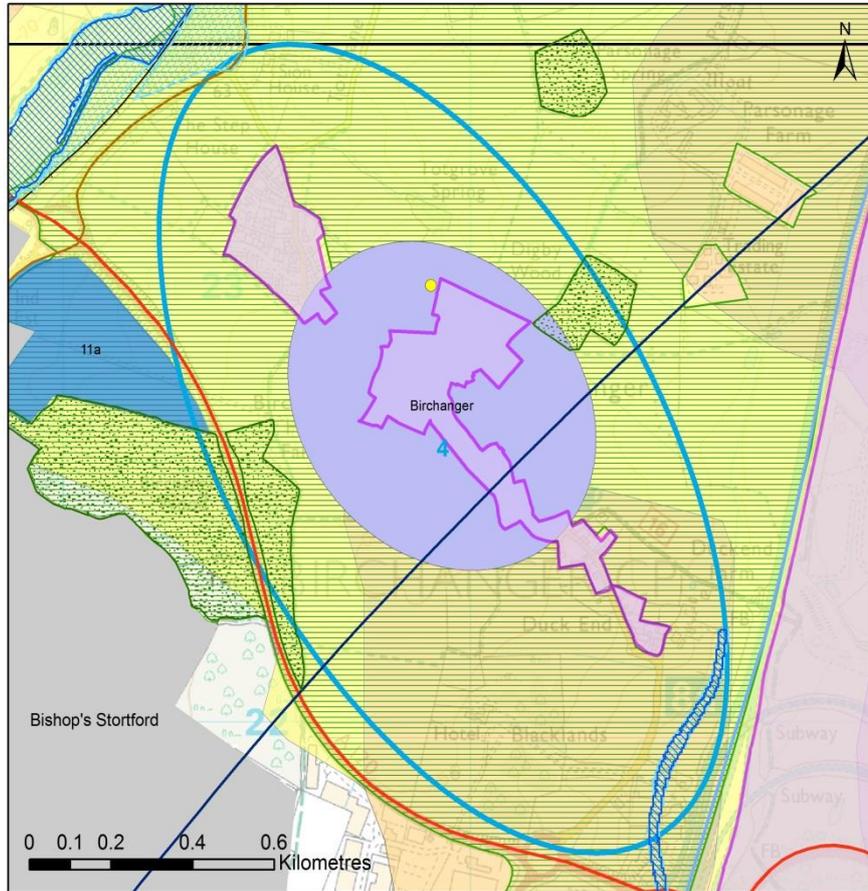
- There are no LoWSs or other wildlife designations in the area.
- Alleviates cultural heritage impacts associated with development of existing settlements.
- Maximises the potential for renewable energy sources to be integrated into development.
- The potential scale of development maximises the possibility of housing to be well supported by a range of services, infrastructure and employment opportunities to minimise the need to travel.
- The area would have access to Elsenham Station for rail services.
- There are some existing services and facilities within the existing village of Elsenham.
- Development of this potential scale would require an increase in GP capacity and healthcare facilities.
- The broad location is relatively well related to the existing settlement of Elsenham. The location is also in close proximity to Stansted Mountfitchet. It is possible that the needs of these existing settlements would be met by a new settlement in relatively close proximity.
- It is likely that thresholds would warrant a new primary school and potentially in time a new secondary school to be provided. Current secondary school provision is distanced from the development.
- Relatively well related to employment opportunities at Stansted airport and its surrounds.

Area of Search 4: M11 Junction 8 – North-west

This area of search lies to the north-west of Junction 8, and surrounds the area of Birchanger Type A village. The area is bounded by the A120 at Bishop's Stortford to the south-west and the M11 to the east. The area lies to the south of Foresthall Road, and includes Parsonage Spring, Digby Wood, and part of Birchanger Wood County Wildlife Sites / LoWSs.



Figure 10: Area of Search 4 – Area and Constraints



Legend

- | | | |
|------------------------------|-----------------------------|---------------------------|
| ● Railway Station | Adopted Development Limits | Greenbelt |
| ● Primary School | Countryside Protection Zone | Grade 1 Agricultural Land |
| ● Secondary School | Development Areas 2015 | Grade 2 Agricultural Land |
| Flood Risk Zone 3 | Built Up Areas | Grade 3 Agricultural Land |
| Flood Risk Zone 2 | Key Villages | Grade 4 Agricultural Land |
| Registered Parks and Gardens | New Settlement AoS | Grade 5 Agricultural Land |
| Scheduled Monuments | Public Safety Zones | B Road |
| LoWS - Local Wildlife Site | Towns AoS | A Road |
| SSSIs | Villages | Motorway |
| Airport Noise Contours | | Railway |

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Potential Issues identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

- There are a number of LoWSs within the area.
- The area is within the Green Belt.
- The landscape has a relatively high sensitivity to change / development.



- Could possibly diminish the strategic separation between Bishop's Stortford and Birchanger, between Birchanger and Stansted Mountfitchet and / or Bishop's Stortford and Stansted Mountfitchet.
- A large proportion of the area is classified as Grade 2 Agricultural Land.
- When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed.
- There is a main river with associated Flood Risk 3 to the south east of the area.
- The area is bounded by the A120 and there is a possibility that this would need to be crossed to access services.

Likely Benefits identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

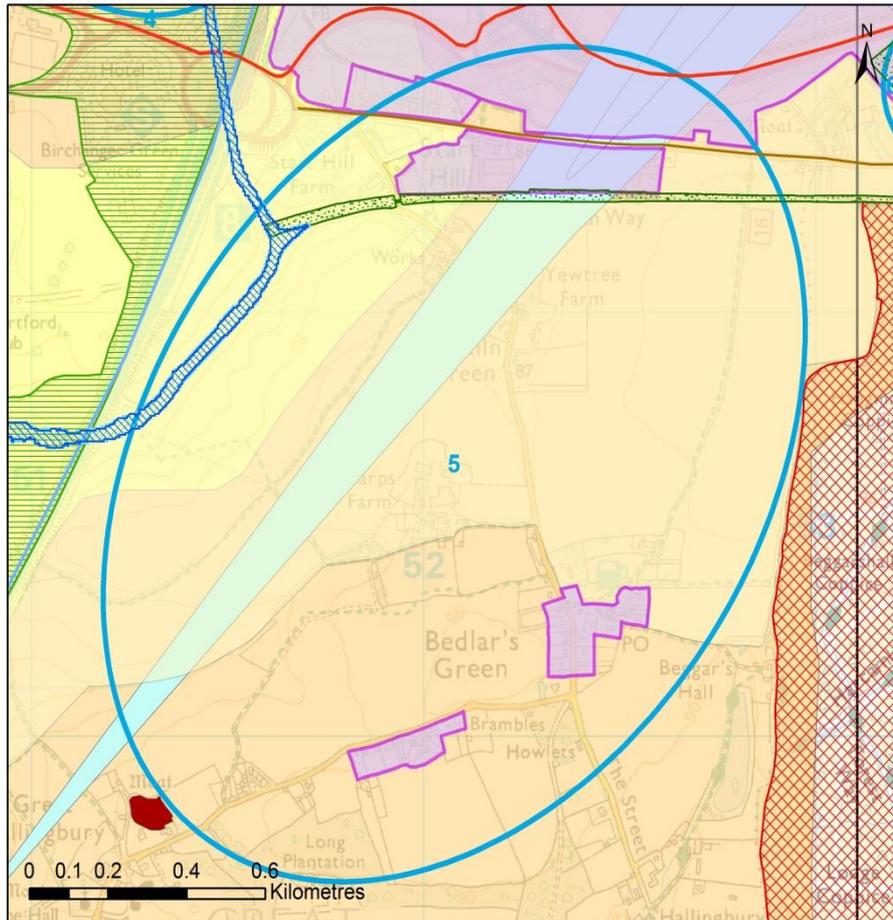
- Alleviates cultural heritage impacts associated with development of existing settlements
- The potential scale of the development maximises the possibility of housing to be well supported by a range of services, infrastructure and employment opportunities to minimise the need to travel.
- Rail services are accessible in Bishop's Stortford to the south and Stansted Mountfitchet to the north with potential access via a number of possible routes.
- There are a good range of existing facilities in the town of Bishop's Stortford.
- There is good access to strategic roads with access to the A120 to the south of the area and good links to junction 8 of the M11 to the east.
- Development of this potential scale would require an increase in GP capacity and healthcare facilities.
- It is possible that expansion to existing infrastructure may be suitable in some instances should development be of a sufficient size and yield to make such provision viable.
- It is likely that the potential size of any development would warrant a new primary school to be provided and in time potentially a new secondary school.
- The AoS benefits from good accessibility to the strategic road network and is well related to locations of existing employment development in Bishop's Stortford.

Area of Search 5: M11 Junction 8 – South-east

This area of search lies to the south-east of Junction 8, and is bounded by the M11 to the west, the A120 to the north, Hatfield Forest SSSI to the east, and Great Hallingbury (Type B village and designated Conservation Area) to the south.



Figure 11: Area of Search 5 – Area and Constraints



Legend

- | | | |
|------------------------------|-----------------------------|---------------------------|
| ● Railway Station | Adopted Development Limits | Greenbelt |
| ● Primary School | Countryside Protection Zone | Grade 1 Agricultural Land |
| ● Secondary School | Development Areas 2015 | Grade 2 Agricultural Land |
| Flood Risk Zone 3 | Built Up Areas | Grade 3 Agricultural Land |
| Flood Risk Zone 2 | Key Villages | Grade 4 Agricultural Land |
| Registered Parks and Gardens | New Settlement AoS | Grade 5 Agricultural Land |
| Scheduled Monuments | Public Safety Zones | B Road |
| LoWS - Local Wildlife Site | Towns AoS | A Road |
| SSSIs | Villages | Motorway |
| Airport Noise Contours | | Railway |

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Potential Issues identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

- The area would be bordered by Hatfield Forest SSSI (and NNR) to the east.
- The start of the Flitch Way LoWS crosses the majority of the area in the north.



- The landscape has a relatively high sensitivity to change / development.
- The majority of the area is classified as Grade 2 Agricultural Land.
- There is a Scheduled Monument to the south west of the broad area.
- The neighbouring SSSI and Green Belt may reduce the potential for some renewable energy schemes to be integrated into any development of the area.
- There is an area of Flood Risk Zone 3 that runs adjacent to the River Stort.
- Access may have some difficulties associated with the area being bounded by the M11 and the A120 and the possibility that these would need to be crossed.
- The area is within close proximity to Stansted Airport, and parts are within the Public Safety Zone extending south from the line of the runway.
- Much of area lies directly under the Stansted take-off and landing corridor and noise contours indicate that there could be potential health implications experienced within the area.
- The broad area is largely isolated from existing housing, and bordered with constraints.

Likely Benefits identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

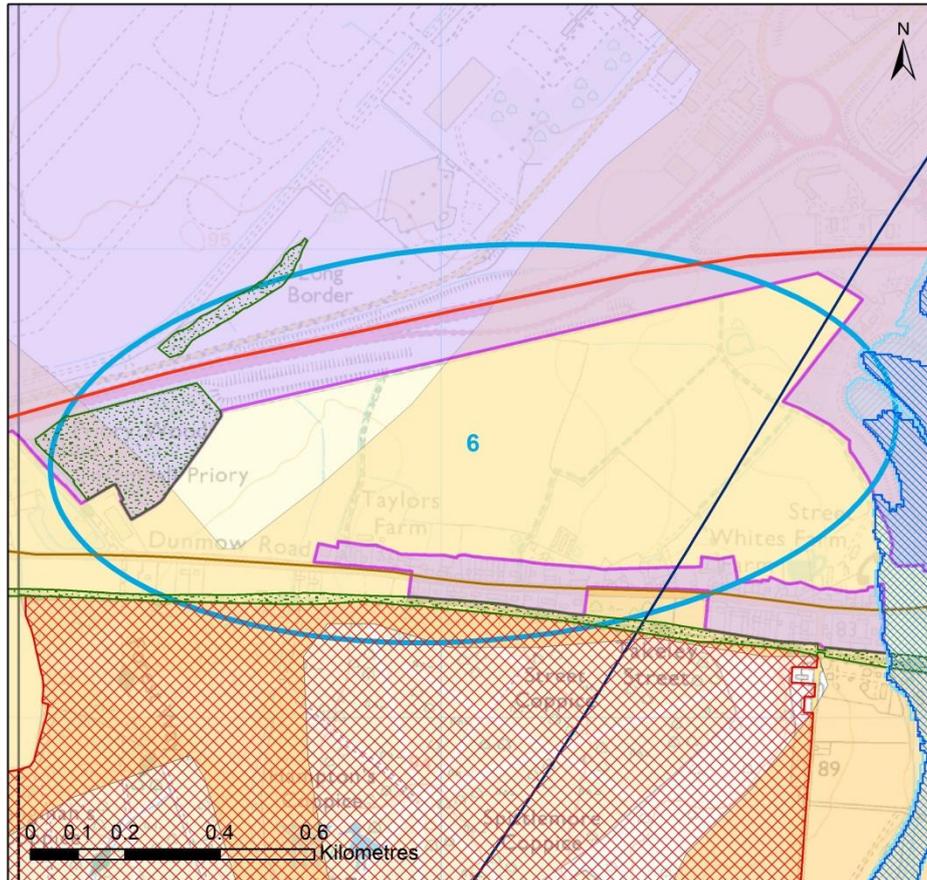
- Alleviates cultural heritage impacts associated with development of existing settlements.
- The potential scale of the development maximises the possibility of housing to be well supported by a range of services, infrastructure and employment opportunities to minimise the need to travel.
- Rail links are in relatively close proximity at Bishop's Stortford.
- The area is well related to the A120 and the M11.
- Development of this potential scale would require an increase in GP capacity and healthcare facilities.
- It is likely that the potential size of any development would warrant a new primary school to be provided and in time potentially a new secondary school.
- The area is well related to Bishop's Stortford and existing employment opportunities at Stansted Airport and its surrounds.

Area of Search 6: South of A120, North of Hatfield Forest

This area is located between Stansted Airport and the A120 to the north and Hatfield Forest SSSI to the south. To the east lie some balancing ponds which separated the area from Takeley. To the west lies Priory Wood County wildlife Sites / LoWSs.



Figure 12: Area of Search 6 – Area and Constraints



Legend

- | | | |
|--------------------------------|-----------------------------|---------------------------|
| ● Railway Station | Adopted Development Limits | Greenbelt |
| ● Primary School | Countryside Protection Zone | Grade 1 Agricultural Land |
| ● Secondary School | Development Areas 2015 | Grade 2 Agricultural Land |
| ▨ Flood Risk Zone 3 | Built Up Areas | Grade 3 Agricultural Land |
| ▨ Flood Risk Zone 2 | Key Villages | Grade 4 Agricultural Land |
| ▨ Registered Parks and Gardens | New Settlement AoS | Grade 5 Agricultural Land |
| ▨ Scheduled Monuments | Public Safety Zones | B Road |
| ▨ LoWS - Local Wildlife Site | Towns AoS | A Road |
| ▨ SSSIs | Villages | Motorway |
| ▨ Airport Noise Contours | | Railway |

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Potential Issues identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

- The area borders Hatfield Forest SSSI / NNR.
- The area contains numerous LoWSs.
- The landscape has a relatively high sensitivity to change / development.



- The majority of the area is classified as Grade 2 Agricultural Land.
- It is likely that certain renewable energy schemes may be incompatible with the neighbouring airport.
- There may be some air pollution associated with the airport and the strategic road network.
- There are some areas of Flood Risk Zone 3 to the east.
- There may be some access difficulties associated with the area being bounded by the A120 to the north and the possibility that this would need to be crossed.
- The area is within close proximity to Stansted Airport, and would border the Public Safety Zone extending south from the line of the runway.
- The area is not particularly well connected to existing housing or settlements.
- Certain development would likely be incompatible with any potential future expansion of Stansted Airport and any extension of the current Public Safety Zone should this be forthcoming.

Likely Benefits identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

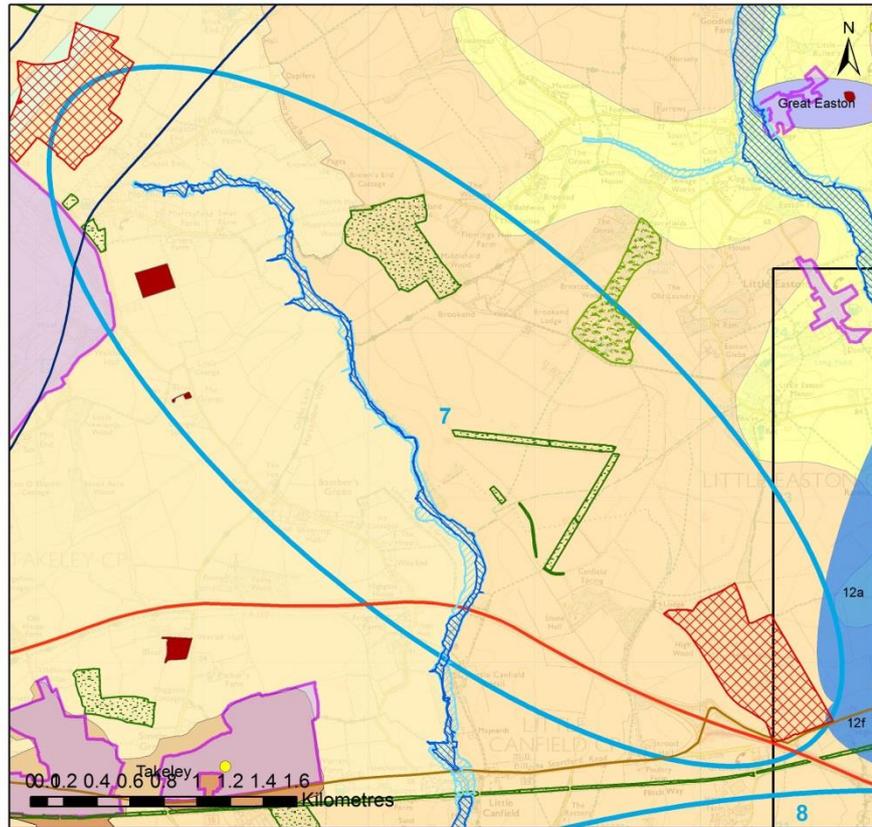
- There is no perceived coalescence of the airport with any existing settlements.
- Alleviates cultural heritage impacts associated with development of existing settlements.
- Rail access would be via Stansted Airport, Stansted Mountfitchet or Bishop's Stortford stations.
- Numerous bus links exist with a good range of connectivity to the numerous parts of the region.
- The potential scale of the development maximises the possibility of housing to be well supported by a range of services, infrastructure and employment opportunities to minimise the need to travel.
- Development of this potential scale would require an increase in GP capacity and healthcare facilities.
- There is good access to the strategic road network and sustainable transport links.
- It is possible that the potential size of any development would warrant a new primary school to be provided (however the compatibility of any new school's location with the neighbouring airport would also have to be assessed).
- There is good accessibility via the strategic road network to Bishop's Stortford and existing employment opportunities at Stansted Airport and surrounds.

Area of Search 7: North of A120, West of Great Dunmow

Located north of the A120 west of Great Dunmow. This area has direct access to an existing junction on the A120 dual carriageway. A Registered Historic Park (Easton Lodge) and a SSSI (High Wood) are located within the broad area. Careful consideration will need to be given to whether suitable mitigation measures, including appropriate Green Infrastructure, design, and layout, can be achieved to make development in this location acceptable. Discussions with the relevant bodies relating to heritage and ecology will be needed.



Figure 13: Area of Search 7 – Area and Constraints



Legend

- | | | |
|------------------------------|-----------------------------|---------------------------|
| ● Railway Station | Adopted Development Limits | Greenbelt |
| ● Primary School | Countryside Protection Zone | Grade 1 Agricultural Land |
| ● Secondary School | Development Areas 2015 | Grade 2 Agricultural Land |
| Flood Risk Zone 3 | Built Up Areas | Grade 3 Agricultural Land |
| Flood Risk Zone 2 | Key Villages | Grade 4 Agricultural Land |
| Registered Parks and Gardens | New Settlement AoS | Grade 5 Agricultural Land |
| Scheduled Monuments | Public Safety Zones | B Road |
| LoWS - Local Wildlife Site | Towns AoS | A Road |
| SSSIs | Villages | Motorway |
| Airport Noise Contours | | Railway |

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Potential Issues identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

- There are two SSSIs in the area and a large number of LoWSs.
- The landscape has a moderate to high sensitivity to change / development.
- The area is partly within the Countryside Protection Zone and as such development may be limited in the north west to prevent any coalescence with the airport.
- The majority of the area is classified as Grade 2 Agricultural Land.



Potential Issues identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

- There is a Registered Historic Park in the area; the Grade II listed Easton Lodge. Two Scheduled Monuments are also present in the north west of the area.
- The area contains Flood Risk Zone 3 surrounding the River Roding.
- The broad area is distanced from the rail network.

Likely Benefits identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

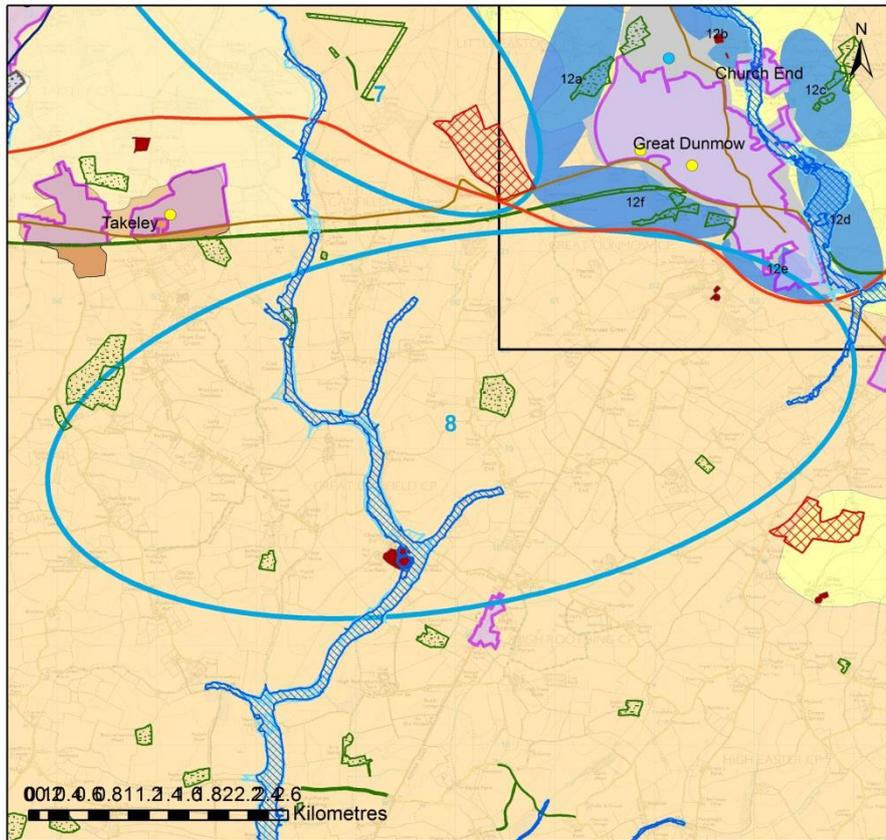
- Alleviates cultural heritage impacts associated with development of existing settlements.
- Maximises the potential for renewable energy sources to be integrated into development.
- The potential scale of the development maximises the possibility of housing to be well supported by a range of services, infrastructure and employment opportunities to minimise the need to travel.
- Access to A120 is good and there are a range of services in nearby Great Dunmow.
- Development of this potential scale would require an increase in GP capacity and healthcare facilities.
- The area is well related to the existing settlement of Great Dunmow and also, should it expand to the entire size of the area (subject to other constraints), to Elsenham in the north west.
- The area is in close proximity to employment opportunities and transport links at Great Dunmow and Stansted Airport.
- It is possible that the needs of existing settlements would be met by a new settlement in this area.
- There is the potential for good access to the strategic road network.
- It is likely that the potential size of any development would warrant a new primary school to be provided and in time potentially a new secondary school.

Area of Search 8: South of the A120

This area was identified in a 2008 study commissioned by the East of England Regional Assessment (EERA – now defunct) as part of the then East of England Plan Review. This study undertook a high-level constraints screening exercise to identify potential areas for further assessment to host new settlements of 20,000+ dwellings. The study concluded that five areas merited further consideration. One of these was the area south of the A120, east of Hatfield Forest. Hatfield Forest SSSI and Garnetts Wood SSSI lie outside the area of search. There are two existing junctions onto the A120, one north of Barnston and south of Great Dunmow, and one west of Great Dunmow.



Figure 14: Area of Search 8 – Area and Constraints



Legend

- | | | |
|------------------------------|-----------------------------|---------------------------|
| ● Railway Station | Adopted Development Limits | Greenbelt |
| ● Primary School | Countryside Protection Zone | Grade 1 Agricultural Land |
| ● Secondary School | Development Areas 2015 | Grade 2 Agricultural Land |
| Flood Risk Zone 3 | Built Up Areas | Grade 3 Agricultural Land |
| Flood Risk Zone 2 | Key Villages | Grade 4 Agricultural Land |
| Registered Parks and Gardens | New Settlement AoS | Grade 5 Agricultural Land |
| Scheduled Monuments | Public Safety Zones | B Road |
| LoWS - Local Wildlife Site | Towns AoS | A Road |
| SSSIs | Villages | Motorway |
| Airport Noise Contours | | Railway |

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Potential Issues identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

- There are a number of SSSIs in close proximity to the broad area.
- There are a number of LoWSs in the area.
- The landscape has a moderate to high sensitivity to change / development.
- The whole of the area is classified as Grade 2 Agricultural Land.



- There are a two Scheduled Monuments within the area.
- The area incorporates Flood Risk Zone 3 surrounding the River Roding and Strood Hall Brook.
- There is no current or possible access to rail links, with the nearest station being located at Stansted Airport.
- Southern parts of the area could be considered remote in terms of accessibility both in terms of any existing services and access to the strategic road network.
- Southern parts of the area could be considered less sustainable than northern parts due in part to their more isolated nature and there would likely be some different requirements as to housing mix and tenure type in these areas to meet more local / rural housing needs.
- The presence of bounding SSSIs to the east and west of the area may act as constraints to some infrastructure provision.

Likely Benefits identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

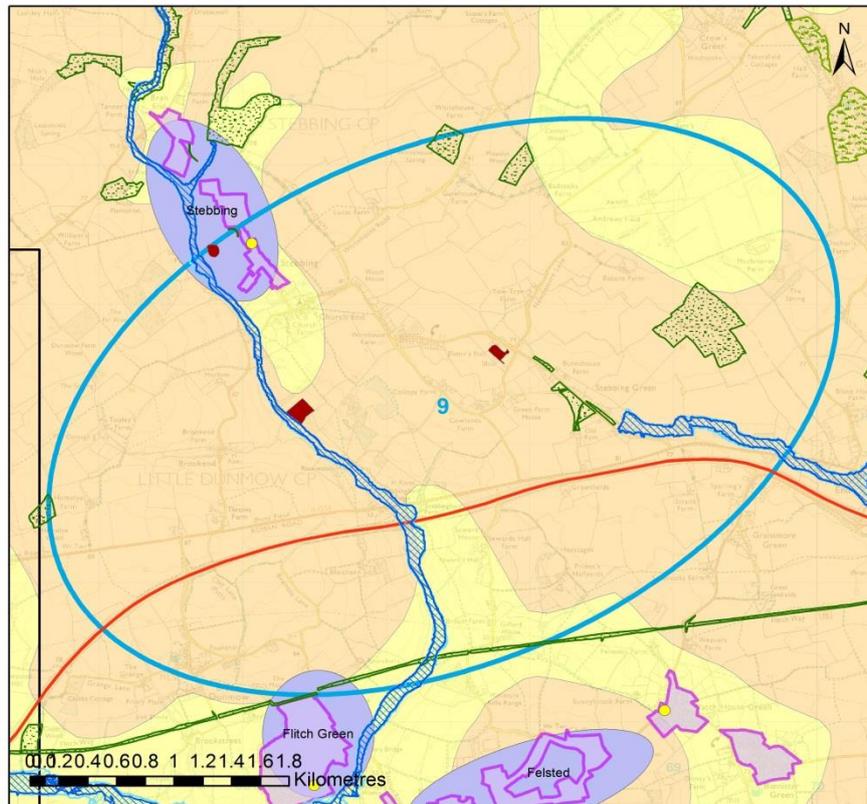
- Alleviates cultural heritage impacts associated with development of existing settlements.
- Maximises the potential for renewable energy sources to be integrated into development.
- The potential scale of the development maximises the possibility of housing to be well supported by a range of services, infrastructure and employment opportunities to minimise the need to travel
- Access to the A120 exists in the north and northern parts of the area would be served by the range of services at Great Dunmow.
- Development of this potential scale would require an increase in GP capacity and healthcare facilities.
- Northern parts of the broad location are also in close proximity to employment opportunities and transport links at Stansted Airport.
- It is likely that the potential size of any new settlement would warrant a new primary school to be provided and in time a new secondary school.

Area of Search 9: West of Braintree

This area immediately adjoins the boundary of Uttlesford and Braintree districts. The area contains a number of County Wildlife Sites / LoWSs, including Boxted Wood and Moulin Wood. The Andrewsfield airstrip also lies within this area. Landownerships cross the boundary of Uttlesford and Braintree Districts. Braintree District has commissioned Garden City Developments to explore the principles and opportunities of Garden Cities with landowners and option holders in areas identified as potentially suitable for large scale settlements. Close working with Braintree Council will be necessary in assessment of this area to ensure that the requirements of the Duty to Co-Operate are met.



Figure 15: Area of Search 9 – Area and Constraints



Legend

- | | | |
|------------------------------|-----------------------------|---------------------------|
| ● Railway Station | Adopted Development Limits | Greenbelt |
| ● Primary School | Countryside Protection Zone | Grade 1 Agricultural Land |
| ● Secondary School | Development Areas 2015 | Grade 2 Agricultural Land |
| Flood Risk Zone 3 | Built Up Areas | Grade 3 Agricultural Land |
| Flood Risk Zone 2 | Key Villages | Grade 4 Agricultural Land |
| Registered Parks and Gardens | New Settlement AoS | Grade 5 Agricultural Land |
| Scheduled Monuments | Public Safety Zones | B Road |
| LoWS - Local Wildlife Site | Towns AoS | A Road |
| SSSIs | Villages | Motorway |
| Airport Noise Contours | | Railway |

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Potential Issues identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

- The area contains a number of LoWSs.
- Development in the area could see the coalescence of Stebbing in the north and Fitch Green in the south, although it should be noted that the presence of the A120 running through the area would act as a means of separation.
- The landscape of the majority of the area has a moderate to high sensitivity to change. The western part of the area has a higher sensitivity to change in association with the River Chelmer.
- The majority of the area is classified as Grade 2 Agricultural Land.



- There are a number of Scheduled Monuments in the area north of the A120.
- A tributary to the River Chelmer runs through the middle of the site from north to south and this is within Flood Risk Zone 3. There is also the presence of Flood Risk Zone 3 within the eastern part of the site.
- The area is removed from rail services within the District and the nearest train station would be the branch line that serves the town of Braintree.
- There will be some cross-boundary housing implications of the AoS which may affect the proportion of the dwelling yield that can contribute to the District's housing target.

Likely Benefits identified at the 'Areas of Search (AoS) and Strategic Scenarios Consultation SA' stage

- Alleviates cultural heritage impacts associated with development of existing settlements.
- Maximises the potential for renewable energy sources to be integrated into development.
- The potential scale of the development maximises the possibility of housing to be well supported by a range of services, infrastructure and employment opportunities to minimise the need to travel.
- The area benefits from access to A120 and is well related to public transport from Braintree and Great Dunmow.
- Development of this potential scale would require an increase in GP capacity and healthcare facilities.
- Southern and central parts of the AoS have good access to the strategic road network.
- It is likely that the potential size of any new settlement would warrant a new primary school to be provided and in time a new secondary school.
- Southern and central parts of the AoS benefit from good accessibility to the strategic road network and are reasonably well related to Great Dunmow and Braintree. As such the principle of employment development appears suitable in proximity to the A120.

Interim Appraisal of New Settlement Options SA, October 2016 (updated in February 2017)

In October 2016, an Interim Appraisal of New Settlement Options SA was supplied to the Council to aid site selection as part of the iterative process of plan-making and Sustainability Appraisal. This appraisal was subsequently updated in February 2017 in response to updated evidence that had been forthcoming.

This Interim SA sought to bring together separate assessments of housing numbers, strategic housing growth scenarios and new settlement / Garden Community options together.

The Areas of Search identified in the 'Uttlesford Local Plan: Areas of Search (AoS) and Strategic Scenarios Consultation SA, 2015' were translated into Garden Community options in those instances where land was submitted through the Council's call-for-sites process. The call-for-sites process has been ongoing throughout the plan-making process. The following table outlines each previous Area of Search and includes whether options for Garden Communities were submitted.



Table 123: Garden Community options submitted within previously explored Areas of Search

AoS	Garden Community	Suitable land submitted for Strategic Growth?
Area of Search 1: M11 Junction 9a – East	Great Chesterford / North Uttlesford	Yes
Area of Search 2: M11 Junction 9 – West	N/A	No
Area of Search 3: Elsenham area	Elsenham	Yes
Area of Search 4: M11 Junction 8 – North-west	Birchanger	Yes
Area of Search 5: M11 Junction 8 – South-east	N/A	No
Area of Search 6: South of A120, North of Hatfield Forest	Takeley	Yes
Area of Search 7: North of A120, West of Great Dunmow	Easton Park	Yes
Area of Search 8: South of the A120	N/A	No
Area of Search 9: West of Braintree	West of Braintree	Yes

In addition to the above new settlement / Garden Community options submitted within broad Areas of Search, and additional option was submitted for consideration as a new settlement / Garden Community. This option, south of the A120 and east of Little Dunmow, was entitled 'Chelmer Mead' within the submitted documents through the call-for-sites process, and was considered as a notionally realistic and deliverable / developable option at this stage.

The Interim SA assessed the following new settlement / Garden Community options as submitted by promoters through the call-for-sites process:

- Easton Park – SLAA reference: 06LtEas15
- Great Chesterford / North Uttlesford– SLAA reference: 10Gte15
- West of Braintree – SLAA reference: 05Ste15 & 06Ste15
- Takeley – SLAA reference: 11Tak15
- Elsenham – SLAA reference: 07Els15
- Birchanger – SLAA reference: 05Bir15
- Chelmer Mead – SLAA reference: 3LtDun14

Each of these proposals was assessed within the Interim SA at their maximum eventual scale as submitted. Impacts were identified using available information and qualitative judgements in order to ensure assessment on a 'level playing field.' The appraisal was therefore necessarily commentary based, to offer a broad comparison of options and to aid site selection. The following table represents a summary of the main issues regarding the assessment of the new settlement / Garden Community options at that stage.



Table 124: Key Findings from the Garden Community Assessments (Interim SA 2016/17)

Garden Community	Positive Impacts / Benefits	Potential Issues / Negative Impacts
Easton Park	<ul style="list-style-type: none"> • The proposal can ensure the creation of SuDS which help define landscape character and green spaces • Development can support walking and cycling infrastructure and public transport provision • Can feasibly include integrated and accessible transport systems to town centres and rail • The proposal includes new healthcare facilities • The proposal states that leisure uses would be provided • The new settlement prospectus indicates the inclusion of new primary schools • The new settlement prospectus indicates the inclusion of a new secondary school • The area is in close proximity to employment opportunities and transport links at Great Dunmow and Stansted Airport. • The proposal would provide 75,000 sq m employment 	<ul style="list-style-type: none"> • There is a Registered Historic Park in the area; the Grade II listed Easton Lodge • There are also five Listed Buildings on site, all Grade II listed, and numerous Listed Buildings in close proximity to the site • The site is bordered by a number of protected lanes • There are multi-period archaeological deposits including Deer Park associated with the house, as well as prehistoric and Roman occupation and a Second World War airfield with associated buildings • The broad area is distanced from the rail network
Great Chesterford / North Uttlesford	<ul style="list-style-type: none"> • The proposal can ensure the creation of SuDS which help define landscape character and green spaces • Development can support walking and cycling infrastructure and public transport provision • The proposal includes new healthcare facilities • The proposal includes Assembly & Leisure for Halls, Indoor & Outdoor Sports and Recreations and other uses. 	<ul style="list-style-type: none"> • Possibility of coalescence with Great Chesterford • The site is within groundwater source protection zone 3. • The landscape has a relatively high sensitivity to change / development • A range of cropmarks at the western side of the area include ploughed burial mounds of prehistoric date (probably a Bronze Age cemetery) • Development of the entirety of the site would be unsuitable, however it is theoretically feasible for potential (significant) mitigation to avoid the Roman Temple, Town and Fort Scheduled Monuments in the south



Garden Community	Positive Impacts / Benefits	Potential Issues / Negative Impacts
		<p>should this area be suitably landscaped.</p> <ul style="list-style-type: none"> Contamination of the groundwater with development on site is classed as intermediary to high as evidenced by the PBA Flood Risk and Surface Water Management Due Diligence Report The broad area is distanced from the rail network
West of Braintree	<ul style="list-style-type: none"> Existing green network which can be enhanced. The proposal can ensure the creation of SuDS which help define landscape character and green spaces Development can support walking and cycling infrastructure and public transport provision Can feasibly include integrated and accessible transport systems to town centres and rail The proposal includes new healthcare facilities Five new primary schools are proposed as part of this development. A new secondary school is included in this proposal. 	<ul style="list-style-type: none"> There are a number of Listed Buildings on site at Parkes Farm and a Protected Lane bisecting the entire site from north to south There are two registered Parks and Gardens, one Scheduled Monument and a number of designated woodlands within proximity to the site The site abuts the conservation area of Great Saling on its northern boundary There is a known Roman villa site within the site in the area of Boxted Wood and the potential for earthworks within the Ancient Woodland
Takeley	<ul style="list-style-type: none"> The proposal can ensure the creation of SuDS which help define landscape character and green spaces Development can support walking and cycling infrastructure and public transport provision Can feasibly include integrated and accessible transport systems to town centres and rail The proposal includes new healthcare facilities The indicative masterplan includes a new primary school. The proposal indicates a total 	<ul style="list-style-type: none"> The site borders the Hatfield Forest SSSI and NNR. The site adjoins an area of Ancient Woodland. The site is within the CPZ. The landscape has a relatively high sensitivity to change / development A Scheduled medieval moated site containing a grade I Listed Building lies on the opposite side of the road to the west of the site Later Iron Age and Roman occupation is recorded on the northern boundary and will extend into the site area Mitigation required regarding the



Garden Community	Positive Impacts / Benefits	Potential Issues / Negative Impacts
	<p>of 1,000 m² of B1/B2/B8 floorspace.</p> <ul style="list-style-type: none"> There is good accessibility via the strategic road network to Bishop's Stortford and existing employment opportunities at Stansted Airport 	<p>Historic Environment is considered to have implications regarding the deliverable area of the site</p> <ul style="list-style-type: none"> It is possible that certain renewable energy schemes may be incompatible with the neighbouring airport The site is approximately 4.42km south west of The Helena Romanes School and Sixth Form Centre and 4.71km south east of Forest Hall School. The location and dwelling yield is unlikely to significantly support the vitality and viability of any town centres in the District.
Elsenham	<ul style="list-style-type: none"> The proposal can ensure the creation of SuDS which help define landscape character and green spaces Development can support walking and cycling infrastructure and public transport provision The proposal includes new healthcare facilities The proposal indicates up to 2,000sqm will be provided for 'community uses'. A new primary school incorporating early years provisions is proposed as part of this development. The development proposal includes a new secondary school. The proposal benefits from close proximity to Stansted Airport and associated employment opportunities The proposal would deliver 84,000m² employment floorspace and up to 3,500sqm of retail uses. 	<ul style="list-style-type: none"> There is a Scheduled Monument within the area to the north west of the existing settlement of Henham A number of Listed Buildings lie on the edge of the site At the southern end, the inclusion of development could have potential setting issues with a grade I church and a grade II mansion in accumulation with a proposed waste site allocated within the emerging ECC and SBC Replacement Waste Local Plan Access to the M11 does not currently exist and this is viewed as crucial to support development of this size in line with poor access to other strategic roads The location of the proposal is unlikely to support the vitality and viability of any town centres in the District.
Birchanger	<ul style="list-style-type: none"> The proposal can ensure the creation of SuDS which help define landscape character and green spaces Development can support walking and cycling infrastructure and public 	<ul style="list-style-type: none"> Issues associated with coalescence. The site is within the Metropolitan Green Belt. The landscape has a relatively high sensitivity to change / development There are a group of Listed Buildings



Garden Community	Positive Impacts / Benefits	Potential Issues / Negative Impacts
	<p>transport provision</p> <ul style="list-style-type: none"> • Can feasibly include integrated and accessible transport systems to town centres and rail 	<p>(all grade II listed) in close proximity to the area in Birchanger</p> <ul style="list-style-type: none"> • When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. • A Geo-Technical assessment indicates that there could be a number of potential sources of significant contamination on site • The proposal would lead to significant additional peak traffic movements at the A120/A1250 and A120/B1383 roundabouts • The housing yield is just short of the threshold for a new secondary school to be delivered and the impacts on existing schools would be significant
Chelmer Mead	<ul style="list-style-type: none"> • Existing green network which can be enhanced. • The proposal can ensure the creation of SuDS which help define landscape character and green spaces • Development can support walking and cycling infrastructure and public transport provision • The proposal includes new healthcare facilities • The proposal includes 2.2ha of land for a new Primary School with early years and childcare provisions • The proposal indicates the delivery of 1,000sqm retail floorspace, 300sqm of offices and a 7.8ha Business Park, with an estimated 19,500sqm business floorspace. • The proposal is reasonably well located to the A120 and Stansted Airport, and is likely to support the vitality of the town centre of Great Dunmow. 	<ul style="list-style-type: none"> • The broad area is distanced from the rail network • The site is approximately 3.1 km south east of The Helena Romanes School and Sixth Form Centre. No additional secondary school provisions are proposed and the scheme is not of the required housing yield for one to be delivered.



UDC Reasonable Alternatives Identification Note – December 2016 prepared by Troy Navigus Partnership.

The assessment of new Garden Community options in Uttlesford District within the 'Interim Appraisal of New Settlement Options SA, (October 2016)', previously explored seven potential locations for development. UDC the 'Reasonable Alternatives Identification Note – December 2016' prepared by Troy Navigus Partnership reviewed the findings of this assessment and associated evidence, and determined that two of the locations should not be incorporated within further testing as follows:

- Elsenham – The decision to reject the location at Elsenham for a new settlement was based on the inadequate access on the strategic road network and the views of the Local Plan Inspector's letters 2014 and the refusal of planning permission for 800 dwellings by the Secretary of State in August 2016. Following the previous conclusions of the Inspector for the Withdrawn 2014 Uttlesford Local Plan and the recently dismissed Planning Appeal upon a portion of the site. Constraints to be overcome as part of a strategy to achieve sustainable development appear insurmountable within the plan period and the site does not warrant assessment beyond appraisal of the site-specific significant effects already explored.
- Birchanger – The site is located within the Green Belt and would require separate conclusions on the ability of the Council to demonstrate exceptional circumstances. The strategic implications for development in this location are broadly assessed within the context of a voluntary / non-statutory Sustainability Appraisal process for the Housing Market Area⁴. Discussion with Officers has indicated the scale of delivery in the first instance would comprise a potential 'village extension' of c.800 units, which is inconsistent with the functions of a 'new settlement' within the preferred 'hybrid' strategy. The site does not warrant assessment beyond appraisal of the site-specific significant effects already explored but this is without prejudice of the ability to revisit the site for different scales of growth.

The above statements were and continue to be considered sufficient to refine options within the plan-making process. At this point within the process, Elsenham and Birchanger were not further considered as 'reasonable' Garden Community options.

Uttlesford District Council Draft Local Plan SA, 2017

The SA at this stage allowed formal consultation on the appraisal of the new settlement / Garden Community options. The appraisal of these options represented a continuation of the assessment work undertaken at the 'Interim Appraisal of New Settlement Options SA, October 2016 (updated in February 2017)' stage. This SA was subject to formal consultation and presented an assessment of Garden Community options for the first time for comment by the public, relevant stakeholders and other interested parties. Therefore all alternatives were presented. The reasons for the non-consideration of Birchanger and Elsenham were also included (MGB and access strategic road issues respectively). At this stage, the options of Easton Park, West of Braintree and Great Chesterford / North Uttlesford were the Council's preferred Garden Communities for allocation within the Plan.

The SA at this stage made clear the context of the appraisal, stating that,

⁴ Sustainability Appraisal style process for the West Essex and East Hertfordshire Housing Market Area (AECOM, July 2016)



'The Garden Community options have been assessed on a largely qualitative basis in line with the strategic nature of each option and the level of information available for each option at the present time. It should be noted and acknowledged that the level of information will continue to grow in line with the detail required of proposals of this scale; this is likely to surpass the timeline of the Local Plan making process and form the detail required of a development framework, masterplan or planning application later on in the plan period.'

With this in mind, this SA is intended to be a high level tool to assist the relevant authorities in the selection of Garden Communities across the wider area. It should be acknowledged that at this stage, each option is therefore only broadly comparable. The appraisal of Garden Community options (preferred and alternative) within this SA has been undertaken in a fair and consistent manner, using only a comparable level of information across all options.

It should also be noted that in the appraisal of options, judgements have been made in line with the eventual scope and scale of each proposal. To that effect, what would constitute a significant constraint for a smaller or non-strategic site may represent a significant opportunity at the scale of an effective Garden Community. This is particularly relevant for infrastructure requirements and it should be acknowledged that Garden Communities can often meet the necessary thresholds to deliver and stimulate infrastructure provision to the benefit of the new and wider existing communities.'

Although the appraisal of the new settlement / Garden Community options at this stage was largely reiterated from the informal 'Interim SA' of February 2017, a re-assessment was required following receipt of on-going discussions with ECC Highways and as a result of additional evidence surrounding transport modelling. The key differences relate to the effects identified for Sustainability Objective 10 (accessibility / transport). These include the sub-objectives regarding 'Integrated and accessible transport systems, linked to town centre(s) and train station(s) by rapid transport? (Sub-Objective 1)', 'Strong local cultural, recreational and shopping facilities in walkable neighbourhoods? (Sub-Objective 2)' and 'Accessibility (Sub-objective 3)'. The changes in effects identified since the Interim SA are summarised within the following table.

Table 125: Key Differences in Transport / Accessibility Effects since the Interim SA (February 2017) and the Regulation 18 Local plan SA (June 2017)

Garden Community option	Sub-Objective	Previous identified effect in Interim SA, February 2017	Identified effect in Regulation 18 Local Plan SA, June 2017
Takeley	1	++	?
	Reason	ECC Highways have expressed serious concerns over any major scale development here without a new junction onto the A120. This is to deal with specific impacts on M11 J8 and also on the local highway network.	
Great Chesterford	3	+/?	+
	Reason	The UDC South Cambs Junction assessment study identifies deliverable works on A505 junctions that would mitigate at nil detriment or better for beyond the plan period. The improvements proposed for the A505/1301 roundabout would introduce a new priority crossing for cyclists currently a gap in the cycle network. Essex County Council Highways consider it possible to accommodate the full	



Garden Community option	Sub-Objective	Previous identified effect in Interim SA, February 2017	Identified effect in Regulation 18 Local Plan SA, June 2017
		size of the New garden community with higher modal shift utilising a Park n' Ride at Fourwentways proposed by Cambridgeshire County Council as part of its A1307 corridor improvements. Furthermore partners have agreed to support a Cambridgeshire County Council bid for funding a comprehensive A505 corridor study. There is limited access to the site from north/east although Essex County Council Highways propose improvement as part of strategy for the area.	
Chelmer Mead	1	+	?
	Reason	Input from ECC Highways highlights that the proposal would require a new junction onto the A120 for the Garden Community to deal with impacts on the local road network including the B1256 and rural roads/Felsted.	
	2	++	?
	Reason	Although previously the town of Braintree was considered in relatively close proximity to the site, the access arrangements surrounding access to the A120 have been re-considered. As such, the nearest accessible settlement was established as Little Dunmow. Little Dunmow has very limited services with reliance on Great Dunmow, which is relatively distant from the Garden Community option.	

Uttlesford Local Plan Pre-Submission SA, 2018

At this stage the Garden Community options were re-assessed in consideration of the Local Plan's updated evidence base.

Regarding the Birchanger option, this included a review of the Metropolitan Green Belt in the District to explore whether amendments to the boundary could be made whilst preserving the integrity of overarching protection objectives. This was undertaken on a holistic level and also in consideration of parcels of land to explore whether they adhere to the criteria and purpose of protecting the MGB in the first instance. This study concluded that no amendments to the MGB boundary should be made within the District that would allow the initial reasons for the rejection of the Birchanger proposal to be reconsidered. The reasons for the rejection of the new settlement / Garden Community option at Elsenham were similarly upheld in line with the overriding consideration of a lack of strategic road access (particularly but not exclusively in regard to there being no viable access arrangement that could be made to/from the site to the M11).

The findings of this SA represent the progression of the Spatial Strategy at this stage.



Appendix 5: Why Garden Communities / New Settlements?

Past Lessons and Meeting Objectively Assessed Need (OAN) for Housing

As previously mentioned, the Council explored the principle of 'new settlements' early on in the plan-making process in 2015. This work was in response to early work regarding identifying the District's (and the Housing Market Area's) OAN through a Strategic Housing Market Assessment (SHMA). Additionally, the principle was also recommended to the Council by the Inspector for the Examination in Public of the previous (withdrawn) Local Plan in 2014.

The early signs in the emerging SHMA in 2015 were that estimated requirements represented a significant increase over and above the previous housing supply figures for the District. These requirements were identified 'objectively' as required to be identified across HMAs in the NPPF.

'Traditional' Growth Solutions and 'New Settlements / Garden Communities'

Through monitoring and past work towards the withdrawn Local Plan in 2014, the Council were aware that meeting housing needs through a focus on previously developed land (PDL) and the expansion of existing settlements was perhaps not a valid option. The Areas of Search and Strategic Scenarios work in 2015 underlined this fact, and that document introduced the exploration of new settlements within the District.

The Areas of Search work also included the exploration of extensions to the main towns and Type A villages alongside broad locations for new settlements. This was subject to SA, and a summary of the findings of this work can be viewed earlier on in this Appendix.

Focussing growth or new development within and around existing settlements, where submitted sites are deemed sustainable, proportionately represents the foremost strategy to deliver sustainable development spatially within the Plan. This 'traditional approach to development' ensures that new communities are located in a sustainable manner in terms of distances to existing infrastructure, jobs and services. However as urban areas continue to expand further into the countryside similarly can development become more distanced from centres, and put pressure on existing infrastructure and services. Whereas the principle of focusing development in this manner is established as a traditional solution to meeting housing needs, growth requirements are such that this would have to occur exponentially over the plan period and beyond. In short, it can not be seen as the solution to meeting housing needs forever.

The distribution of growth within and around existing settlements can be seen as meeting short-medium needs within the context of Objectively Assessed Need (OAN) for housing over the plan period. With housing needs so high, issues surrounding the sustainability of any further expansion of existing settlements were quickly recognised in the plan-making processes, particularly also regarding the impacts on existing infrastructure.



The Principle of 'Garden Communities' in Context

It is vital that new developments create sustainable, well-designed communities, supported by the appropriate infrastructure. In response to Paragraph 52 of the National Planning Policy Framework (NPPF), the notion of new settlements, or 'Garden Communities', is established. Paragraph 52 of the NPPF states,

'The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities.'

'Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development'.

More recently, and in addition to the content of the NPPF, the Housing White Paper (February, 2017) states of Garden Villages, in Section 1.35,

'We need to make the most of the potential for new settlements alongside developing existing areas. Well-planned, well-designed, new communities have an important part to play in meeting our long-term housing needs. Provided they are supported by the necessary infrastructure, they are often more popular with local communities than piecemeal expansion of existing settlements.'

The Housing White Paper adds that,

'The Government is interested in the opportunities that garden cities, towns and villages might offer for bringing large-scale development forward in ways that streamline planning procedures and encourage locally-led, high quality environments to be created.'

Should there be 'New Settlements / Garden Communities' or more 'Traditional Approaches' to Strategic Scale Growth in Uttlesford?

As stated in the above sub-sections, 'traditional approaches' to strategic scale growth often respond to expansions of existing urban areas (Saffron Walden and Great Dunmow) and other settlements within the Plan area. Whereas this is an established approach and sustainable notionally, the OAN requirements of the District are sufficiently high that questions have to be asked of the sustainability of long term and continued growth in such areas, particularly socially and environmentally.

It is appropriate and necessary to address such broad questions within this SA to explore whether the early decision to explore new settlements / Garden Communities is one based on sustainable outcomes. The following table explores the comparative sustainability pros and cons of each approach. Please note that the criteria / objective based approach to assessing the sustainability of each approach is derived from Stage A of the SA process, as outlined and explained earlier on in this report.

The assessment follows a number of common assumptions to enable a comparable assessment. Firstly is that of scale, and the ability to meet OAN over the plan period. For this purpose, traditional approaches to the delivery of the growth required would have to meet that of the identified plan period. Secondly, a key



assumption surrounds the notion that the solutions have to be met beyond the plan period, in order to ensure solutions in the plan period do not exacerbate sustainability issues. Thirdly, specific locations are not taken into account within this assessment, which explores principles notionally rather than attempt to compare the sustainability merits of developing different areas of land as identified throughout the plan-making process (this was done within the SA of the Areas of Search and Strategic Scenarios work in 2015). Further to specific locations not being identified or used in the following appraisal, it must also be assumed that the level of growth required would lead to the need to expand and extend a wide range of existing settlements, including those in more rural areas.

For the purposes of this assessment, impacts are highlighted using the following key:

Impact	Symbol
The approach is likely to meet the sustainability criteria.	+
It is uncertain / unknown whether the approach is likely to meet the sustainability criteria	?
The approach is unlikely to meet the sustainability criteria.	-
No impact.	N

Commentary is also included on a sustainability objective basis.

Table 126: 'Garden Communities / New Settlements', or 'Traditional Approaches' to Strategic Scale Growth

SEA Objective	GCs / New Settlements	Traditional Approaches
1) To conserve and enhance biodiversity (habitats, species and ecosystems) within the District	+	?/-
Commentary	More traditional approaches to strategic growth, in particular a possibly large number of comparably smaller extensions to existing settlements (increasing exponentially over the plan period to meet future growth needs), are comparably more unlikely to be able to factor in any recreational land requirements on site to deliver any offsetting measures without significantly affecting the scale of developable areas. Similarly are such approaches unlikely to offer a significant contribution to mitigate impacts on more local designations for nature conservation, through general avoidance. Garden Communities / New Settlements have been assessed, due to their scale, as having the capability to avoid any such designations on site or otherwise can expand and enhance such designations, and integrate a network of green and blue infrastructure.	
2) To conserve and enhance water quality and resources and help achieve the objectives of the Water Framework Directive	?	?
Commentary	The notion assessment of the broad options regarding water quality and resources highlights predominantly uncertain and incomparable effects. This is due to such issues being more directly relevant to the scale of growth and broad geographic locations. Both options can be expected to ensure sewerage network capacity is under pressure, and similarly both can be rectified if identified and	



SEA Objective		GCs / New Settlements	Traditional Approaches
	allocated in a plan-led system.		
3) To conserve and enhance the District's landscape character and townscapes		-	-
Commentary	<p>The differing effects of the options lead to a range of negative impacts, which are difficult to balance and compare. Garden Communities / New Settlements can be expected to have negative effects in so far as they irreversibly change existing open landscapes which in the District are frequently sensitive to such changes, particularly at the scale of growth required. More traditional approaches will have similar effects, where a larger amount of smaller scale greenfield land developments on the periphery of settlements can have a similar effect. The new settlement approach has been assessed as having notionally 'more positive' effects than urban extensions, where they can come forward in a joined up scheme that has been subject to a constant design framework. Traditional approaches can be seen as cumulatively disjointed and with the ability to have more harmful effects. It should also be noted that the District's existing settlements are historic on nature, and there can be additional negative connotations regarding the relationship with landscape and the historic environment surrounding existing settlements.</p>		
4) To conserve and enhance soil and contribute to the sustainable use of land		?/-	?/-
Commentary	<p>Both approaches to strategic growth can be expected to have negative effects regarding soil, in so far as they would both lead to a loss of high grade soils. It can be expected that urban extensions would be comparably more high density within and around the District's main towns, which would lead to less land-take required comparably, however new settlements have the benefit of being self-sustainable which represents a sustainable use of land. The consideration of Garden City Principles within Garden Communities ensures a number of additional protection objectives regarding future sprawl and the incorporation of areas for new communities to grow food, which can be considered a benefit in regard to preserving elements of agricultural land; however the overall loss can be expected to have negative impacts for both objectives.</p>		
5) To maintain and enhance the district's cultural heritage assets and their settings		?/-	-
Commentary	<p>Impacts on the historic environment are largely relevant on a site by site basis only, however it can be expected that Garden Communities will have a greater possibility of impacting on a larger number of assets due to their scale. Despite this, at the scale of growth required traditional approaches can also be seen as having potential negative impacts associated with their relationship with existing developments, the majority of which have historic importance. Historic settlements as assets in themselves can also be expected to receive negative impacts associated with any ribbon development and aspirations to maintain settlement shape and form. In a broader context, impacts can be perceived as commensurate to the scope for mitigation between the options, with positive impacts highlighted for Garden Communities due to their scale and ability to avoid and mitigate, and more negative implications surrounding traditional approaches. It should be noted however that should impacts be significant and mitigation unacceptable, then planning permission is unlikely to be granted for any proposals within the scope of the options. The scale of Garden Communities and the ability to plan for integrated sustainable outcomes from the outset of the process ensures that effective design solutions can be ensured throughout; it is likely to be comparably difficult for smaller traditional development schemes to be 'joined up' in this regard both with each other and regarding integration with existing areas.</p>		



SEA Objective		GCs / New Settlements	Traditional Approaches
6) To reduce contributions to climatic change		?/+	?/+
Commentary	The principle of Garden Communities and more traditional approaches to delivering strategic level growth can be expected to be energy efficient. Uncertain impacts have been highlighted for reducing energy consumption and renewable energy where this detail is more relevant to individual schemes, however for the purposes of comparison renewable energy generation on-site is likely to be more viable at the Garden Community / new settlement level.		
7) Reduce and control pollution		?	?/-
Commentary	The sustainability of Garden Communities is largely dependent on accessibility to the strategic road network in the strategic area; as a result access to one of the A120 or M11 is likely to be required of such schemes. With this in mind, uncertain impacts have been highlighted for the resultant air quality impacts along these roads associated with strategic scale development. This also takes into consideration the requirement for significant public transport network improvements to sustain and serve each Garden Community in kind, as required by Garden City principles. In contrast, traditional approaches to growth can be expected to be more numerous and individually smaller in scale; this will ensure a similar degree of uncertainty at this stage, where access to the strategic road network would still be desirable (albeit not necessarily directly), and the cumulative impacts could be significant without any single scheme being of a scale to ensure additional junctions or significant improvements. Any focus of development to Saffron Walden will also have negative implications surrounding traffic movements through AQMAs. Despite this, both options can be expected to seek to improve or avoid increasing traffic flows generally.		
8) To reduce the risk of flooding		+	+
Commentary	Garden Communities and traditional approaches to delivering strategic growth can be expected to incorporate SuDS as required. Similarly developable areas would have to avoid those areas at risk of flooding as a prerequisite of any successful planning application.		
9) To promote and encourage the use of sustainable methods of travel		+	?/+
Commentary	A key principle of Garden Communities and new settlements is ensuring the integration and enhancement of public transport networks. The scale is likely to make sustainable transport provision more attractive for service providers. This not only ensures significant positive impacts for the new communities, maximising the potential for modal shift, but also offers wider benefits. The implications of scale and possibilities in focusing the level of growth required to a few strategic locations ensures that jobs, services and facilities are integrated into the communities as appropriate. In the case for Garden Communities, this similarly ensures that sustainable transport, walking and cycling become more viable for a large number of everyday needs through the provision of such needs on site. In contrast, more traditional approaches are unlikely to have the scale to make this viable; however benefits exist in the form of existing public transport infrastructure in close proximity. Likely issues exist however in the integration of new and existing developments, and a need for a joined up approach particularly regarding safe and secure walking and cycling routes.		
10) To ensure accessibility to services		?/+	?/+
Commentary	Traditional approaches to strategic level growth are likely to lead to development becoming more and more distanced from centres, with a deteriorating level of accessibility over time. With this in mind, it is		



SEA Objective	GCs / New Settlements	Traditional Approaches
11) To improve the population's health and promote social inclusion	+	?
Commentary	<p>A key benefit to the notion of Garden Communities is that existing communities are comparably less affected than those that will experience strategic scale growth in neighbouring areas. Negative impacts on existing communities through urban expansion is likely to increase exponentially at the levels of growth required, resulting in issues surrounding social inclusion. The scale and principles of Garden Communities is such that coalescence with existing settlements can be minimised, through general planning policy and Garden City principles. The notion and scale of Garden Communities can similarly ensure the inclusion of a number of community facilities that benefit healthy lifestyles that otherwise would not be likely to be forthcoming through the delivery of smaller growth solutions due a lack of available land.</p>	
12) To provide appropriate housing and accommodation to meet existing and future needs	++	+
Commentary	<p>At the scale of growth required to meet OAN, it is unlikely that traditional approaches to growth focused in and around existing settlements would be able to provide housing in an appropriate manner, stretching the definitions of what could be considered appropriate and proportionate for the majority of smaller settlements. Similarly, aspirational targets for affordable housing would be unlikely to be appropriate in the majority of such settlements, with a greater possibility of higher affordable housing thresholds being viable through exploring new settlements. Garden Communities can ensure that affordable housing can be appropriately located with the context of a whole settlement, through masterplanning, rather than being located disparately in peripheral or marginal areas of existing settlements. The notion of Garden Communities can also ensure that housing can be well related to the new supporting infrastructure, services and facilities that they will be required to provide. It can be considered comparably unlikely that traditional approaches to strategic growth would provide a wide range of types and tenures whilst remaining viable. The relationship of development and the surroundings regarding design can be considered more appropriate in the context of Garden Communities, particularly surrounding densities. Arguments as to what can be considered 'proportionate' aside, at the scales of growth required to meet OAN a focus on the expansion of existing settlements only is likely to result in development at densities that are not appropriate in consideration of local characteristics, particularly in more rural settlements. This is also likely to further affect the delivery of a range of housing types.</p>	



SEA Objective		GCs / New Settlements	Traditional Approaches
13) To promote the efficient use of resources, including land and ensure the necessary infrastructure to support sustainable development		+	?
Commentary	Traditional approaches to strategic growth can be seen as comparably more constrained regarding infrastructure delivery, with no single scheme likely to be large enough to offer the critical mass that can ensure delivery is economically viable. A focus on Garden Communities can ensure that development is provided at the appropriate scales to stimulate infrastructure delivery that supports the development and also wider broad areas.		
14) To improve the education and skills of the population		++	?/+
Commentary	Garden Communities / new settlements can deliver growth at the appropriate scales that meet the thresholds for new primary and secondary school capacities. At the appropriate scales also, better educational outcomes can be expected both in terms of their location within a masterplanned settlement and also the quality of education. Garden Communities, subject to masterplanning at their eventual and maximum scale through a plan-led (DPD) system, can ensure that provision of schools more accurately reflects capacity requirements with no need for future expansion or capacity issues resulting from the settlement itself. Traditional approaches are comparably more unlikely to deliver schools outright as part of development, particularly secondary schools. Although pooled contributions can be utilised to ensure that schools are delivered, this is unlikely to be an 'infrastructure first' approach that would otherwise be forthcoming through a plan-led system.		
15) To ensure sustainable employment provision and economic growth		++	+
Commentary	Regarding the provision of employment opportunities as part of new development, Garden Communities can be considered to have a better possibility of ensuring this is not only integrated, but also in appropriate locations for sustainable transport infrastructure. In contrast, more traditional approaches can be seen as having more difficulty should appropriate locations not be forthcoming. There will also be uncertainties surrounding the availability of land, which can be seen as exponentially less sustainable as more peripheral locations are sought in the latter stages of the plan period and beyond, with no guarantees that a 'one job per household' aspiration is met. At the quantum of growth required, it can be expected that all existing settlements that currently experience a certain level of population and services will be required for expansion across the strategic area. This will include rural settlements and there can be expected to be some positive implications regarding rural employment growth as a result, however likely not across a range of sectors as required. Comparably, there will be uncertainties surrounding the Garden Communities regarding their status within the countryside and whether employment at such locations as appropriate would constitute or reflect rural employment needs. The scale of Garden Communities, and the concentration of growth requirements at a few locations across the Plan area allows there to be significant infrastructure planned within the wider developments, and in early stages of each scheme's development. More traditional approaches of extensions to existing settlements will comparably have more difficulty in delivering such facilities due to assumptions regarding the availability of land in sustainable locations.		



Appendix 6: Reasons for Selection / Rejection of Options

Selected Policies and Alternatives and Reasons for Selection / Rejection

The Spatial Strategy

The following table sets out the reasons for selecting each Policy approach in light of the alternatives, and the reasons for rejecting those alternatives dealt with.

Policy	Reasons for Selection	Alternative	Reasons for Rejection
Spatial Vision	The Spatial Vision reflects the most appropriate vision for the District, reflecting the key issues regarding sustainable development in Uttlesford.	None identified as reasonable	N/A
Strategic Objectives	The Strategic Objectives reflect the most appropriate vision for the District, reflecting the key issues regarding sustainable development in Uttlesford.	None identified as reasonable	N/A
SP1	The NPPF is also a material consideration in planning decisions and sets out what sustainable development means in practice for the planning system. To ensure a joined-up approach with National Policy and to express what sustainable development means in Uttlesford, Policy SP1 has been included within the Plan	None identified as reasonable	N/A
SP2	The overall development strategy is to encourage sustainable development,	All development in new settlements	While focussing all development in new settlements does have significant benefits, in that focussed development is better able to provide new and



Policy	Reasons for Selection	Alternative	Reasons for Rejection
	<p>enabling the local economy to thrive and prosper and in doing so meet objectively assessed needs in relation to market and affordable housing and employment whilst ensuring that the special character of the District is safeguarded, including protection of the Green Belt. The strategy also recognises the significant role of London Stansted Airport and the importance of managing its environmental impact. The Council has taken account of an extensive evidence base and examined different growth scenarios in order to establish which new garden communities perform best in terms of accessibility to services and jobs.</p>		<p>improved infrastructure and reduces development pressure on the historic settlements, a strategy that focussed all development in new settlements was considered to not address the challenges around housing need early enough and deprives existing settlements of sustainable growth. New settlements have longer lead in times before development can commence, and the Council is required to address its housing needs in a more balanced approach.</p>
		<p>All development pepper potted in villages</p>	<p>Focussing significant new development in the villages or the two main towns would result in a scale of development which would have a detrimental impact on the character and historic assets of the town or village, the surrounding countryside and highway network. Furthermore the scale of individual developments would not provide the infrastructure required. It was therefore concluded that these strategies would have significant impacts on these communities, many of which have seen significant growth in recent years.</p>
		<p>All development in two main towns (Saffron Walden and Great Dunmow)</p>	
		<p>A combination of development in main towns and villages</p>	
		<p>Scenario A - A focus on a New Settlement (580dpa)</p>	<p>This Issues and Options 2015 Scenario is not a reasonable alternative as it would not meet the District's OAN. The Scenario is not considered a sound distribution strategy as it would lead to the reliance on only 1 large site to deliver the housing, there would be issues surrounding deliverability within the Plan period, it deprives other settlements of sustainable growth, and there would be negative impact on 5 year land supply. For these reasons the alternative has been rejected.</p>
		<p>Scenario B - A focus on Villages and Bishops Stortford (580dpa)</p>	<p>This Issues and Options 2015 Scenario is not a reasonable alternative as it would not meet the District's OAN. The Scenario is not considered a sound distribution strategy as the scale of</p>



Policy	Reasons for Selection	Alternative	Reasons for Rejection
			<p>development is likely to have a detrimental impact on the character of villages, the countryside and the highway network in many circumstances, and there would be uncertainty that the scale of individual developments would provide the infrastructure required. For these reasons the alternative has been rejected.</p>
		<p>Scenario C - A focus on the District's Towns (580dpa)</p>	<p>This Issues and Options 2015 Scenario is not a reasonable alternative as it would not meet the District's OAN. The Scenario is not considered a sound distribution strategy as there would likely be significant impacts on historic character and landscape setting, it would restrict the pooling of s106 for infrastructure, and there are also insufficient deliverable sites as submitted for consideration. For these reasons the alternative has been rejected.</p>
		<p>Scenario D - A 'hybrid option 1' which resembled an equal distribution across all of the above (580dpa)</p>	<p>This Issues and Options 2015 Scenario is not a reasonable alternative as it would not meet the District's OAN. The Scenario is not considered a sound distribution strategy as a reliance on only 1 large site to deliver the housing would lead to issues surrounding deliverability within the Plan period. For this reason the alternative has been rejected.</p>
		<p>Scenario E - A focus on two new settlements (750dpa)</p>	<p>This Issues and Options 2015 Scenario is not a reasonable alternative as it is considered that only two Garden Communities would not meet the District's OAN (or 750dba) within the Plan period. This is based on an assumption as to the delivery related to any new settlement providing a maximum 1,400 homes over the plan period based on expected start-dates and delivery rates. The Scenario is not considered a sound distribution strategy</p>



Policy	Reasons for Selection	Alternative	Reasons for Rejection
			as it would rely on only 1 or 2 large sites to deliver the housing, which would have deliverability issues within the Plan period, it deprives other settlements of sustainable growth, and there would be negative impact on 5 year land supply. For these reasons the alternative has been rejected.
		Scenario F - A focus on the District's Towns and Villages (750dpa)	This Issues and Options 2015 Scenario is not a reasonable alternative as it is considered that a focus on the District's Towns and Village would not meet the District's OAN (or 750dba) within the Plan period as there is not enough suitable land. The Scenario is not considered a sound distribution strategy as some villages are more constrained than others which could result in disproportionate growth, and there would be an uncertainty that the scale of individual developments would provide the infrastructure required. For these reasons the alternative has been rejected.
		Scenario G - A 'hybrid option 2' which resembled an equal distribution across all of the above 750dpa options, with less growth in Bishop's Stortford.	This Issues and Options 2015 Scenario is not a reasonable alternative as it is considered that the above options would not provide enough suitable land to meet the District's OAN (or 750dba) within the Plan period. This is based on an assumption as to the delivery related to any new settlement providing a maximum 1,400 homes over the plan period based on expected start-dates and delivery rates, which would not be achievable through two new settlements. Despite this, the notion of three new settlements under a broad 'hybrid option' of distribution across the wider District warrants further exploration and testing within this SA within the above proposed Policy SP2.
SP3	It is considered prudent to provide for the housing need	Alternative SP3(a): A higher indicative figure than that within the SHMA (>14,100 dwellings	Four new Garden Communities was discounted as an option as it would lead to increased environmental effects in the



Policy	Reasons for Selection	Alternative	Reasons for Rejection
	<p>identified in the latest SHMA, including the need for communal establishments,. The housing requirement of 14,000 new homes by 2033 also incorporates a small uplift to build in an element of robustness into the requirement. The Plan considers that this approach provides an element of flexibility in the earlier phases of the Plan period in the light of the complexity associated with bringing forward the garden communities. It also ensures a range of sites are available to meet the needs of the market. The three Garden Communities identified within the Plan draw on the merits of spatial distribution and can be seen as the most sustainable options within the Areas of Search explored.</p>	<p>from 2011-2033 (identified as 15,500)) - In order to deliver this quantum, the District would require the allocation of four new Garden Communities.</p>	<p>Plan area. Additionally, no currently rejected Garden Community option has been deemed a sustainable option for allocation due to insurmountable issues / an inability for benefits to outweigh constraints.</p>
		<p>Alternative SP3(b): The lower end of the OAN figure within the SHMA (12,500 dwellings from 2011-2033) - In order to deliver this quantum, the District would require the allocation of two new Garden Communities.</p>	<p>This alternative was rejected as it would not meet the District's Objectively Assessed Need (OAN) for housing within the Plan period.</p>
		<p>Alternative SP3(c): A lower indicative figure than that of the lower OAN figure (<12,500 dwellings from 2011-2033) - In order to deliver this quantum, the District would require the allocation of one new Garden Community.</p>	<p>This alternative was rejected as it would not meet the District's Objectively Assessed Need (OAN) for housing within the Plan period.</p>
		<p>Alternative SP3(d): A total of 8,750 dwellings over the plan period – as identified by the Local Plan Inspector in his report on the (withdrawn) Submission Local Plan December 2014 - In order to meet this quantum, it can be expected that the District would not need to allocate any new Garden Communities.</p>	<p>This alternative was rejected as it would not meet the District's Objectively Assessed Need (OAN) for housing within the Plan period.</p>
		<p>Alternative SP3(e): A total of 16,280 dwellings over the plan period – as identified as the OAN for the District in the MHCLG consultation using a standardised methodology. In order to meet this quantum, it can be expected that the District would require the allocation of five new Garden Communities.</p>	<p>Four new Garden Communities was discounted as an option as it would lead to increased environmental effects in the Plan area. Additionally, no currently rejected Garden Community option has been deemed a sustainable option for allocation due to insurmountable issues / an inability for benefits to outweigh constraints.</p>



Policy	Reasons for Selection	Alternative	Reasons for Rejection
SP4	Policy SP4 sets out the minimum net increase of all employment jobs that will be provided over the Local Plan period as based on the findings of specialist evidence formulated for the Plan: the October 2017 West Essex and East Hertfordshire Assessment of Employment Needs.	Alternative SP4(a): A higher indicative increase in jobs (>14,600 (16,000))	This alternative is considered unachievable within the Plan period.
		Alternative SP4(b): A lower indicative increase in jobs (<14,600 (16,000))	This alternative would not factor in a suitable amount of Local Plan growth, representing a moderate baseline growth scenario.
SP5	The Policy has been included in order to ensure that relevant Garden City Principles are factored into any forthcoming development.	None identified as reasonable	N/A
SP6	The Policy sets out the principle of development at Easton Park within a broad area of search and identifies the form of the development, i.e. the type of land uses, the scale of development and the overall timing of the development. The Policy also sets out specific infrastructure that the garden community must provide and identifies other requirements that the development must meet.	None identified as reasonable	N/A
SP7	The Policy sets out the principle of development at North Uttlesford within a broad area of search and identifies the form of the development, i.e. the type of land uses, the scale of development and the overall timing of the development. The Policy also sets out specific infrastructure that the garden community must	None identified as reasonable	N/A



Policy	Reasons for Selection	Alternative	Reasons for Rejection
	provide and identifies other requirements that the development must meet.		
SP8	The Policy sets out the principle of development at West of Braintree within a broad area of search and identifies the form of the development, i.e. the type of land uses, the scale of development and the overall timing of the development. The Policy also sets out specific infrastructure that the garden community must provide and identifies other requirements that the development must meet.	None identified as reasonable	N/A
SP9	The Policy sets out the approach that development limits provide a guide to where the Council considers new development should be located. Development limits mark the existing built form of a town or village and define the boundary between the town or village and the countryside beyond. Development within the development limit is generally considered sustainable and acceptable in principle	Alternative SP2(a): To remove the designation of Development Limits.	The removal of Development Limits in the District does not reflect a sound planning approach in line with settlement hierarchy and the wider spatial strategy. The absence of Development Limits would lead to a lot of speculative proposals in the Countryside.
SP10	The Policy has been included in order to ensure suitable protection of the Countryside including the MGB and the CPZ.	None identified as reasonable	N/A
SP11	A specific Policy regarding the safeguarding and promotion of appropriate and sustainable development at	None identified as reasonable	N/A



Policy	Reasons for Selection	Alternative	Reasons for Rejection
	Stansted Airport (including ancillary development) is crucial to the Plan's economic strategy.		
SP12	The Climate Change Act 2008 established a long-term framework to tackle climate change. Its aim is to encourage the transition to a low-carbon economy in the UK through legally binding targets on carbon emission reductions. It requires Government to reduce greenhouse gas emissions. Spatial planning, through guiding the location and design of development, has the potential to reduce carbon emissions and address the impacts of climate change through sustainable design principles.	None identified as reasonable	N/A

Garden Community Options

The following table presents the reason for selection and non-rejection of all the Garden Community options submitted for consideration throughout the plan-making process.

Site	Preferred / Rejected?	Reasons for Selection / Rejection
West of Braintree	Preferred	Land west of Braintree is considered a sustainable location due to good access onto the A120 and its proximity to facilities in Braintree.
Easton Park	Preferred	Easton Park is considered a sustainable location due to its proximity to Stansted Airport and the potential for sustainable transport links to the airport and to Great Dunmow and good access onto the A120.
North Uttlesford	Preferred	The site at Great Chesterford benefits from its proximity to M11 Junction 9 and Great Chesterford Railway Station; as well as access to biomedical and research and development employment opportunities north of Saffron Walden and south of Cambridge.



Site	Preferred / Rejected?	Reasons for Selection / Rejection
Summary		While all of these sites have issues that need to be overcome, they all have good access to the strategic road network, existing jobs and services, are of a scale to support significant infrastructure provision and are outside the Green Belt policy designation and together are distributed across the District so as to widen the choice of homes and spreading the impact on the highway network.
Takeley	Rejected	An extension to Priors Green, Takeley would lead to development in the Countryside Protection Zone (CPZ) leading to a high level of harm to the purposes of the CPZ. Development would have a detrimental impact on the highway network and M11 Junction 8 in particular. Furthermore the scale of development being promoted was not large enough to provide a self-sustaining community.
Chelmer Mead	Rejected	Land at Little Dunmow was rejected because of issues in relation to highways and the need for a new junction on to the A120. The site is considered an unsustainable location because it may be more difficult to integrate a high frequency bus service to rail services due to the site being some distance from rail links; and it would lead to the coalescence the settlements of Little Dunmow and Flitch Green with detrimental impacts on historic assets of Little Dunmow.
Birchanger	Rejected	Land at Birchanger lies within the Metropolitan Green Belt. The Uttlesford Green Belt Review 2016 found that the Green Belt in this location performed strongly against the functions of the Green Belt. Furthermore the scale of development being promoted was not large enough to provide a self-sustaining community.
Elsenham	Rejected	The decision to reject the location at Elsenham for a new settlement was based on the inadequate access on the strategic road network and the views of the Local Plan Inspector's letters 2014 and the refusal of planning permission for 800 dwellings by the Secretary of State in August 2016.

Garden Community Permutations / Combinations

The following table presents the reason for selection and non-rejection of all the Garden Community Combination / Permutation options explored throughout the the plan-making process.

Option / Combination	Site A	Site B	Site C	Total (including 'constant' components (9,854))
Option 1	1a – Great Chesterford (2,500)	2a – Easton Park (2,300)	3a - West of Braintree (600)	5,400 (15,254)



Option / Combination	Site A	Site B	Site C	Total (including 'constant' components (9,854))
Reason for selection	Although the quanta within the Plan has progressed to more accurately reflect expected build out rates and requirements within the Plan period, this option most closely reflects the preferred combination of Easton Park (1,925), North Uttlesford (1,925) and West of Braintree (970). This combination has been selected as it ensures the merits of spatial distribution across the District, with good links to centres of economic growth and employment opportunities, existing services and also good connectivity to strategic roads and nearby rail links.			
Option 2	1a – Great Chesterford (2,500)	3a - West of Braintree (600)	4a – Takeley (1,700)	4,800 (14,654)
Reason for rejection	The inclusion of Takeley within this scenario ensures would lead to development in the Countryside Protection Zone (CPZ) further leading to a high level of harm to the purposes of the CPZ. Development would have a detrimental impact on the highway network and M11 Junction 8 in particular. Furthermore the scale of development being promoted was not large enough to provide a self-sustaining community.			
Option 3	1a – Great Chesterford (2,500)	3a - West of Braintree (600)	5a – Chelmer Mead (2,700)	5,800 (15,654)
Reason for rejection	The option was rejected as it includes the development of Chelmer Mead, which was rejected because of issues in relation to highways and the need for a new junction on to the A120. The site is considered an unsustainable location because it may be more difficult to integrate a high frequency bus service to rail services due to the site being some distance from rail links; and it would lead to the coalescence the settlements of Little Dunmow and Flitch Green with detrimental impacts on historic assets of Little Dunmow.			
Option 4	1a – Great Chesterford (2,500)	3a - West of Braintree (600)	5b – Chelmer Mead (1,500)	4,600 (14,454)
Reason for rejection	The option was rejected as it includes the development of Chelmer Mead, which was rejected because of issues in relation to highways and the need for a new junction on to the A120. The site is considered an unsustainable location because it may be more difficult to integrate a high frequency bus service to rail services due to the site being some distance from rail links; and it would lead to the coalescence the settlements of Little Dunmow and Flitch Green with detrimental impacts on historic assets of Little Dunmow.			
Option 6	2a – Easton Park (2,300)	3a – West of Braintree (600)	4a – Takeley (1,700)	4,600 (14,454)
Reason for rejection	The inclusion of Takeley within this scenario ensures would lead to development in the Countryside Protection Zone (CPZ) further leading to a high level of harm to the purposes of the CPZ. Development would have a detrimental impact on the highway network and M11 Junction 8 in particular. Furthermore the scale of development being promoted was not large enough to provide a self-sustaining community.			
Option 7	2a – Easton Park (2,300)	3a – West of Braintree (600)	5a – Chelmer Mead (2,700)	5,600 (15,454)



Option / Combination	Site A	Site B	Site C	Total (including 'constant' components (9,854))
Reason for rejection	The option was rejected as it includes the development of Chelmer Mead, which was rejected because of issues in relation to highways and the need for a new junction on to the A120. The site is considered an unsustainable location because it may be more difficult to integrate a high frequency bus service to rail services due to the site being some distance from rail links; and it would lead to the coalescence the settlements of Little Dunmow and Flitch Green with detrimental impacts on historic assets of Little Dunmow.			
Option 8	2a – Easton Park (2,300)	3a – West of Braintree (600)	5b – Chelmer Mead (1,500)	4,400 (14,254)
Reason for rejection	The option was rejected as it includes the development of Chelmer Mead, which was rejected because of issues in relation to highways and the need for a new junction on to the A120. The site is considered an unsustainable location because it may be more difficult to integrate a high frequency bus service to rail services due to the site being some distance from rail links; and it would lead to the coalescence the settlements of Little Dunmow and Flitch Green with detrimental impacts on historic assets of Little Dunmow.			
Option 9	2b – Easton Park (1,150)	3a – West of Braintree (600)	5a – Chelmer Mead (2,700)	4,450 (14,304)
Reason for rejection	The option was rejected as it includes the development of Chelmer Mead, which was rejected because of issues in relation to highways and the need for a new junction on to the A120. The site is considered an unsustainable location because it may be more difficult to integrate a high frequency bus service to rail services due to the site being some distance from rail links; and it would lead to the coalescence the settlements of Little Dunmow and Flitch Green with detrimental impacts on historic assets of Little Dunmow.			
Option 10	3a – West of Braintree (600)	4a – Takeley (1,700)	5a – Chelmer Mead (2,700)	5,000 (14,854)
Reason for rejection	The inclusion of Takeley within this scenario ensures would lead to development in the Countryside Protection Zone (CPZ) further leading to a high level of harm to the purposes of the CPZ. Development would have a detrimental impact on the highway network and M11 Junction 8 in particular. Furthermore the scale of development being promoted was not large enough to provide a self-sustaining community.			
Option 11	3a – West of Braintree (600)	4b – Takeley (850)	5a – Chelmer Mead (2,700)	4,150 (14,004)
Reason for rejection	The inclusion of Takeley within this scenario ensures would lead to development in the Countryside Protection Zone (CPZ) further leading to a high level of harm to the purposes of the CPZ. Development would have a detrimental impact on the highway network and M11 Junction 8 in particular. Furthermore the scale of development being promoted was not large enough to provide a self-sustaining community. Additionally, the option of Chelmer Mead was rejected in relation to highways and the need for a new junction on to the A120.			
Option 12	1a – Great Chesterford (2,500)	2b – Easton Park (1,150)	3a – West of Braintree (600)	4,250 (14,104)
Reason for rejection	The option only just meets the District's OAN with no contingency or buffer identified in relation to going some way to meeting the Plan period housing supply figure identified within the Government's proposed changes to the NPPF, which introduces a standardised methodology. The option was rejected in favour of such a buffer, with higher plan period growth at Easton Park which is considered developable.			



Option / Combination	Site A	Site B	Site C	Total (including 'constant' components (9,854))
Option 13	1a – Great Chesterford (2,500)	3a – West of Braintree (600)	4b – Takeley (850)	3,950 (13,804)
Reason for rejection	The inclusion of Takeley within this scenario ensures would lead to development in the Countryside Protection Zone (CPZ) further leading to a high level of harm to the purposes of the CPZ. Development would have a detrimental impact on the highway network and M11 Junction 8 in particular. Furthermore the scale of development being promoted was not large enough to provide a self-sustaining community.			
Option 14	1a – Great Chesterford (2,500)	2b – Easton Park (1,150)	4b - Takeley (850)	4,500 (14,354)
Reason for rejection	The inclusion of Takeley within this scenario ensures would lead to development in the Countryside Protection Zone (CPZ) further leading to a high level of harm to the purposes of the CPZ. Development would have a detrimental impact on the highway network and M11 Junction 8 in particular. Furthermore the scale of development being promoted was not large enough to provide a self-sustaining community.			
Option 15	1a - Great Chesterford (2,500)	2b - Easton Park (1,150)	5b - Chelmer Mead (1,500)	5,150 (15,004)
Reason for rejection	The option was rejected as it includes the development of Chelmer Mead, which was rejected because of issues in relation to highways and the need for a new junction on to the A120. The site is considered an unsustainable location because it may be more difficult to integrate a high frequency bus service to rail services due to the site being some distance from rail links; and it would lead to the coalescence the settlements of Little Dunmow and Flitch Green with detrimental impacts on historic assets of Little Dunmow.			
Option 16	1a - Great Chesterford (2,500)	4b - Takeley (850)	5b - Chelmer Mead (1,500)	4,850 (14,704)
Reason for rejection	The inclusion of Takeley within this scenario ensures would lead to development in the Countryside Protection Zone (CPZ) further leading to a high level of harm to the purposes of the CPZ. Development would have a detrimental impact on the highway network and M11 Junction 8 in particular. Furthermore the scale of development being promoted was not large enough to provide a self-sustaining community.			
Option 17	2a - Easton Park (2,300)	4b - Takeley (850)	5b - Chelmer Mead (1,500)	4,650 (14,504)
Reason for rejection	The inclusion of Takeley within this scenario ensures would lead to development in the Countryside Protection Zone (CPZ) further leading to a high level of harm to the purposes of the CPZ. Development would have a detrimental impact on the highway network and M11 Junction 8 in particular. Furthermore the scale of development being promoted was not large enough to provide a self-sustaining community.			

Sites

The following table presents the reason for selection and non-rejection of all the sites submitted for consideration throughout the plan-making process and as included within the Council's SLAA.

Site	Preferred / Rejected?	Reasons for Selection / Rejection
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Site	Preferred / Rejected?	Reasons for Selection / Rejection
01Ark15	Rejected	This is a greenfield site, which does not adjoin the existing village development limit. Development would reduce the open countryside gap between the development at Quicksie Hill and the low density development around the church. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
02Ark17	Rejected	This site lies to the north of the village beyond adopted development limits. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
01Ash15	Rejected	This is a greenfield site in the open countryside, unrelated to the village of Ashdon. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
02Ash15	Rejected	This is a greenfield site, in the countryside. The site is separated from Bartlow by the former railway line. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
01Bar15	Rejected	This site is currently a football pitch with car park and pavillion and adjoins the village development limit. The peripheral areas of the site are liable to surface water flooding. Barnston is a Type B village and has limited services. The village is close to Great Dunmow but the site is not within walking/cycling distance of facilities in the town. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
02Bar15	Rejected	This is a greenfield site on the edge of the village. Development would extend the built up extent of the village into the countryside. Barnston has limited services. The village is close to Great Dunmow but the site is not within walking/cycling distance of facilities in the town. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
01Bir15	Rejected	The site lies beyond development limits within the Metropolitan Green Belt, adjacent to the village. The site forms part of parcel 8 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
02Bir15	N/A	The site is an existing business park / employment site.
03Bir15	Rejected	The site is within the Green Belt, located between Birchanger and Stansted Mountfitchet. The site forms part of parcel 8 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable as it would not contribute to sustainable patterns of development.
04Bir15	Rejected	This site is within the Metropolitan Green Belt, adjacent to the village. The site forms part of parcel 8 in the Green Belt Review 2016 which was found



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
05Bir15	Rejected	Site has been withdrawn and resubmitted as 08Bir16.
06Bir15	Rejected	This site is within the Metropolitan Green Belt, adjacent to the village. The site forms part of parcel 8 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
07Bir16	Rejected	This is a greenfield site within the Green Belt.. The site lies within Parcel 8 of the Green Belt Review which concludes that this parcel performs a 'strong' role in meeting the purposes of the Green Belt. The site's location means that it is not suitable for housing but may be suitable for employment or highway related uses subject to very special circumstances allowing development in the greenbelt.
08Bir16	Rejected	Site adjoins at a point but lies outside the Adopted Development Limits. The Site lies within the Metropolitan Greenbelt. The site is considered unsuitable as it is not in a sustainable location and it contributes to the functions of the Green Belt.
09Bir16	Rejected	This greenfield site lies within the Metropolitan Green Belt. The site is within parcel 8 of the Green Belt Review 2016 which performs strongly against the purposes of the Green Belt. Development would lead to significant development in the Green Belt leading to the coalescence of Stansted Mountfitchet and Birchanger and is therefore not considered a suitable site for development.
10Bir17	Rejected	This site comprises a house and garden. The rear garden lies beyond the limits and within the Green Belt. The site forms part of parcel 8 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. Although the site is rear garden, it, along with the neighbouring rear garden to the south of the site, do contribute to the functions of the Green Belt and therefore development is considered unsuitable.
01Chr15	Rejected	This site is separate from the main built up village of Chrishall. Development in this location would lead to the consolidation of the existing sporadic development. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
01Cla15	Rejected	This site is located to the rear of houses at Hill Green, beyond the development limits. Development of the site would introduce development in depth in an area characterised by loose knot ribbon development. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. Permission has been granted for a replacement dwelling (UTT/17/3438/FUL Approved with



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		conditions on 12/01/2018).
02Cla15	Rejected	This is a greenfield site which is located on the edge of Wicken Bonhunt village. Development of the site would consolidate the loose knit sporadic development in the location. A 2015 appeal was dismissed on the grounds that the inspector felt that development in this location 'would not serve to protect or enhance the established character and appearance of this part of the countryside' (Para 11) and as a result 'the benefits of the proposal, in terms of its potential to support sustainable growth and expansion of business and enterprise in rural areas, are in this case balanced against the harm to the character and appearance of the area including the natural environment, and the reliance on the use of the car, I conclude that when looked at in the round the proposal is not sustainable development.' This site is considered unsuitable as development on this site would not contribute to sustainable pattern of development.
03Cla15	Rejected	This is a greenfield site located beyond the built up part of the main village. It adjoins the conservation area and does not adjoin the existing development limits. Furthermore the site partially lies within a floodplain. The site is therefore considered unsuitable as development would not contribute to sustainable patterns of development.
04Cla15	Preferred	Planning Permission granted February 2016 (UTT/15/2606/DFO).
05Cla15	Rejected	This is a greenfield site well located to the village shop and school. Development of the site would extend residential development along Stortford Road, but not extending further than the existing development on the opposite side. However the site lies on an embankment and sits above the road. Development of the site would not appear as a natural extension of the village and would be intrusive in the wider countryside setting.
06Cla15	Rejected	Part of the site lies within a flood plain and flood risk zone 2. Whilst the site is well related to the village, it lies predominately within a flood zone. The site is therefore considered unsuitable for residential development. The achievability of the site is considered unlikely due to its location within flood Zone 2 and 3.
07Cla15	Rejected	The access to the site is shown from Stortford Road and requires the demolition of a single property. The long access road to the site running adjacent to residential is likely to cause a detrimental impact on surrounding properties and raises concerns over potential highway issues and therefore the suitability of the site for development.
08Cla15	Rejected	The site lies within the conservation area and in proximity to a number of listed buildings. Access to the site lies within a flood risk zone. Development of the site would not intrude into the open countryside; however it would consolidate the loose knit sporadic development in this location, having a detrimental impact on the Conservation area. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.



Site	Preferred / Rejected?	Reasons for Selection / Rejection
09Cla15	Rejected	This site was subject to an appeal against refusal of planning permission for 31 dwellings (UTT/0507/12/OP). The inspector considered that the site was not in a sustainable location due to its distance from village facilities and the infrequent bus service both leading to a reliance on the car. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
10Cla15	Rejected	Although the site does not have a road frontage, access is proposed through the recent development of the former Jubilee works. The site is located beyond the normal walking/cycling distance to services. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
11Cla15	Rejected	This is a greenfield site which would extend development along Pelham Road. The site lies adjacent to the Conservation Area and Scheduled Ancient Monument. The northern edge of the site abuts a flood risk zone. It is considered that the development would have a harmful impact on designated heritage assets. An appeal against the refusal of planning permission for 42 dwellings was dismissed in December 2015. The inspector attached considerable weight to the harm caused by the development to the immediate setting of the landscape and countryside in the vicinity of the site. Furthermore he attached considerable importance and great weight to the harm caused by the development to designated heritage assets. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
12Cla15	Rejected	The development of this site would introduce building in depth contrary to character. In the recent appeal decision, the Inspector stated that whilst they 'acknowledge the proposed houses would be designed to lifetime home standards, provide natural surveillance and minimise water consumption due to their careful design', 'these benefits are not sufficient to outweigh the harm caused to the surroundings by the proposal'. The inspector also felt that that the proposal did not have regard to the development plan policies for development in the countryside. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
13Cla15	Rejected	The development of the site would introduce built development separate from the main built up area of Wicken Bonhunt. Wicken Bonhunt has limited services and facilities and the site is not in walking/cycling distance of basic services. This site is considered unsuitable as development on this site would not contribute to sustainable pattern of development and unacceptable impact on the landscape.
14Cla15	Rejected	This site is separated from the main built up part of the village by an agricultural field (which itself is promoted through the Call for Sites Process (see 17Cla15). The development of the site would introduce significant development in the open countryside. Although Clavering is a Type A



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		village with a primary school and village shop, this site is located beyond the normal walking/cycling distance to these services. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
15Cla15	Rejected	The site is separate from development limits and the development of the site would introduce development in the open countryside. The site was not submitted with a sufficient level of information to consider as an allocation within the Plan.
16Cla15	Rejected	Development of the site would introduce development in depth in an area characterised by loose knot ribbon development. Although Clavering is a Type A village with a primary school and village shop, this site is located beyond the normal walking/cycling distance to these services. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. The achievability of developing this site is uncertain due to the ransom strip between the site and the road.
17Cla15	Rejected	Development of the site would extend development westwards along Pelham Road and into the open countryside. Although Clavering is a Type A village with a primary school and village shop, this site is located beyond the normal walking/cycling distance to these services. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
18Cla15	Rejected	Development of the site would introduce significant development in an area characterised by loose knit ribbon development. Although Clavering is a Type A village with a primary school and village shop, this site is located beyond the normal walking/cycling distance to these services. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. The achievability of developing the site for affordable housing is uncertain as the need for affordable housing needs is to be assessed.
19Cla15	Rejected	Part of this greenfield site lies within the Development Limits, however the majority of the site lies outside the Development Limits. Development of this site would introduce development to the rear of existing properties out of character with the current pattern of development. Although Clavering is a Type A village with a primary school and village shop, this site is located beyond the normal walking/cycling distance to these services. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
20Cla15	Rejected	Development of the site would extend development northwards mirroring the extent of the development opposite. Although Clavering is a Type A village with a primary school and village shop, this site is located beyond the normal walking/cycling distance to these services. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.



Site	Preferred / Rejected?	Reasons for Selection / Rejection
21Cla15	Rejected	Development of the site would extend development northwards mirroring the extent of the development opposite but also in developing in depth. Clatterbury Lane is characterised by ribbon development and the development of this site would be out of character with the current pattern of development. Although Clavering is a Type A village with a primary school and village shop, this site is located beyond the normal walking/cycling distance to these services. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
22Cla15	Rejected	Part of the site, through which the access is proposed lies within a flood plain. The need to provide a green buffer to the south so that development avoids the flood plain results in the development extending into the open countryside, unrelated to the existing pattern of development. Development of the site is therefore considered unsuitable. The achievability of the site depends on the outcome of a full flood risk assessment and consideration of mitigation measures.
23Cla15	Rejected	Part of the site, through which the access to the residential development is proposed lies within a flood plain. The need to provide a green buffer to the south so that development avoids the flood plain results in the development extending into the open countryside, unrelated to the existing pattern of development. Development of the site is therefore considered unsuitable. The achievability of the site depends on the outcome of a full flood risk assessment and consideration of mitigation measures.
01Deb15	Rejected	Development of the site would introduce a built form in the open countryside and intensify sporadic development. The site is not within cycling/walking distance of services or amenities. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
02Deb15	Preferred	This (merged) single site has been allocated for 45 dwellings and represents two phases of development. The site adjoins the village of Debden, a Type A village. The site is in walking/cycling distance of the village school and shop. It is considered that the development of this site would contribute to a sustainable pattern of development. The sites are considered suitable, available and achievable.
03Deb15		
04Deb15	Rejected	This is a greenfield site containing an agricultural building situated in an isolated location between Debden and Henham. This site is considered unsuitable as development on this site would not contribute to sustainable pattern of development.
05Deb15	Rejected	This site, for employment purposes, was not submitted with sufficient information to consider for allocation.
01Elm15	Rejected	Development of the site would extend the ribbon development eastwards, mirroring the extent of the development opposite. The site is on raised ground and development would be prominent in the landscape. Elmdon has



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		a current lack of services and not considered a sustainable location for development, and the site is therefore not considered suitable.
01Els15	Rejected	The site is within the Countryside Protection Zone, with corresponding landscape impacts. The site also has potential impacts with nearby heritage assets and is therefore not considered suitable.
02Els15	Preferred	This is a greenfield site and forms part of the larger development north of Stansted Road. Outline planning permission granted 14 th November 2016 (UTT/15/3090/OP)
03Els15	Rejected	This is a greenfield site adjoining a site with planning permission for residential development, Alsa Wood, and existing residential development to the north. The site acts as a buffer between the residential development and the Ancient Woodland of Alsa Wood. It is considered that residential development abutting the woodland would put pressure on the woodland habitat. The site is therefore considered unsuitable for development.
04Els15	Rejected	This is a greenfield site between the M11 and a site with planning permission for residential development. It abuts the Ancient Woodland of Alsa Wood to the north. The majority of the site lies within the poor air quality zone along the M11. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development. Achievability of the site is uncertain due to the majority of the site falling within the M11 poor air quality zone.
05Els15	Rejected	The site is in proximity to natural and historic features. An appeal was dismissed on a number of grounds, including the development causing harm both to the landscape and views across it (Para 33), the loss of best and most versatile agricultural land (Para 34) and traffic impacts (Paras 35-38).
06Els15	Rejected	The southern area of the site lies within the Countryside Protection Zone. The site is in proximity to natural and historic features. A smaller development of 800 houses was subject to appeal, which was dismissed on a number of grounds including the development causing harm both to the landscape and views across it (Para 33), the loss of best and most versatile agricultural land (Para 34) and traffic impacts (Paras 35-38). For these reasons the site as submitted is considered unsuitable.
07Els15	Rejected	The southern area of the site lie within the Countryside Protection Zone. The site is in proximity to natural and historic features. A smaller development of 800 houses was subject to an appeal, which was dismissed on a number of grounds The appeal was dismissed on a number of grounds, including the development causing harm both to the landscape and views across it (Para 33), the loss of best and most versatile agricultural land (Para 34) and traffic impacts (Paras 35-38). For these reasons the site as submitted is considered unsuitable.
08Els15	Preferred	This is a greenfield site, within the Countryside Protection Zone, on the



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		southern edge of the village. The site was recommended for removal in the 2016 Countryside Protection Zone Review and has been subsequently removed. The site is well related to Elsenham and is in cycling/walking distance of shops, a school and a surgery. Development of the site is considered suitable because it would contribute to a sustainable pattern of development.
09Els15	Rejected	To the east lies Elsenham Hall parkland. The northern boundary of the site lies within the flood zone. The land south of Stansted Brook starts to gradually rise southwards. It is considered that this site is seen more as part of the countryside than to the village of Elsenham and development of the site would extend development into the countryside and is therefore considered unsuitable.
10Els16	Rejected	There are a number of listed buildings near the site. The site is some distance from Elsenham village, and it is therefore considered that this is not a sustainable location for residential development. The suitability of the site for employment purposes will depend on whether it is considered appropriate to expand Elsenham Meadows, the relationship of this site to that development and impacts on the Countryside Protection Zone (CPZ). The site lies within parcel 9 of the Countryside Protection Zone review 2016 which is assessed as having a moderate harm to the purposes of the CPZ were the parcel to be released from the Zone.
11Els17	Rejected	This greenfield site lies adjacent to and beyond the development limits on the eastern side of Elsenham. The site is located within the A3 Stort River Valley area of the Landscape Character Assessment, which has a relatively high sensitivity to change. There are a number of listed buildings to the south of the site at Elsenham Cross. The suitability of this site depends on whether the surrounding land to the north and east, being promoted by Fairfield Partnership, is considered suitable for development. The site promoters advise that there is a ransom strip between the paddock and current Hales Wood development. There is a covenant on the land that expires October 2019. The achievability of developing this site is therefore uncertain due to the ransom strip between the site and Hailes Wood.
01Far15	Rejected	This is a greenfield site adjacent to the southern edge of the village. There is no development limit defined around Farnham. A thin strip along the southern boundary of the site and a small area on the western boundary has a low to medium risk of surface water flooding. The site is within the H4 Berden and Farnham Chalk Upland category of the Landscape Character Assessment with a moderate to high sensitivity to change. To the south is a complex of listed buildings. The access road to the site is narrow and is a constraint to development of the site. This is a small site not considered suitable to allocate in the Local Plan
02Far15	Rejected	This is a greenfield site adjacent to the south eastern edge of the village. There is no development limit defined around Farnham. There is a high risk



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		of surface water flooding along the western boundary of the site and a small area of low risk on the north east corner. The site is within the H4 Berden and Farnham Chalk Upland category of the Landscape Character Assessment with a moderate to high sensitivity to change. There is a listed building to the south and to the north of the site. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
03Far15	Rejected	This is a greenfield site adjacent to the southern edge of the village. It is an extension to the site promoted at 01Far15. There is no development limit defined around Farnham. Small areas of the site are subject to low level of surface water flooding. The site is within the H4 Berden and Farnham Chalk Upland category of the Landscape Character Assessment which has a moderate to high sensitivity to change. To the south is a complex of listed buildings. The access road to the site is narrow and is a constraint to development of the site. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
04Far15	Rejected	This is a greenfield site adjacent to the southern edge of the village. There is no development limit defined around Farnham. A thin strip along the boundary of the site has a low to medium risk of surface water flooding. The site is within the H4 Berden and Farnham Chalk Upland category of the Landscape Character Assessment which has a moderate to high sensitivity to change. To the south is a complex of listed buildings. The access road to the village is narrow and is a constraint to development of this scale. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
01Fel15	Rejected	This is a greenfield site which lies on the western edge of the village. Felsted and Flitch Green to the north are Type A villages with a range of services and facilities. Development of the full extent of the site would lead to coalescence with Flitch Green; however development reflecting the limit of the development on the south of Station Road could be considered suitable.
02Fel15	Rejected	This is a part greenfield, part brownfield site comprising house and garden at Bartholomew Green, which is a small hamlet on the eastern edge of the parish. Development of the site would introduce significant built form in an area characterised by loose knit, sporadic development. The site is not within walking/cycling distance of services and facilities. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
03Fel15	Rejected	The site is outside of adopted development limits. It is also within Flood Risk Zone 3, with additional surface water flood risk issues. There are also concerns regarding appropriate highways access. The site is considered unsuitable for development.
04Fel15	Rejected	The site lies adjacent to the development limits and well related to the



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		hamlet, but it is part of a large open field with no defensible boundaries. The site is some distance from the services in Felsted village. The proposal is for a small scale development which falls below the threshold of this allocation.
05Fel15	Rejected	The site is some distance from the services in Felsted village. The site can only be accessed via the long access road which would lead to development disjointed from the existing pattern of development. The long access road to the site running adjacent to residential is likely to cause a detrimental impact on surrounding properties. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
06Fel15	Rejected	This is a greenfield site on the eastern edge of Felsted village. Chaffix Farm to the south comprises a group of listed buildings. The site is about 1km from the services in Felsted. Development of the site would extend the built form eastwards behind the loose knit complex of buildings of Chaffix Farm and close the gap between Felsted and Watch House Green. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
07Fel15	Rejected	The site is L-shaped with a listed building being located at the bend in the site. Development of the site would be unsuitable because it would introduce built form separate from Watch House Green. Development of the site is achievable subject to being able to development being able to be accessed and designed without adversely affecting listed building and its setting.
08Fel15	Rejected	The site is not within walking/cycling distance of the village services in Watch House Green and Felsted village. Development of the site would introduce a consolidated built form in an area characterised by loose knit ribbon development. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. The achievability of developing the site is unknown until potential contamination is investigated and the cost of any mitigation known; the costs of clearing and removing the existing buildings on the site would also need to be taken into account.
09Fel15	Rejected	This is a greenfield site to the west of Bannister Green and separated from the existing development limits in an area characterised by a loose knit group of houses served by a single track lane. Aylands is a listed building and adjoins the access to the site. Development of the site would introduce a consolidated form of development contrary to the current character of the area. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
10Fel15	Rejected	This is a small greenfield site located separate from the current development limits of Causeway End and Felsted village. The site is not within walking/cycling distance of the facilities in Felsted and the primary



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		school in Watch House Green. The development of this site would introduce a form of development unrelated to the current character of the area. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
11Fel15	Rejected	This is a greenfield site on edge of the District with Braintree District and is being proposed as part of an extension to Great Notley. The Adopted Master Plan for Land West of the A131 Great Notley (January 2012 identifies the land for employment uses with strategic landscaping between the industrial uses and the district boundary and this site. Therefore this site is not considered suitable. This site is currently not achievable under the current adopted Master Plan for land west of the A131 Great Notley.
12Fel15	Preferred	Planning permission has been granted for this site.
13Fel15	Rejected	Planning permission for 55 dwellings was refused and dismissed at appeal. The Inspector concluded that the development would have a materially harmful impact on the character and appearance of the area. In the light of the appeal decision the site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
14Fel15	Rejected	This is a greenfield site which would wrap development around the southern edge of Felsted. Development of the site would lead to coalescence between Felsted and Causeway End. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
15Fel15	Rejected	The site is situated just over 1km from the facilities in Felsted Village and not within walking/cycling distance of primary schools at Watch House Green and Flitch Green. This area of Causeway End does not have footpaths. Development would introduce backland development in an area characterised by ribbon development. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
16Fel15	Rejected	The site, as a large garden, currently acts as a transition between village and countryside. The current character of west of Braintree Road is of linear development. The development of this site of the scale proposed would introduce development in depth and would have a detrimental impact on the character of this edge of village location. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
17Fel15	Preferred	The site is within walking/cycling distance of the primary school and facilities in Felsted are just under 2km away. The site would extend development into the countryside but would reflect the recent development to the south, from which access can be taken. The site is considered suitable, achievable and available for development.
18Fel15	Rejected	This is one of six greenfield sites proposed around Watch House Green.



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		The site is within walking/cycling distance of the primary school and facilities in Felsted are just less than 2km away. The site is in walking distance of an hourly bus service. This site is less well related than 17Fel15 to existing pattern of development and is not considered suitable for housing development.
19Fel15	Rejected	Development of the site could lead to coalescence with Felsted village. The frontage part of the site forms part of a larger site which was dismissed at appeal. The Inspector concluded that the intrusion of built development to this particular location, which is open on both sides of the road, would be significantly harmful. Although this site does not extend as far along Braintree Road it is still considered that development would be intrusive close the gap with Felsted village. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
20Fel15	Rejected	Development of the site could lead to coalescence with Felsted village. The frontage part of the site forms part of a larger site which was dismissed at appeal. The Inspector concluded that the intrusion of built development to this particular location, which is open on both sides of the road, would be significantly harmful. Although this site does not extend as far along Braintree Road it is still considered that development would be intrusive close the gap with Felsted village. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
21Fel15	Rejected	Development of the site would introduce a consolidated built form in an area characterised by loose knit ribbon development. On its own the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. In conjunction with the other sites being promoted at Sparlings Farm about 1,100 dwellings and employment land are being proposed which could be considered as a new village, however the Council's development strategy is towards larger self-sustaining Garden Communities which can support a secondary school.
22Fel15	Rejected	Development of the site would introduce a consolidated built form in an area characterised by loose knit ribbon development. On its own the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. In conjunction with the other sites being promoted at Sparlings Farm about 1,100 dwellings and employment land are being proposed which could be considered as a new village, however the Council's development strategy is towards larger self-sustaining Garden Communities which can support a secondary school.
23Fel15	Rejected	This proposal is for about 480 houses on the west side of the hamlet. Gransmore Green is characterised by a loose knit collection of houses and farm buildings. The site is not within walking/cycling distance of the village services in Watch House Green and Felsted village. Development of the



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		<p>site would introduce a consolidated built form in an area characterised by loose knit ribbon development; and a scale of development disproportionate to the size of the hamlet of Gransmore Green. On its own the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development, unless facilities can be provided on site which may prejudice viability. In conjunction with the other sites being promoted (08, 03, and 21 to 27Fel15) about 1,100 dwellings and employment land are being proposed which could be considered as a new village; however the Council's development strategy is towards larger self-sustaining Garden Communities which can support a secondary school.</p>
24Fel15	Rejected	<p>This is a greenfield site and one of 8 sites being promoted around Gransmore Green. This proposal is for up to 33 houses on the east side of the hamlet. Gransmore Green is characterised by a loose knit collection of houses and farm buildings. The site is not within walking/cycling distance of the village services in Watch House Green and Felsted village. Development of the site would introduce a consolidated built form in an area characterised by loose knit ribbon development. On its own the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. In conjunction with the other sites being promoted (08, 03, and 21 to 27Fel15) about 1100 dwellings and employment land are being proposed which could be considered as a new village; however the Council's development strategy is towards larger self-sustaining Garden Communities which can support a secondary school.</p>
25Fel15	Rejected	<p>This is a greenfield site and one of 8 sites being promoted around Gransmore Green. This proposal is for about 230 houses on the east side of the hamlet. Gransmore Green is characterised by a loose knit collection of houses and farm buildings. The site is not within walking/cycling distance of the village services in Watch House Green and Felsted village. Development of the site would introduce a consolidated built form in an area characterised by loose knit ribbon development; and a scale of development disproportionate to the size of the hamlet of Gransmore Green. On its own the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. In conjunction with the other sites being promoted (08, 03, and 21 to 27Fel15) about 1100 dwellings and employment land is being proposed which could be considered as a new village; however the Council's development strategy is towards larger self-sustaining Garden Communities which can support a secondary school.</p>
26Fel15	Rejected	<p>This is a greenfield site and one of 8 sites being promoted around Gransmore Green. This proposal is for about 116 houses on the west side of the hamlet. Gransmore Green is characterised by a loose knit collection of houses and farm buildings. The site is not within walking/cycling distance of the village services in Watch House Green and Felsted village. Development of the site would introduce a consolidated built form in an area</p>



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		<p>characterised by loose knit ribbon development; and a scale of development disproportionate to the size of the hamlet of Grasmore Green. On its own the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. In conjunction with the other sites being promoted (08, 03, and 21 to 27Fel15) about 1100 dwellings and employment land are being proposed which could be considered as a new village; however the Council's development strategy is towards larger self-sustaining Garden Communities which can support a secondary school.</p>
27Fel15	Rejected	<p>This is a greenfield site and one of 8 sites being promoted around Grasmore Green. This proposal is for about 246 houses on the west side of the hamlet. Grasmore Green is characterised by a loose knit collection of houses and farm buildings. The site is not within walking/cycling distance of the village services in Watch House Green and Felsted village. Development of the site would introduce a consolidated built form in an area characterised by loose knit ribbon development; and a scale of development disproportionate to the size of the hamlet of Grasmore Green. On its own the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. In conjunction with the other sites being promoted (08, 03, and 21 to 27Fel15) about 1100 dwellings and employment land are being proposed which could be considered as a new village; however the Council's development strategy is towards larger self-sustaining Garden Communities which can support a secondary school.</p>
28Fel15	Rejected	<p>This is a greenfield site which is located south of Causeway End. It does not adjoin the development limits and is separated from the development limits by four detached properties in large grounds. The site is beyond walking and cycling distance of services and facilities in the village. Development of the site would extend the ribbon development into the countryside. The site is therefore considered unsuitable because development on this site would not contribute to sustainable patterns of development.</p>
29Fel16	Rejected	<p>This part greenfield and part brownfield site lies on the south side of Causeway End. The access road to the site lies within the Adopted Development Limits, the remaining site area however lies outside the development limits. The site is situated just over 1km from the facilities in Felsted Village and not within walking/cycling distance of primary schools at Watch House Green and Flitch Green. This area of Causeway End does not have footpaths. Development would introduce backland development in an area characterised by ribbon development. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.</p>
30Fel16	Rejected	<p>This brownfield sites lies within the small hamlet of Mole Hill Green, Felsted. The site lies approximatley 1km from Leez Priory ancient monument. There</p>



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		are numerous listed buildings near the site. The site is not close to village services and facilities. Development of the site as proposed would introduce significant built form in an isolated rural setting leading to unsustainable development. Development of the site is therefore not considered suitable.
01GtCan15	N/A	"This is an existing Gypsy caravan site and has an extant planning permission for 3 pitches. The recent approval was for an additional 2 pitches. The site lays about 1,300m from the services and facilities at Takeley and Priors Green. In view of the existing use and planning permissions this is considered a suitable site for the use proposed. Planning permission for 2 additional pitches was granted in October 2015 (UTT/15/2526/FUL). Planning permission was granted in July 2017 for 4 dayrooms to the existing travellers site. AR 22/01"
02GtCan15	Rejected	This is a greenfield site located within the hamlet of Great Canfield. The hamlet is characterised by a loose knit development set out in a linear arrangement. Canfield Road does not have a pavement. Development of the site would introduce a built form on open land to the west of the road which currently affords wide views into the open countryside. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
03GtCan15	Rejected	This is a greenfield site located within the hamlet of Great Canfield. The hamlet is characterised by a loose knit development set out in a linear arrangement. Canfield Road does not have a pavement. Development of the site would introduce a built form on open land to the west of the road which currently affords wide views into the open countryside. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
04GtCan15	Rejected	This is a greenfield site just south of the Flitch Way. Canfield Road does not have a pavement. Development of the site would introduce a significant built form linking the hamlet of Great Canfield and Takeley village. Planning application reference UTT/14/2306/OP has been refused. The impact of the cost of highway improvements needs to be considered.
05GtCan15	Rejected	This is a part greenfield part brownfield site located within the hamlet of Great Canfield. The hamlet is characterised by a loose knit development set out in a linear arrangement. Land to the east has planning permission for 7 dwellings (UTT/15/1732/FUL). Canfield Road does not have a pavement. Although not within walking/cycling distance of the services in Takeley, the site is in close proximity and could be considered a sustainable location for small scale development; however the site is considered too small to allocate within a strategic Plan.
06GtCan17	Rejected	Local wildlife sites of Runnels Hey, Priors Wood and Canfield Hart lie within 1km of the site. Canfield Road does not have a pavement and the road over the Flitch way is too narrow to provide one. Development of the site



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		would introduce a significant built form linking the hamlet of Great Canfield and Takeley village. Development of the site is achievable but The impact of the cost of highway improvements needs to be considered.
07GtCan17	Rejected	This greenfield site lies beyond development limits. Canfield Hart ancient woodland and local wildlife site lies to the south of the site. The site is located within the B10 Broxsted Farmland Plateau area of the Landscape Character Assessment, which has a moderate to high sensitivity to change. A small number of listed buildings are located to the south of the site at Great Canfield Park. The footpath along the B183 does not extend as far as this site. The development of this site would introduce significant development in the countryside, extending development south of the Flitch Way which currently acts as a defensible boundary to development at Takeley. Development of the site would also introduce a significant built form linking the hamlet of Great Canfield and Takeley village. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
01GtChe15	Rejected	The site is located between the rail line and the motorway. Great Chesterford is a key village but this site is separated from the main village by the railway line. This is therefore considered an unsuitable site for development. The cost of mitigation measures against noise needs to be considered.
02GtChe15	Rejected	Zone 1 lies beyond the development limits whilst Zone 2 lies adjacent to the limits. Both sites lie within Ancient Monuments. Zone 2 is currently a wooded area. The sites are within walking/cycling distance of the facilities in the village centre. The sites are considered unsuitable due to their location within ancient monuments and the loss of woodland at Zone 2. Development of the site is achievable subject to the cost of site preparation of former minerals site.
03GtChe15	Rejected	This site is located within the Conservation Area. Chesterford House is Grade 2 listed and set in established gardens where many of the trees are protected by a preservation order. The Great Chesterford Conservation Area Appraisal and Management Proposals April 2007 identifies the mature trees as making a very valuable contribution to the quality of the conservation area whilst the open quality of the grounds contrasts with the more enclosed built form of the street scene to the west, this providing additional variety of form, colour, scale and shape. The Historic Settlement Character Assessment 2007 of Great Chesterford considers that Development in Chesterford House would be damaging and diminish the sense of place and local distinctiveness of the settlement. Development of the site is therefore considered unsuitable due to the impact on the setting of the listed building, the tree preservation orders and the conservation area.
04GtChe15	Rejected	This is a greenfield site located within the conservation area. The south eastern part of the site is covered by a Tree Preservation Order. The



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		Historic Settlement Character Assessment 2007 for Great Chesterford states that this open space within the conservation area would detrimentally impact on the adjacent historic core. Another principal effect of development would be to lose distinct elements of the village such as the loss of the fine parkland characteristics of the curtilage of The Delles. It is considered that development of this site would be highly damaging and significantly diminish the sense of place and local distinctiveness of the settlement. The Great Chesterford Conservation Area Appraisal identifies the contribution which the trees in the grounds to The Delles and the boundary wall make to the conservation area.
05GtChe15	Preferred	Planning permission has been granted for this site for 31 dwellings.
06GtChe15	Rejected	The site incorporates a site for a primary school or community uses which abuts the conservation area. The western end of the site includes an ancient monument and is proposed as open space and secondary access. The southern edge of the site lies within flood risk zones 2 and 3 and are proposed for open space and allotments. The site lies within close proximity to North Uttlesford Garden Community and would lead to reducing the separation of the village and Garden Community. The site is not considered suitable for development. The achievability of the site is uncertain due to the flood risk zones and scheduled ancient monument and ability to mitigate both.
07GtChe15	Rejected	The site incorporates a site for a primary school or community uses which abuts the conservation area. The south western end of the site includes an ancient monument which is proposed as open space and secondary access. The southern edge of the site lies within flood risk zones 2 and 3 which is proposed for open space and allotments. The site lies within close proximity to North Uttlesford Garden Community and would lead to reducing the separation of the village and Garden Community. The site is therefore not considered suitable for development.
01GtDun15	Preferred	The site is allocated within the 'made' Great Dunmow Neighbourhood Plan.
02GtDun15	Rejected	This is a greenfield site located in the countryside on the road to Stebbing, some distance from Great Dunmow. The area is characterised by farms and isolated dwellings. Development of the site would introduce a concentration of development in an area characterised by loose knit sporadic development. The site is considered unsuitable as development on this site would not contribute to a sustainable pattern of development.
03GtDun15	Rejected	The site is some distance from the existing development limits but the intervening land south of the B1256 is was allocated for development in the 2014 submission Local Plan (subsequently withdrawn) and is proposed through this call for sites (SLAA reference 12GtDun15). To the north of the B1256 the land has been granted planning permission subject to signing of S106 for development. Land immediately to the east of this site has been proposed through the call for sites (SLAA reference 01GtDun15). Opposite



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		the site is High Wood SSSI. Once the adjoining sites are developed High Wood SSSI and Buttleys Lane will form the western edge to development. The suitability of this site is dependent upon and should be reassessed following the delivery of the adjacent site (12GtDun15). The site is therefore considered broadly developable but not deliverable within the plan period. However, due to the site's location next to the A120 and particularly the junctions on to the A120, the site may be more suitable for uses other than residential.
04GtDun15	Rejected	The site is too small / the yield is not large enough to warrant consideration within a strategic Plan.
05GtDun15	Preferred	This site has planning permission for 99no residential units and is under construction.
06GtDun15	Preferred	The site is considered suitable and available and development is considered achievable. The site is included for development in the Great Dunmow Neighbourhood Plan.
07GtDun15	Preferred	This site adjoins a site where planning permission has been granted for 790 homes opposite the development of Woodlands Park. The site forms part of the 'Land West of Woodside Way' allocation in the Great Dunmow Neighbourhood Plan.
08GtDun15	Preferred	This site is allocated for development in the Great Dunmow Neighbourhood Plan and the Regulation 18 Local Plan 2017. The site is considered suitable for development as part of a comprehensive development including land south of Stortford Road for residential and secondary school and sixth form centre.
09GtDun15	Rejected	The site forms an integral part of the historic setting of Dunmow Park, the loss of which is considered unsuitable.
10GtDun15	Rejected	The site is separated from Great Dunmow by the A120 and appears as part of the countryside rather than Great Dunmow. The development of this site of the scale proposed would introduce a significant scale of development in an area characterised by farmsteads and single properties in a countryside setting. The site has planning permission for 5 dwellings. However a more intensive scale of development is considered unsuitable it would not contribute to sustainable patterns of development
11GtDun15	Rejected	This is a greenfield site. Land to the east and north east of the site has planning permission for residential development and for custom build development. This submission is for an extension to that custom build site. It is considered that the development of this site would extend the development of St Edmunds Lane eastwards into the valley and open countryside unrelated to the pattern of development along St Edmunds Lane and is therefore considered unsuitable.
12GtDun15	Preferred	This is a greenfield site adjoining the western edge of the town and opposite a site with planning permission for residential development. The site is



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		allocated for development in the Great Dunmow Neighbourhood Plan 2015 as part of a comprehensive development including a health centre and a new secondary school. The site is considered suitable for development.
13GtDun15	Rejected	The site is close to conservation area and St Mary's Church. The site is over 800m walking/cycling distance from the services and facilities in the town. It is considered that the development of this site would introduce significant built form, northwards along the Chelmer Valley unrelated to the pattern of development of Church End to the detriment of the character of the landscape and the setting of the Conservation Area and the Church. The site is therefore considered unsuitable as development would not contribute to a sustainable pattern of development.
14GtDun15	Rejected	The site is over 800m walking/cycling distance from the services and facilities in the town. It is considered that the development of this site would introduce significant built form, northwards along the Chelmer Valley unrelated to the pattern of development of Church End. The site is therefore considered unsuitable as development would not contribute to a sustainable pattern of development.
15GtDun15	Rejected	The site does not adjoin existing development limits but adjoins the conservation area at Parsonage Downs and Church End. The north eastern edge of the site lies within Flood Zones 2 and 3. A number of the adjoining buildings are listed and there is a scheduled ancient monument outside the site at Parsonage Farm. The development of this site would introduce an area of extensive built development on the slopes of the Chelmer Valley to the detriment of the character of the landscape and the setting of the conservation area.
16GtDun15	Rejected	This is a greenfield site located to the east of the B1256 and does not adjoin the existing development limits. The site is located over 800m from the schools and town centre services and would involve crossing the B1256 making it unattractive to access these services on foot or bike. The south western edge of the site falls within Flood Risk Zones 2 and 3. It is considered that development of this site would introduce an area of significant development unrelated to and separate from Great Dunmow. The site is therefore considered unsuitable as development on this site would not contribute to a sustainable pattern of development.
17GtDun15	Rejected	This is a greenfield site located between the B1256 and the Braintree Road. A large proportion of the site is covered by Flood Risk Zones 2 and 3. Development of the site is not considered suitable because of its location within the flood zones. Only a very small proportion of the site lies outside flood zones 2 and 3 and therefore development of the site is not considered achievable.
18GtDun15	Rejected	This is a greenfield site adjacent to Church End and is over the 800m walking/cycling distance from the services and facilities in the town of Great Dunmow. There is no certainty that the site would be well related to the



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		existing pattern of development at Church End. There have also been a number of historic residential applications on the site, all of which have been refused.
19GtDun15	Preferred (Development Opportunity Site)	The site lies adjacent to the Town Centre and outside the conservation area. The site is identified in the 2017 Regulation 18 Local Plan as a Development Opportunity Site for Town Centre uses. This could include residential development as well as retail, office and community uses. Redevelopment of the site would remove the depot, an inappropriate use, from the town centre. The site is within walking distance of the services and facilities in the town and is therefore considered suitable for residential development to be included in its redevelopment.
20GtDun16	Rejected	The site is separate from Adopted Development Limits. The site is located some distance from Great Dunmow and beyond expected walking distances to services and facilities. Development of the site would introduce significant built form in an area characterised by sporadic development. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
21GtDun17	Rejected	The site is too small / the yield is not large enough to warrant consideration within a strategic Plan.
01GtEas15	Rejected	This is a greenfield site located in the countryside between the loose knit development at Blamsters and the along Little Cambridge Road. The site is some distance from village facilities and services such as a primary school. The development of the site would introduce an area of significant built form in the countryside, coalescing the existing sporadic development. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
02GtEas15	Rejected	There are 2 listed buildings adjoining the site but development could be so designed as to have minimal impact on them. The site is some distance from village facilities and services such as a primary school. The development of the site would introduce an area of significant built form in the countryside, coalescing the existing sporadic development. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
03GtEas15	N/A	The site has been withdrawn by the applicant.
04GtEas15	Preferred	The site lies adjacent to the development limits. The village school is located just outside the village, but it still may be feasible to walk or cycle. The site is otherwise well related to the village. Land to the north adjoining the site has permission for 9 dwellings. Development of the whole site (the originally submitted 40 dwellings) would extend development further into the countryside than existing development and development of only part of the site may be more suitable (the site is allocated for 20 dwellings).
01GtHal15	Rejected	This is a greenfield site located within the Countryside Protection Zone. The



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		<p>site is located some distance from any services and facilities in the nearby village of Little Hallingbury. The site is subject to aircraft noise. Development of this site would introduce a significant scale of development in a small rural hamlet. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.</p>
02GtHal15	Rejected	<p>This is a greenfield site located within the Countryside Protection Zone at the western end of Start Hill. The site forms part of parcel 1 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a moderate level of harm to the purposes of the CPZ. The site is located some distance from any services and facilities such as a primary school. Development of this site would introduce a significant scale of development in a small hamlet. The site is subject to air noise. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.</p>
03GtHal15	Rejected	<p>This is a greenfield site on the edge of Bishop's Stortford wholly within the Green Belt. The site forms part of parcel 12 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.</p>
04GtHal16	Rejected	<p>The site is located outside of development limits and is in close proximity to a LoWS, ancient woodland and is in an area of moderate to high landscape sensitivity. The site is also in close proximity to a heritage asset. The site is therefore considered to be unsuitable.</p>
06GtHal16	Rejected	<p>The site is beyond Adopted Development limits. The site is in the 57 LEQ aircraft noise contours during the day and 54 LEQ at night. The site is also on Grade 2 agricultural land. The site is located some distance from any services and facilities in the nearby village of Little Hallingbury. The development of the site would introduce significant development in a location characterised by sporadic development. Development of the site would coalesce the development of Bedlar's Green with the development on Church Road. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.</p>
07GtHal16	Rejected	<p>The site is located outside of development limits and is in close proximity to a LoWS and is in an area of moderate to high landscape sensitivity. The site is within the Countryside Protection Zone. The site is also in close proximity to a heritage asset. The site is therefore considered to be unsuitable.</p>
08GtHal16	Rejected	<p>The site is located outside of development limits and is in close proximity to a LoWS, ancient woodland and is in within the Countryside Protection Zone. The site is also in close proximity to a heritage asset. The site is therefore considered to be unsuitable.</p>
09GtHal16	Rejected	<p>The site is located outside of development limits and is in close proximity to a LoWS, ancient woodland and is in within the Countryside Protection Zone. The site is also in close proximity to a heritage asset. The site is therefore</p>



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		considered to be unsuitable.
01GtSam15	Rejected	This is a large greenfield site adjoining the north eastern edge of the village. The proposal is for a scale of development of up to 100 dwellings. Three small parcels of land (which lie within this larger submission site) were dismissed at appeal in 2014. The Inspector considered the proposals would harm the attractive open character and appearance of the area and that there was limited access to local services and facilities. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development. Parsonage Lane and Sparepenny Lane are single track roads which may not be suitable roads to accommodate large scale development and it is not known whether the roads are capable of improvement. This also affects the achievability of the site.
02GtSam15	Rejected	The proposal is for 7 dwellings to be located at the southern end, east of the B1051 with the access being taken from Sparepenny Lane North across the site. The site access is proposed from Sparepenny Lane which is a very narrow single track road and is not considered suitable for additional traffic. It would not be suitable to take access from the main road as it would involve cutting into an embankment to the detriment of the character of the street scene. The narrow nature of Sparepenny Lane as an access to the site raises questions as to whether the development is achievable.
01Had15	Rejected	This is a brownfield site located in the countryside between Hadstock and Saffron Walden. The site is not within walking/cycling distance of services and facilities. Development of the site would introduce a new residential estate poorly related to the existing settlement pattern. Outline planning permission for 25-35 houses was dismissed at appeal in June 2015. In the inspector's statement, Para 18 states that whilst the existing buildings are in the open countryside and are clearly visible, 'the structures and activity within it have the look and feel of an agricultural enterprise, albeit a large one'. In relation to potential residential development on the site however, the inspector states that 'The proposed residential development, by reason of its scale and kind, combined with the site's prominence, would appear as an unexpected feature in the landscape; a new settlement that would be poorly related to surrounding development and out of keeping with and harmful to the rural character and appearance of the area.' The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
01HBO15	Rejected	This greenfield site is located in the countryside south of Takeley. About 500m to the south lies an Ancient Woodland and County Wildlife Site. The site is just over 800m to Takeley Crossroads and it would be further to the primary school. The road northwards does not have a pavement along its full extent into Takeley making it unattractive to walking. Development of the site would introduce a built form poorly related to the existing settlement pattern. The site is being proposed for a variety of uses but in all cases the



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		location of this site in the countryside, unrelated to the existing settlements means that it is considered unsuitable as development as it would not contribute to sustainable patterns of development.
02HBO15	Rejected	This brownfield site is located on the edge of Takeley, south of the Flich Way (County Wildlife Site and linear Country Park). Bonningtons Farmhouse on the site is a listed building. The northern part of the site is well treed and contains a pond. Development of the whole site would introduce an area of built form detrimental to this character. Development of the site is only achievable subject to the cost of demolishing and removing the existing employment buildings and assessing whether there is contamination from the employment uses and undertaking any mitigation measures if needed.
03HBO15	Rejected	This greenfield site is located on the edge of Takeley, south of the Flich Way (County Wildlife Site and linear Country Park). The site forms part of an extant planning permission for a golf course, hotel, conference centre and indoor leisure facilities. Development of the site would introduce a significant area of built development detrimental to this character. Additional information would be needed to ensure that the development of this site would not lead to harmful effects, especially on highways and on visitor numbers to Hatfield Forest.
04HBO15	Rejected	The site forms part of an extant planning permission for a golf course, hotel, conference centre and indoor leisure facilities. With access to Takeley being through the site to the east it would be over 800m to the village centre and Roseacres primary school. Development of the site would introduce a significant area of built development detrimental to this character.
05HBO15	Rejected	This site is located in the village centre adjacent to the conservation area. A number of the surrounding properties are listed and a large proportion of the site has a tree preservation order. Development of the site would only be achievable subject to the design of the scheme retaining the protected trees and protecting and enhancing the character of the conservation area.
06HBO15	Rejected	There is one tree preservation order on the eastern boundary. The access to the site is from a narrow road which is not considered suitable to access this development. The narrow nature of the frontage road as an access to the site raises questions as to whether the development is achievable.
07HBO16	Rejected	The site lies adjacent to the conservation area. A large proportion of the site along the northern edge lies with flood zone 2. The site is therefore not considered suitable. The achievability of the site is uncertain due to part of the site falling within flood zone 2.
08HBO17	Rejected	The site is located in the B14 Roding Farmland Plateau area of the Landscape Character Assessment, which has a moderate to high sensitivity to change. Barrington Hall Lake local wildlife site and Hatfield Broad Oak Priory Ancient Monument both lie close to the site. A large number of listed buildings can be found in close proximity. The development of this site



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		would extend development into the open countryside and coalesce the village with Water Farm. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
01HHea15	Rejected	This greenfield site is located on the southern side of Sawbridgeworth Road, wholly within the Green Belt and separated from the existing development limits by a small area of heathland. The site forms part of parcel 20 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
02HHea15	Rejected	At an appeal into the refusal of 7 dwellings the Inspector concluded that the development and use of the land would erode openness on a site that is open at present, and having mind to the statement in the Framework on the essential characteristics of Green Belts, significant weight attaches to this adverse effect. Two of the purpose of the Green Belt stated in national policy would not be supported. The site forms part of parcel 22 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
03HHea15	Rejected	The site forms part of parcel 17 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
04HHea15	Rejected	This site lies wholly within the Green Belt. The site forms part of parcel 17 in the Green belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The whole site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
05HHea15	Rejected	This is a greenfield site on the northern edge of the village and is located wholly within the Green Belt. The inspector considering an appeal against the refusal of permission for 5 dwellings in 2016 concluded that the proposal would be harmful to the openness of the Green Belt. Development of the site would introduce a significant built form extending into the open countryside. The site forms part of parcel 17 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
06HHea15	Rejected	This is a greenfield site and lies wholly within the Green Belt. The site forms part of parcel 22 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
07HHea15	Rejected	This is a greenfield site and lies wholly within the Green Belt. The site forms



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		part of parcel 18 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
08HHea17	Rejected	This site lies to the east of the A1060 on the north western side of the village and comprises open land, industrial units, yards and storage areas. The property of High Pastures lies within the Development Limits. The remainder of the site lies beyond the development limits and within the Green Belt. The site forms part of parcel 17 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
09HHea17	Rejected	This assessment relates to two greenfield sites either side of Mill Lane. The sites lie within the Green Belt. The site forms part of parcel 17 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
01Hen15	Rejected	This site comprises the house and extensive garden on Old Mead Lane. Old Mead Lane is an area characterised by ribbon development. The site is located beyond walking and cycling distance from the school and shops in Elsenham and Henham. The development of this site would lead to backland development which is not a characteristic of the area. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
02Hen15	Rejected	There are small areas at risk of surface water flooding. Development has the potential to avoid these but there may be an impact on site access. There are a number of listed buildings in the vicinity of the site. The Historic Settlement Character Assessment considers that development would impact on the historic core of the village and large scale development extending beyond defined landscape features would affect its setting. It is considered that the impact on the historic core of the village does not make this a suitable site for significant development. Evidence submitted by the Parish Council indicates that highway access is not achievable.
03Hen15	Rejected	The site adjoins the conservation area but is some distance from the existing development limits. There are a number of listed buildings in the vicinity. The development of this site would introduce a form of development not related to the existing pattern of development. A planning application for 4 dwellings was refused and dismissed at appeal. The Inspector considered the site to be more closely related to the countryside than the village and development would appear as a form of back land development. The site is therefore considered unsuitable as it would not contribute to a sustainable pattern of development.
04Hen15	Preferred	This is a greenfield site located on the southern edge of the village and



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		adjoins the existing development limits. The Historic Settlement Character Assessment (2007) considers that in this location appropriate residential development could be created that at worst would be neutral and at best would improve the sense of place and local distinctiveness. The site is in close proximity to the village services and the site is well related to the existing development and is therefore considered a suitable site for development.
05Hen15	Rejected	The Historic Settlement Character Assessment (2007) considers that in this location appropriate residential development could be created that at worst would be neutral and at best would improve the sense of place and local distinctiveness. However it is considered that development of the site would introduce a large housing estate which would link the development at Vernons Close to Mill Pond Nursery, and which appear prominent in the landscape and unrelated to the village. This site is therefore considered an unsuitable site for development.
06Hen15	Rejected	This site is located in the small hamlet of Pledgdon Green which is some distance from Henham or other settlements with facilities. The site is not within walking or cycling distance of services. The site is located on the 57dBA Leq noise contour around the airport. Opposite the site, on the west of the road is a Local Wildlife Site. The development of this site would introduce additional houses which would be reliant on the car to access services and therefore this site is considered unsuitable as it would not contribute to sustainable patterns of development.
07Hen16	Rejected	This site lies on the eastern edge of the village. Part of the site lies within the draft development limits drawn in the Uttlesford Regulation 18 Local Plan 2017. The part of the site which lies within the draft development limits has been granted planning permission for 9 dwellings however the entirety of the proposal (for 14 dwellings) would result in development beyond the area with planning permission which not considered suitable as it would extend development into more open countryside.
08Hen17	Rejected	This greenfield site lies beyond the development limits. The site is located in the B10 Broxted Farmland Plateau area of the Landscape Character Assessment, which has a moderate to high sensitivity to change. The site lies about 400m north of an ancient monument. There are large number of listed buildings in the vicinity of the site. Development of the site would introduce significant development to the west of Crow Street, intruding into the open countryside and impacting on the conservation area. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
01HEas15	Rejected	There are a small number of listed buildings to the south of the site and Garnets Wood a SSSI and Ancient Woodland located to the east. The site is remote from settlements with services and facilities and therefore the site is considered unsuitable as development of this site would not contribute to



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		sustainable patterns of development.
02HEas15	Rejected	This greenfield site adjoins the conservation area. There are a number of listed buildings and protected trees on the opposite side of the road. The road frontage to the site contributes to the rural character of the gateway approach into the village with the former Parsonage farm buildings opposite. High Easter is a small type B village with few services and only a limited bus service. The site is not considered suitable for development because of the lack of services and facilities in the village and the potential impact of development on the rural character of the approach road and the conservation area.
01HRod15	Preferred	Planning permission has been granted for this site.
02HRod15	Rejected	This is a large greenfield site located to the north east of the village adjacent to the conservation area. There are a number of listed buildings in the vicinity of the site. High Roding is a Type B village with limited facilities and a limited bus service resulting in a reliance on the car. The northern end of the village is characterised by loose knit development. The development of this site would introduce a significant amount of housing in a village with limited services. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
03HRod15	Rejected	This is a large greenfield site located to the north east of the village adjacent to the conservation area. It is part of the larger site being promoted under SLAA reference 02HRod15. There are a number of listed buildings in the vicinity of the site. High Roding is a Type B village with limited facilities and a limited bus service resulting in a reliance on the car. The northern end of the village is characterised by loose knit development. The development of this site would introduce a significant amount of housing in a village with limited services. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
04HRod16	Rejected	Site adjoins the Greenbelt and Countryside Protection Zones. The site lies within a small area of 1 in 1000 flood risk to the north of the site in relation to surface water flooding. This covers less than 25% of the site. The site is within the High Roding Conservation Area and is Grade 2 agricultural land. High Roding is a Type B village with limited services and facilities. The site is not considered suitable for development as it would result in the loss of village allotments.
01Lan15	Rejected	There are a number of listed buildings adjacent to the site. Park Lane running north from the village is a protected lane. There is no development limit for the hamlet. There are limited services and facilities in the hamlet and a limited bus service. This site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
02Lan15	Rejected	Upper Green Road running south from the village is a protected lane. There is a listed building adjacent to the south of the site. There is no development



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		limit for the village. There are limited services and facilities in the village and a limited bus service. This site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
03Lan15	Rejected	Upper Green Road running south from the village is a protected lane. There are a number of listed buildings in the vicinity of the site. There is no development limit for the village. There are limited services and facilities in the village and a limited bus service. This site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
01LRod15	Rejected	This greenfield site lies wholly within the Green Belt and is separated from the development limits by the village hall. However development of the site is considered unsuitable as it would create a ribbon of development closing the gap between the edge of the village and Leaden Hall Farm which would not contribute to a sustainable pattern of development. Furthermore the site forms part of parcel 25 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
02LRod15	Rejected	This site is located wholly within the Green Belt. The site forms part of parcel 27 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
03LRod15	Rejected	This site is located wholly within the Green Belt. The site forms part of parcel 27 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
04LRod15	Rejected	This site is located wholly within the Green Belt. The site forms part of parcel 27 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
05LRod15	Rejected	This site is located wholly within the Green Belt. The site forms part of parcel 27 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
01Lin15	Rejected	This is a greenfield site in the hamlet of Lindsell. Lindsell is not defined by development limits in the current adopted Local Plan. There are very limited services and facilities in the hamlet and residents need to travel by car to nearby settlements for schools and shops etc. This site is considered



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		unsuitable for development as development on this site would not contribute to sustainable patterns of development.
02Lin15	Rejected	This is a greenfield site in the hamlet of Lindsell. Lindsell is not defined by development limits in the current adopted Local Plan. There are very limited services and facilities in the hamlet and residents need to travel by car to nearby settlements for schools and shops etc. This site is considered unsuitable for development as development on this site would not contribute to sustainable patterns of development.
03Lin15	Rejected	This is a greenfield site in the hamlet of Lindsell. Lindsell is not defined by development limits in the current adopted Local Plan. There are very limited services and facilities in the hamlet and residents need to travel by car to nearby settlements for schools and shops etc. This site is considered unsuitable for development as development on this site would not contribute to sustainable patterns of development.
04Lin15	Rejected	This is a greenfield site in the hamlet of Lindsell. Lindsell is not defined by development limits in the current adopted Local Plan. There are very limited services and facilities in the hamlet and residents need to travel by car to nearby settlements for schools and shops etc. This site is considered unsuitable for development as development on this site would not contribute to sustainable patterns of development.
01LtCan15	Rejected	The site lies within the Countryside Protection Zone and does not adjoin the existing development limits. The site forms part of parcel 5 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The site includes a listed building at the eastern end but development is proposed on the grazing land to the west. The dwelling adjoining the west of the site is listed. The site is not considered suitable as development on the site would not contribute to sustainable patterns of development.
03LtCan15	Rejected	The site is separated from Great Dunmow by the A120. Although services and facilities in and on the western side of Great Dunmow would be close by, one would need to cross the A120 to access them which would not be conducive on foot or by cycle. The site relates more to its countryside location. The site is therefore considered unsuitable for residential development on this site as it would not contribute to sustainable patterns of development.
05LtCan15	Rejected	This greenfield site lies within the Countryside Protection Zone. Warren Farm to the east is a listed building. The site forms part of parcel 5 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The development of this site would breach that strong boundary and start to consolidate the sporadic development along the B1256.
06LtCan15	Rejected	This greenfield site lies within the Countryside Protection Zone adjacent to the development limits and is submitted as a Gypsy and Traveller



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		accommodation site. Warren Farm to the east is a listed building. The western edge of the site is currently a very defensible boundary to the development of Priors Green. The development of this site would breach that strong boundary and start to consolidate the sporadic development along the B1256. However it would be considered suitable if the surrounding sites were considered suitable.
07LtCan15	Rejected	This greenfield site lies within the Countryside Protection Zone. Warren Farm, which this site wraps around, is a listed building. The site forms part of parcel 5 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The development of this site would breach that strong boundary and start to consolidate the sporadic development along the B1256.
08LtCan15	Rejected	Insufficient information was submitted in consideration of this site for allocation. The site is in close proximity to a heritage asset and a LoWS. The site is also distanced from adopted development limits and is in a landscape character area that has a high sensitivity to change.
09LtCan15	Preferred	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 and it is considered suitable pending mitigation regarding surface water flood risk and adjacent listed buildings. There are residential properties located adjacent to the site. The site has had an outline planning application UTT/17/2607/OP made for a new Council Depot for UDC.
10LtCan15	Rejected	The eastern edge of the site adjoins the River Roding and a small portion of the site lies within the floodplain. The southern edge of the site abuts the Flitch Way. A small number of listed buildings adjoin the site and there is a small area of protected trees on the north eastern boundary. The site forms part of parcel 5 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The development of this site would breach that strong boundary and start to consolidate the sporadic development along the B1256.
11LtCan15	Rejected	The southern edge of the site abuts the Flitch Way. A small number of listed buildings adjoin the site. Parts of the site are over 800m from the school and shops. The site forms part of parcel 5 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The development of this site would breach that strong boundary and start to consolidate the sporadic development along the B1256.
01LtChe15	Preferred	The site is a current Research Park with an approved masterplan for expansion.
02LtChe15	Rejected	This part brownfield part greenfield site is located south of Little Chesterford village and does not adjoin a development limits. The access ways into the site and a small area of the south western corner of the site lie within flood zones 2 and 3. The B183 in this location has special verge which is



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		<p>recognised as a County Wildlife Site. There are 3 listed buildings near the site. The site is not close to any village services so residents would be reliant on a car to access service. A recent appeal decision did not consider this a sustainable location. (UTT/13/3095/OP APP/C1570/A/14/2226566) with particular regard to community facilities and transport opportunities. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.</p>
03LtChe15	Rejected	<p>The site is over 800m from the services and facilities in the village centre. The land to the north east of the site lies within flood zone 2 and 3. The site is within the A1 Cam River Valley category of the Landscape Character Assessment which has a relatively high sensitivity to change. The site lies partly within Sector 4 - Newmarket Road approach from the south east of the Great Chesterford Historic Settlement Character Assessment. The principal effect of development would be to extend the village beyond its clearly defined landscape edge detrimentally affecting the setting of the village as a whole. It is considered that development in this sector would diminish the sense of place and local distinctiveness of the settlement. The development of the site is considered unsuitable because the southern edge of the village currently forms a strong defensible boundary to development and development of this site would extend development south-westwards along the valley.</p>
04LtChe15	Rejected	<p>The site is over 800m from the services and facilities in the village. The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change. The site lies partly within Sector 4 - Newmarket Road approach from the south east of the Great Chesterford Historic Settlement Character Assessment. The principal effect of development would be to extend the village beyond its clearly defined landscape edge detrimentally affecting the setting of the village as a whole. It is considered that development in this sector would diminish the sense of place and local distinctiveness of the settlement. The development of the site is considered unsuitable because the southern edge of the village currently forms a strong defensible boundary to development and development of this site would extend development south-westwards along the valley.</p>
05LtChe15	Rejected	<p>This small site lies on the edge of the village and is accessed via a single width track. Little Chesterford is not defined by an adopted Development Limit. Little Chesterford is a small village with limited services and facilities. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.</p>
06LtChe15	Rejected	<p>The site plan does not show the site as having any road frontage but the form states that access is proposed from Walden Road. Little Chesterford is a small village with very limited services and facilities. This site is considered unsuitable and development of the site would not lead to a sustainable pattern of development.</p>



Site	Preferred / Rejected?	Reasons for Selection / Rejection
01LtEas15	Rejected	Little Easton has very limited facilities and the site is not within walking/cycling distance of schools or shops. The development of this site would introduce a ribbon of development out of character of the lane. In the appeal against the refusal of planning permission for 3 dwellings, the inspector concluded that the proposed development would amount to an intrusive and thus unacceptable form of development, which would be harmful to the character and appearance of the site and the surrounding area. This site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
02LtEas15	Rejected	This greenfield site is located to the east of Little Easton and the site does not adjoin existing development limits. The property to the east is listed. The majority of the site lies within flood zones 2 and 3. Little Easton has very limited facilities and the site is not within walking/cycling distance of schools or shops. The development of this site would introduce the built form of a small residential estate, unrelated to the character of the area and consolidating the existing sporadic development. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development. It is not considered that development of the site is achievable due to its location within flood zones 2 and 3.
03LtEas15	Rejected	A tree preservation order adjoins the east of the site and a listed building to the west of the site. Land to the east of the site lies within flood zones 2 and 3 but they do not extend into the site. Little Easton has very limited facilities and the site is not within walking/cycling distance of schools or shops. Development of this site would introduce a significant scale of development in a small village with minimal services. The development of the site would have a visual impact on the character of the Upper Chelmer River Valley. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
04LtEas15	Rejected	South of the site lies the ancient woodland of Hoglands Wood and another ancient woodland lies on the opposite side of Woodside Way. Land east of Woodside Way has planning permission for housing, as does land to the south of the site, south of Hoglands Wood. The land to the west of the site was dismissed on appeal for 600-700 dwellings (UTT/13/1043/OP). The development of this site would introduce development to the west of Woodside way unrelated to the pattern of development. It does not relate to the development site to the south as it is separated from it by Hoglands Wood.
05LtEas15	Rejected	The Ancient Woodland Hoglands Wood lies within the site. To the north west the site adjoins the Little Easton conservation area and there are a number of listed buildings along the northern boundary. High Wood to the south west of the site is an SSSI. The proposal includes the provision of services and facilities within the development. The land to the east of the site was dismissed on appeal for 600-700 dwellings (UTT/13/1043/OP). The main grounds that the 2014 application was refused were that the



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		application site was divorced and isolated from Great Dunmow, is in the open countryside and would be visually intrusive, proposed access onto the A120 provides a poor and unacceptable means of access into the application site and loss of high quality agricultural land. Development of the site would lead to coalescence of Great Dunmow and Easton Park Garden Community.
01LtHal15	Rejected	This is a large greenfield site to the west of Little Hallingbury. The site lies within the Green Belt. The site forms part of parcel 13 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. This site is therefore considered unsuitable as the site does contribute to the functions of the Green Belt and development on this site would not contribute to sustainable patterns of development.
02LtHal15	Rejected	This is a large greenfield site wholly within the Green Belt. The site forms part of parcel 14 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
03LtHal15	Rejected	The site lies wholly within the Green Belt. The site forms part of parcel 14 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
04LtHal15	Rejected	The site is wholly within the Green Belt. The site forms part of parcel 13 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
01LtWal15	Rejected	This is small greenfield site located about 1km south of Little Walden. The western boundary of the site is adjacent to flood zones 2 and 3. There are Ancient woodlands to the east and west. This site is in an isolated location, not well related to existing settlements and some distance from services and facilities. Therefore the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
02LtWal15	Rejected	The western end of the site falls within flood zones 2 and 3. There is a Tree Preservation Order (TPO) on southern boundary and other TPOs in vicinity of the site. Little Walden has very limited facilities and looks to Saffron Walden and Linton for services and facilities. Little Walden is not considered a sustainable location for development. Development of the site is achievable subject to development avoiding the area within flood zones 2 and 3.
03LtWal15	Rejected	The land on other side of the road lies within flood zones 2 and 3. To the north are the listed buildings of Hall Farm. There are Tree Preservation Orders (TPO) on northern boundary of the site and other TPOs in the



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		vicinity. Little Walden has very limited facilities and looks to Saffron Walden and Linton for services and facilities. Little Walden is not considered a sustainable location for development.
01Lit15	Rejected	This brownfield site is separated from the development limits by a single dwelling and its garden. There is a Tree Preservation Order (TPO) on the southern edge of the site and there are other TPOs in the vicinity of the site. A listed building adjoins the site. Land to the east of the site lies within flood zones 2 and 3. Littlebury has limited services. The redevelopment of the site would result in businesses needing to relocate, potentially out of the village. Littlebury is not considered a sustainable location for significant development.
02Lit17	Rejected	This is a greenfield site located on the northern edge of the village. The conservation area and a number of listed buildings are located to the south of the site. Littlebury is a type B village and has limited services and is served by a limited bus service. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
01Man15	Rejected	This greenfield site lies at the southern end of the village and is separated from the development limits by Cock Farm. The northern edge of the site lies within the conservation area. There a number of listed buildings in the vicinity of the site. This site provides important visual separation between the edge of the village conservation area and the group of dwellings at the southern end of the site. The open nature of the site affords especially fine views across the Stort Valley and these broad views would be significantly diminished by the development of the site. In the appeal against the refusal of permission for 12 dwellings the inspector concluded that the development would have a harmful effect on the character and appearance of the landscape and conservation area (Para 12). The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
02Man16	Rejected	This greenfield site lies to the north of the village, adjacent to the conservation area. The road frontage where the access is proposed has a high risk from surface water flooding. The site is within the A3 Stort River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change. The site lies above the road and development would have a significant impact on the countryside character of the approach to the village. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
03Man16	Rejected	This greenfield site lies to the south of the village, beyond the village development limits. The site adjoins listed buildings and the conservation area to the north. The development of this site would introduce development unrelated to the existing settlement pattern. The site is therefore considered unsuitable and development of the site would not lead



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		to a sustainable pattern of development.
01New15	Rejected	This greenfield site lies to the east of the village, separated from the village and the development limits by the railway line. There is a Special Verge/Local Wildlife site along the road frontage of the site. The site is more related to its countryside setting than to the village of Newport. The appeal into refusal of permission for residential development examined three separate planning appeals, all of which the inspector deemed 'would introduce built development which, to varying degrees, would be materially harmful to the rural character of this part of the countryside'. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
02New15	Preferred	This site comprising a house and garden is at the southern end of the village adjoining the village development limits and proposes the redevelopment of the site for 5-11 houses. The site has been granted planning permission for 11 dwellings. The Local Plan allocates the site with planning permission for 11 dwellings.
03New15	Preferred	This greenfield site is located at the south of the village and wraps around site reference 02New15 which has permission for 11 dwellings. It is separated from the adopted development limits by some residential development but adjoins the draft development limits in the emerging Local Plan. Newport is a key village and has a number of services and facilities. This site is well related to the village and along with site 02New15 is considered a suitable site for development.
04New15	Rejected	The site has blocks of trees on its northern and southern boundary and in the middle of the site. To the north of this the high visibility of these slopes and the effect of marring views of the important church tower would be highly detrimental. The suitability of this site is affected by the impact of development on the landscape and the highways impact.
05New15	Rejected	The site adjoins the conservation area in the south east corner of site. Land to the north beyond the site is a County Wildlife Site and is within Flood zones 2 and 3. There are a number of Tree Preservation Orders close to the site. The Historic Settlement Character Assessment (2007) considers that the effect of development of this site would have a detrimental impact on the adjacent conservation area and its relationship with the farmland, affecting important views including those of the church. The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change. The development of the site would extend development into the open countryside and the river valley. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
06New15	Preferred	Planning permission has been granted on this site for 94 dwellings
07New15	Rejected	The site north of Wicken Water is a Local Wildlife Site – Wicken Water Marsh designated in 2007. The site touches the conservation area at its



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		eastern end. The majority of the site lies within Flood Zones 2 and 3 with only a small portion fronting Bury Water Lane, and along the southern edge of the site lying beyond. The proposal is to develop in the areas beyond the flood zones 2 and 3 with the remainder of the site being open space. This site comprising of reedbed and wet woodland which are biodiversity action plan habitats is therefore considered an unsuitable site for development.
08New15	Preferred	This site comprising a vacant and cleared cucumber nursery is located on the north western edge of the village and adjoins the village development limits. Newport is a key village and has a number of services and facilities. The site has planning permission for a retirement village. This proposal is for an alternative scheme of market houses. The site is considered suitable for development.
09New15	Preferred	This site is located on the northern edge of the village. The site is not adjacent to the adopted development limits. Newport is a key village and has a number of services and facilities. The site has planning permission for 2 dwellings. The site is considered suitable for small scale development.
10New15	Preferred	This greenfield site lies on the northern edge of the village. The site is allocated for residential development and benefits from planning permission for 20 dwellings.
11New15	Rejected	This site comprising school playing pitches is located at the northern end of the school site. It does not adjoin the village development limits. The development of this site would introduce significant backland development on a site bordering the open countryside. The site is therefore considered unsuitable because of the loss of playing fields and that development on this site would not contribute to sustainable patterns of development.
12New15	Rejected	This site is located adjacent to the conservation area. There are a number of listed buildings opposite the site. There is a TPO in south western corner of site and other TPO in the vicinity. The school is on a split site either side of Bury Water Lane and this site is located in the middle of the school site and there are concerns about the juxtaposition of the two land uses. Concerns are raised over the suitability of this site because of how the residential development can be designed to fit within the school site, loss of playing fields, loss of parking, ground level differences as well as impact from railway noise on the site.
13New15	Rejected	The site is accessed via a narrow road from Debden Road. Newport is a key village with a range of services and facilities but the site is some distance from the village in an isolated location. The allocation of the site would introduce development in an isolated location in the countryside. The site is therefore considered unsuitable for residential or employment development as development on this site would not contribute to sustainable development.
01Que15	Rejected	This site lies at the northern edge of Quendon. Quendon does not have development limits. It lies within the conservation area and there is a listed



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		<p>building adjacent to the access point to the site. There are other listed buildings nearby along Cambridge Road. The site is slightly higher than the properties along the road and to the rear of the site is a treed area. The development of this site would introduce backland development in an area characterised by ribbon development fronting Cambridge Road which may have a detrimental impact on the conservation area and nearby listed buildings. The site is therefore not considered suitable because development of the site would not contribute to sustainable patterns of development.</p>
02Que15	Preferred	<p>This greenfield site is located in the centre of Rickling Green. The site adjoins the adopted development limits. The site is in easy walking distance of the primary school. Land to the south of the site has been granted permission for residential development and construction commenced in 2015. The site was allocated for 19 dwellings in the Regulation 18 Local Plan and this remains the case at this stage. The site is sandwiched between developments and is considered a suitable site for development.</p>
03Que15	Preferred	<p>This site has been granted planning permission for 12 dwellings</p>
04Que15	Rejected	<p>This greenfield site lies on the eastern side of Quendon. Quendon does not have development limits. The western part of the site lies within the conservation area. There are a number of listed building adjacent to the site, particularly the parish Church (Grade II*) to the north and The Old Rectory to the south. There are other listed buildings nearby along Cambridge Road. There is an avenue of trees running through the middle of the site which contains graves. The site is slightly higher than the properties along the road. The development of this site would introduce backland development in an area characterised by ribbon development fronting Cambridge Road which may have a detrimental impact on the conservation area and nearby listed buildings. The site is therefore not considered suitable because development of the site would not contribute to sustainable patterns of development.</p>
05Que15	Rejected	<p>This greenfield site lies at the norther edge of Quendon. Quendon does not have development limits. The site lies adjacent to the conservation area. There are a number of listed building adjacent to the site, particularly the parish Church (Grade II*) to the south. The site is slightly higher than the properties along the road. The development of this site would introduce backland development in an area characterised by ribbon development fronting Cambridge Road which may have a detrimental impact on the conservation area and nearby listed buildings. The site is therefore not considered suitable because development of the site would not contribute to sustainable patterns of development.</p>
06Que15	Rejected	<p>This greenfield site lies on the western side of Quendon. Quendon does not have development limits. The site lies adjacent to the conservation area. There are two listed buildings to the south east of the site between the site</p>



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		and the road. There are other listed buildings nearby along Cambridge Road. The development of this site would introduce backland development in an area characterised by ribbon development fronting Cambridge Road which may have a detrimental impact on the conservation area and nearby listed buildings. The site is therefore not considered suitable because development of the site would not contribute to sustainable patterns of development.
07Que17	Rejected	The site is within 1km of five ancient woodland and four local wildlife sites, the nearest being Coney Acre Wood. The site is located within the B7 Debden Farmland Plateau area of the Landscape Character Assessment, which has a relatively high sensitivity to change. There are a number of listed buildings in the vicinity. The site is seen to relate more to the countryside than to the village and is therefore considered unsuitable for housing.
08Que17	Rejected	This site lies adjacent to the conservation area. The site is sandwiched between the village and the B1383 but extends southwards into the countryside. The site is to the west of Quendon Wood SSSI and a number of Ancient woodland/local wildlife sites are within 1km of the site. The site is located within the B7 Debden Farmland Plateau area of the Landscape Character Assessment, which has a relatively high sensitivity to change. There are 2 listed buildings close to the site. The development of this site would extend development into the countryside and be of an inappropriate scale to the village. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
01Rad15	Rejected	The site is some distance from the village development limit which is drawn around the main part of the village to the west. The public house opposite the site is a listed building. The site is identified as a Local Wildlife Site known as 'Plough Meadow' – identified for its chalk habitat. The site is located at the end of a ribbon development where there is the transition between village and countryside. The development of this site would introduce an area of significant built development in this area of loose knit sporadic development and it would involve the loss of a local Wildlife Site. Development of the site is therefore considered unsuitable.
02Rad15	Rejected	This greenfield site lies on the eastern edge of the village. It does not adjoin the village development limits which are drawn around the main part of the village to the west. The western edge of the site lies within flood zones 2 and 3 and is not being proposed for development. Development along Plough Hill is mainly on the northern side of the road. The development of this site would introduce an area of significant development on the southern side of the B1054, unrelated to the existing pattern of development and which would significantly affect the countryside character of the area.
03Saf15	Preferred	This greenfield site lies outside the adopted development limits. This



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		triangular site is bounded by residential development on one side and commercial development which has residential permission on another side. The site is well related to the development and does not intrude into the open countryside. The site is considered suitable for development.
04Saf15	Rejected	This brownfield site lies on the south eastern edge of the village. It adjoins the adopted town development limits. The site is sandwiched between residential development and the recently developed retail store. The principle of development has been accepted on this site with the permission for the Heritage Centre (now lapsed). The site is considered suitable for development.
05Saf15	Rejected	This brownfield site lies within the town development limits, in the town centre, and within the conservation area. The site is considered suitable for development. The site is identified as a development opportunity site for town centre uses.
06Saf15	Rejected	Trees on the Ashdon road frontage of the site are subject to a Tree Preservation Order. In the Adopted Local Plan and the 2017 Regulation 18 Local Plan the site is identified as open space of environmental value. Although the site is not publically accessible it does contribute to the local environment and is not considered suitable for development.
07Saf15	Preferred	The site adjoins the adopted town development limits. Planning permission for the residential development of the site was dismissed on appeal. The Inspector concluded that the proposed development would not have a significant adverse effect on the character of the area. On highways he concluded that application failed to demonstrate that the development would not adversely affect congestion within the town. Therefore he considered that development would have an adverse effect on the efficient operation the local highway network. He states that there would not be a material adverse effect on air quality in the town. He placed very little weight on the loss of best and versatile agricultural land. He considered that the proposal would not have a detrimental impact on the local infrastructure and services. It is considered that the site is suitable for development subject to being able to demonstrate that there would be no adverse effect on the efficient operation of the local highway network. The site is allocated in the 2017 Regulation 18 Local Plan for 150 dwellings, a scale of development supported by the highways evidence.
08Saf15	Rejected	The site boundary only adjoins the adopted town development limits for one short length where the site abuts Ozier Court. Otherwise the site is separate from the Town Development Limits by the land proposed for leisure uses under site reference 07Saf15. There is a listed building at Herberts Farm to the east of the site. Between Thaxted Road and Debden Road there is a clearly defined edge to the town and the development of this site would breach this edge. On its own the site is not considered suitable because the development of the site would introduce a scale of



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		development unrelated to the existing pattern of development.
09Saf15	Rejected	The Historic Settlement Character Assessment for this area considers that development in the location would spill urban development down a visually prominent slope onto rolling arable farmland of considerable visual quality. The existing development is on the brow of the hill and development of this site would introduce development on the visually prominent valley side. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
10Saf15	Preferred	The site has planning permission for 85 dwellings.
11Saf15	Preferred	The site adjoins the adopted development limits. The site was allocated, as part of a larger site, for development in the 2014 submission Local Plan (subsequently withdrawn). The Local Plan Inspector considered that in strategic terms this is a sound allocation. Land to the north has planning permission for residential development incorporating land for a primary school. Land to the south (07Saf15) is also allocated for development in the Local Plan. Primary access to the site is proposed through the development to the north. It is considered that the site is suitable for development subject to being able to demonstrate that there would be no adverse effect on the efficient operation of the local highway network and air quality. This site, as part of a larger development including land to the south (07Saf15) would assist in the provision of a link road between Radwinter Road and Thaxted Road; and land for further provision of primary education.
12Saf15	Preferred	Planning permission has been granted for 31 dwellings.
13Saf15	Preferred	This brownfield site is located on the north eastern edge of the town. The site lies within the town development limits. The use of the site as a coach depot is not the most suitable use, located in the historic core of the town. The redevelopment of this site would enable the use to relocate to a more suitable location. The site is therefore considered suitable for residential development and was allocated for development in the Local Plan
14Saf15	Rejected	There are a number of listed buildings in the vicinity of the site in Freshwell Street, Myddylton Place and Park Lane. Although the proposal suggests that land on the eastern side of the site lies outside flood zones 2 and 3, Council records show that the whole of the site lies within flood zones. The site is therefore not considered suitable for development. Development of the site is not considered achievable due to its location within flood zones 2 and 3.
15Saf15	Rejected	To the south of the site lies the historic garden of Bridge End Gardens. To the west of the site lies the historic parkland of Audley End. There is a listed building to the north of the site at The Vineyard and to the south at Bridge End. The site includes an area of well used allotments. The Historic Settlement Character Assessment 2007 states that Development in this location would have a seriously detrimental effect on the historic core which



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		is immediately adjacent to the south. The effect of development would result in loss of well used allotments or woodlands and spill up the slope destroying an enclosed approach road of great quality. The proposal retains the allotments but not necessarily in the same location within the site. The development of this site would have a detrimental impact on the historic core of the town. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development
16Saf16	Preferred	The site is located within the town, east of Thaxted Road. The site is part of a larger site proposed in the 2005 Local Plan for residential development. The remaining parcels have been developed for residential purposes. The development of the site would remove an industrial use from a residential area. The site is within walking distance of the town centre and is considered a sustainable location for residential development.
17Saf16 (for housing)	Rejected	This site is located on the south eastern edge of Saffron Walden. The site is currently vacant but has planning permission for retail warehousing. The site adjoins existing retail and employment uses and is therefore not considered suitable for residential uses but is suitable for employment uses.
18Saf16	Rejected	A viability assessment (Carter Jonas, 2012) of the site considers that due to the rateable value of the current premises it would take a particularly valuable scheme to justify redevelopment. The availability of the site is not known.
19Saf16	Rejected	A viability assessment (Carter Jonas, 2012) of the site concluded that 'a mixed use development providing ground floor retail with an alternative town centre use at the rear with upper floor residential accommodation will be viable, though would require careful design to protect the amenity of any residential units. No scheme is likely to come forward until such time as the Fire Service and/or laundry have a need to relocate to new premises.' The availability of the site is not known.
20Saf17	Rejected	The site lies within the Saffron Walden Air Quality Management Area and traffic from the site would drive through the AQMA. Saffron Walden's Historic Settlement Character Assessment indicates that the site is located within an area that includes important elements in the character of the historic core, such as a wealth and variety of architectural detailing and important open spaces. This is currently an unattractive building within a residential area which would benefit from redevelopment however the suitability of the site is dependant impact on highways and air quality.
01Sew15	Rejected	The development of this site would introduce a significant scale of development in a small village with limited facilities. The development would also have an impact on the highway network in Saffron Walden. The development of this site would extend development of the village into open countryside. The development of the site is considered unsuitable as development on this site would not contribute to sustainable patterns of



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		development.
02Sew15	Rejected	There is a listed building on the opposite side of the road to the site and 3 other listed buildings in the vicinity of the site. The development of this site would introduce a significant scale of development in a small village with limited facilities. The development would also have an impact on the highway network in Saffron Walden. Due to the lack of services, Swards End is not considered a sustainable location for development.
03Sew15	Rejected	The development of this site would introduce a significant scale of development in a small village with limited facilities. The development would also have an impact on the highway network in Saffron Walden. The development of the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. The site is not considered available for development; although it has been promoted through the Call for Sites process no evidence has been submitted of the details of the landowners and their agreement to the development of the site.
04Sew15	N/A	The site has planning permission for 3 dwellings.
05Sew15	Rejected	The development of this site would introduce a significant scale of development in a small village with limited facilities. The development would also have an impact on the highway network in Saffron Walden. The development of this site would extend development of the village into open countryside. The Appeal against the refusal of planning permission for 36 was dismissed on the grounds that the proposals would have an unacceptable impact on the landscape, is out of scale/ not in keeping with the village and is poorly related to everyday services and facilities. The development of the site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
06Sew15	Rejected	The development of this site would introduce a significant scale of development in a small village with limited facilities. The development would also have an impact on the highway network in Saffron Walden. There is currently a firm western edge to the village identified by hedgerow trees and although development has been permitted beyond the adopted development limits in the vicinity of this site it has not extended beyond this village edge. The development of this site would introduce development beyond this boundary and into the open countryside spilling over into the valley side. In the appeal decision 2017 the inspector concluded that development would have an unacceptably harmful effect on the character and appearance of the area, and does not represent sustainable development. The development of the site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
07Sew15	Rejected	There are a small number of listed buildings in the vicinity of the site. Swards End is a small village with limited facilities. The development of



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		this site would introduce a significant scale of development in a small village with limited facilities. The development would also have an impact on the highway network in Saffron Walden. The development of this site would extend development of the village into open countryside. The development of the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
01Sta15	Rejected	This site lies in a small hamlet within the Countryside Protection Zone. Trees within the site are subject to a preservation order. There is a listed building opposite the site and others in the vicinity. The north western corner of the site is within the poor air quality zone from the M11. Burton Bower is a small hamlet with no facilities and no bus service. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
02Sta15	Rejected	This site lies wholly within the Green Belt. The site forms part of parcel 5 in the Green Belt Review 2016 which was found to have a 'moderate' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
03Sta15	Rejected	The site is within the Green Belt. The site forms part of parcel 8 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
04Sta15	Rejected	The site is within the Green Belt. The site forms part of parcel 8 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
05Sta15	Rejected	The site is within the Green Belt. The site forms part of parcel 8 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
06Sta15	Rejected	This greenfield site is located in the open countryside some distance from the development limits of the village. There is an ancient woodland/Local wildlife site to the east of the site and woodland to the south is a county wildlife site. There a number of listed buildings in the vicinity of the site. The site is beyond the accepted walking/cycling distance to the services and facilities in Stansted Mountfitchet. Alsa Street and Snakes Lane are narrow single track lanes characterised by isolated dwellings set in large grounds and the development of this site would introduce higher density development in the countryside, unrelated to the village and distant from its services and facilities. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
07Sta15	Rejected	Pennington Lane running north is a protected lane. The site was subject to an application (UTT/13/1203/OP) for 140 dwellings, primary school and



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		recreational space which was refused and dismissed on appeal. The Inspector concluded that the scheme would harm the countryside north of Bentfield Green. Similarly the Inspector concluded that the development would harm the character of the Conservation Area which was characterised by this edge of settlement rural location. This proposal is for a smaller scale development which moves the development away from the conservation area and the traffic would use Rainsford Road
08Sta15	Rejected	This site lies wholly within the Green Belt. The site forms part of parcel 5 in the Green Belt Review 2016 which was found to have a 'moderate' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt is therefore development is considered unsuitable.
09Sta15	Preferred	The Historic Settlement Character Assessment notes that the northern boundary of the Church provides a clear break with the open countryside adjacent to the north which slopes down to the apex of this triangular plot defined by the B184 on its eastern boundary and High Lane to the west. For the most part these boundaries screen this site with prominent deciduous trees that form strong hedgerows. This is considered a suitable site for development.
10Sta15	Rejected	There is a listed building to the west of the site. The site lies within the poor air quality zone of the M11. The development of this site would introduce development beyond that boundary in an area with a countryside character. It would also be inappropriate to allocated land which lay totally within an area of poor air quality. The site is therefore considered unsuitable and development on this site would not contribute to sustainable patterns of development. Development of the site is not considered achievable due to the sites location within the poor air quality zone.
11Sta15	Rejected	This site lies in a small hamlet, north of the airport and east of the M11. It lies within the Countryside Protection Zone. There is a tree on front of the site fronting the road subject to a tree preservation order. There are 3 listed buildings in the vicinity to the north of the site. Burton Bower is a small hamlet with no facilities and no bus service. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
12Sta15	Rejected	The site is traversed by a ditch which means that a small area of the site lies within flood zones 2 and 3. A Local Wildlife Site lies to the east and north of the site. The Historic Settlement Character Assessment notes that High Lane is tree lined and the wider landscape in this location is enclosed by a tree screen to the east. The development of this site would introduce a significant amount of development beyond this defensible boundary. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development. Development of the site is achievable subject to development avoiding the areas within flood zones



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		2 and 3.
13Sta15	Rejected	The site is within the Green Belt. The site forms part of parcel 2 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The development of this site would introduce a significant scale of development to Stansted and the site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
14Sta15	Rejected	The proposal suggests two housing opportunity areas, one fronting the B1051 along the southern boundary of the site and the other to the east of Gall End Lane along the western site boundary. Gall End Lane is a narrow single track road until it reaches Lower Street. Within the site there are a number of trees subject to a tree preservation order. The western edge of the site includes a narrow area of land within FRZ 2 and abuts land within FRZ 2 and 3 along Gall End Lane. There are listed building to the north and south. Stansted Castle to the south is an Ancient Monument. High Lane currently acts as a firm boundary to the eastern edge of the village with attractive countryside beyond. The land near Gall End Lane is in a marked attractive treed valley. The Historic Settlement Character Assessment considers the sunken lane at Gall End to be a fine environmental and ecological feature set in an enclosed landscape; that development at Gall End Lane would have a direct detrimental effect on the historic core nearby, and would involve the loss of a high quality sunken lane and a unique feature in the context of the village. The development of this site would introduce a significant amount of development beyond the defensible boundary of High Lane and extending along the road towards Elsenham. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
15Sta15	Preferred	The site has planning permission for 157 dwellings.
16Sta15	Rejected	Insufficient information has been submitted in consideration of this submission as an allocation within the Plan.
17Sta15	Rejected	There are trees subject to preservation orders within the site and to the south of the site. There are listed buildings to the east of the site. The site adjoins land to the east within flood zones 2 and 3. The Historic Settlement Character Assessment notes that High Lane is tree lined and the wider landscape in this location is enclosed by a tree screen to the east. The development of this site would introduce a significant amount of development beyond this defensible boundary into the attractive valley setting. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
18Sta15	Rejected	This greenfield site does not adjoin the development limits. Although there is a footpath along the B1383, the site is not within walking/cycling distance of the village facilities but the site is on the bus route between Saffron Walden and Bishop's Stortford. Pennington Lane to the south is a



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		Protected Lane. Pennington Lane is the only road fronting the site. The lane is single width and is noted for its range of features, form, alignment, depth and width. It has also had limited or discrete erosion/damage to its historic fabric. Accessing this large site from Pennington Lane would be detrimental to these features. Development of this site would introduce significant development unrelated to the existing form of development.
19Sta15	Rejected	The western edge of the site contains trees subject to a preservation order. Along the western boundary are trees important in the landscape. Gall End Lane to the west lies within flood zones 2 and 3. The Historic Settlement Character Assessment considers the sunken lane at Gall End to be a fine environmental and ecological feature set in an enclosed landscape; that development at Gall End Lane would have a direct detrimental effect on the historic core nearby, and would involve the loss of a high quality sunken lane and a unique feature in the context of the village. High Lane currently acts as a firm boundary to the eastern edge of the village with attractive undulating countryside beyond. The Historic Character Assessment notes that High Lane is tree lined and the wider landscape in this location is enclosed by a tree screen to the east. The development of this site would introduce a significant amount of development beyond this defensible boundary. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
20Sta15	Rejected	This greenfield site lies on the south western edge of the village is wholly within the Green Belt. The site forms part of parcel 8 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable.
21Sta15	Preferred	The land at Alsa Street, Stansted Mountfitchet is allocated for an extension of and/or supporting and related businesses to the existing adjacent auction house. Planning permission has been granted for ancillary works.
22Sta15	Rejected	This greenfield site lies between Stansted Mountfitchet and Elsenham. The site is beyond expected walking/cycling distance to services and facilities. The development of this site would introduce significant development in the countryside, unrelated to the existing development pattern of the villages. The site is therefore considered unsuitable and development on this site would not contribute to sustainable patterns of development.
23Sta15	Rejected	This is a greenfield site situated north of Stansted Mountfitchet. It does not adjoin the development limits and is located in a rural landscape. Although there is a footpath along the B1383, the site is not within walking/cycling distance of the village facilities but the site is on the bus route between Saffron Walden and Bishop's Stortford. The site is considered unsuitable as development would not contribute to sustainable patterns of development.
24Sta16	Rejected	Pennington Lane to the east is a Protected Lane. Development of the site would not extend development any further north than development planned



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		at Walpole Farm to the east. The development of this site is reliant on the development of site 07Sta15 to the south. This would result in an increase in traffic along Rainsford Road and Croasdaile Road to the B1383. ECC as Highway Authority raised no objection in principle to an application for 140 dwellings (UTT/13/1203/OP). The site is considered suitable subject gaining access through 07Sta15 and the capacity of the road network; however this uncertainty means that there questions surrounding achievability.
25Sta16	Rejected	The site has only road frontage with Pennington Lane which is a Protected Lane, but it is proposed that site could be accessed from the B1383 potentially via a shared access across site 15Sta15 which adjoins to the east. The development of this larger site would introduce development extending into the open countryside. It is not considered suitable to develop this larger site.
26Sta16	Preferred	The site is located within the village centre. The site is identified in the Local plan as a Development Opportunity Site for Town Centre including residential uses. Planning permission was granted for 10 dwellings at 14 Cambridge Road.
27Sta17	Rejected	This greenfield site is located within the Green Belt. The site forms part of parcel 4 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site contributes to the functions of the Green Belt. Development of the site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
28Sta17	Rejected	This site lies beyond the development limits. It lies 1.5km from Stansted Mountfitchet and is separated from Elsenham by the M11. Alsa Wood ancient wood is located 200m to the north/north east. The site is located within the B10 Broxted Farmland Plateau area of the Landscape Character Assessment, which has a moderate to high sensitivity to change. The listed Down Farmhouse lies 250m to the south of the site. The site is isolated from the villages of Stansted and Elsenham and therefore the services in these villages are not accessible other than by car. The development of this site would introduce significant development in an isolated location. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
01Ste15	Rejected	This site lies within the conservation area. There are listed buildings adjacent to the site. Mill Lane is characterised by ribbon development and the development of this site would introduce backland development detrimental to the character of the lane and the conservation area.
02Ste15	Rejected	The south western boundary abuts the area subject to flooding. There are listed buildings adjoining the property. There is a Local Wildlife Site to the south on the opposite side of Stebbing Brook. Planning permission has been granted for 5 dwellings along the Brick Kiln Lane frontage. This



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		proposal is to build 9 dwellings around the properties which are on the junction of the B1057 and Brick Kiln Lane. These properties are beyond the adopted development limits respecting their location in the transition between village and countryside. This site is considered unsuitable because it would consolidate this loose knit group of dwellings, and have a detrimental impact on the wider countryside setting of the listed buildings.
03Ste15	Rejected	The site is too small / the quantum is too low to allocate the site within a strategic Plan.
04Ste15	Rejected	This greenfield site adjoins the conservation area. The site does not adjoin the development limits which exclude the area around the church. There are listed buildings either side of the site. Church End Stebbing is a compact group of listed buildings. The development of this site would impact on the setting of these listed buildings and lead to the coalescence of Church End with the dwellings to the east of the site along Watch House Road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
07Ste16	Rejected	A small area of site lies within a 1 in 1000 surface water flood risk extending onto the west of the site. Site is within 100m of a Local Wildlife Site. Development of the site would introduce built form in an important gap on the west side of the High Street with views across the valley. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
08Ste16	Rejected	The site is within a 1 in 30 flood risk zone running across the southern section of the site from west to east. The 1 in 30 zone is thin, but 1 in 100 and 1 in 1000 risk zones extend further onto the site on either side. The site is partially within Stebbing Conservation Area. The site is also within 100m of an Scheduled Ancient Monument. Development of the site would introduce built form in an important gap on the west side of the High Street with views across the valley and with potential to impact the Scheduled Ancient Monument. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
09Ste16	Rejected	Brick Kiln Lane is a very narrow land and the site is elevated above the road. Development of the site would have a significant impact on the countryside character of the area and is therefore considered unsuitable.
10Ste16	Rejected	This greenfield site lies opposite Collops Villas in a small hamlet of houses, separate from the main village. The site is beyond expected walking distance to the school and village facilities. Development of the site would extend ribbon development within a small hamlet in the countryside with limited access to services and facilities. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
11Ste16	Rejected	This site abuts the West of Braintree Garden Community proposal. It lies beyond development limits. The Local Wildlife Sites of Stebbing Green is



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		<p>within 200 m of the Site. The site is close to listed buildings at Stebbing Green. The site lies some distance from services and facilities. Development of this site would introduce a significant built form in an area characterised by loose sporadic development in an area with a high risk of flooding. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.</p>
01Tak15	Preferred	<p>This greenfield site lies adjacent to the adopted development limits and is bounded by residential development to the west, east and north. The site is served by a bus service to Bishop's Stortford and the Airport. The site is allocated for development in the Local Plan. A decision on planning permission for the site is pending.</p>
02Tak15	Rejected	<p>This greenfield site lies within the Countryside Protection Zone. The site forms part of parcel 3 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. There are a number of listed buildings opposite the site. The site lies beyond the ribbon of built development on the south side of the B1256 where development becomes more sporadic and therefore development is considered unsuitable.</p>
03Tak15	Rejected	<p>The property Millers to the east is a listed building, as the parish church to the north. The site is separate from the development limits around Takeley. The site lies within the Countryside Protection Zone. The site forms part of parcel 4 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. Land to the south and to the east is being/has been developed for housing. It is considered that Church Lane is a defensible boundary to the development of Takeley and to development this site would breach that boundary and extend development into the countryside. The site is therefore considered unsuitable for development because it would not lead to a sustainable pattern of development.</p>
04Tak15	Rejected	<p>The property Millers to the east is a listed building as is the parish church to the north. The site is separate from the development limits around Takeley. The site lies within the Countryside Protection Zone. The site forms part of parcel 4 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. Land to the south and to the east is being developed for housing. It is considered that Church Lane is a defensible boundary to the development of Takeley and the development of this site would breach that boundary, extend development into the countryside and have an impact on the setting of the listed buildings. The site is therefore considered unsuitable for development because it would not lead to a sustainable pattern of development.</p>
05Tak15	Rejected	<p>Properties to the east of the site in Smiths Green are listed. The site lies within the Countryside Protection Zone. Development on this site has been</p>



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		<p>dismissed on appeal following refusal of a planning application. The Inspector stated that “The site is currently a gap within the street scene of Dunmow Road providing a transition between the main village of Takeley and the development further east beyond Smiths Green. Whilst the site would be well screened and the dwellings would be set back from the road, the built form would be glimpsed in views travelling in both directions along Dunmow Road. Whilst I note there would be a buffer between the site and The White House, the gap in the street scene would be significantly reduced and fundamentally alter the contribution the site makes in the street scene. As such the proposal would have a harmful effect upon the character and appearance of the area”. The site is therefore not considered suitable as development on this site would not contribute to sustainable patterns of development.</p>
06Tak15	Rejected	<p>This greenfield site does not adjoin the adopted development limits. It lies within the Countryside Protection Zone. The site forms part of parcel 4 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The site lies wholly within flood zones 2 and 3 and therefore is not considered suitable for development. Development of the site is not considered achievable due to its location within flood zones 2 and 3.</p>
07Tak15	Rejected	<p>The rear of the site lies within the Countryside Protection Zone (CPZ). The site forms part of parcel 3 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The rear of the site contributes to the function of the CPZ and development is considered unsuitable. The barn to the front of the site is listed, as is the dwelling adjacent to the site to the west. Development of the site is achievable subject to mitigating impact on listed buildings and cost of clearing the site.</p>
08Tak15	Rejected	<p>This greenfield site lies between Takeley and the Priors Green Development. Priors Wood to the north is an Ancient Woodland and Local Wildlife Site. The site lies within the Countryside Protection Zone. The site forms part of parcel 5 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The site is considered unsuitable because it would harm the purposes of the CPZ and lead to coalescence of Takeley village with Priors Green and is therefore not considered a sustainable pattern of development.</p>
09Tak15	Rejected	<p>The site lies within the Countryside Protection Zone. The site forms part of parcel 5 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The development site forms a significant part of the parcel and therefore development is considered unsuitable. Bambers Green Road to the west of the site is a protected lane. Warish Hall Ancient Monument lies to the west of the site. There are listed building adjoining the site along the B1256 and</p>



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		at Frogs Hall to the east. There are also protected trees at Frogs Hall. The site is within walking/cycling distance of the facilities at Priors Green.
10Tak15	Rejected	This greenfield site lies within the Countryside Protection Zone. The site forms part of parcel 5 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The development site forms a significant part of the parcel and therefore development is considered unsuitable. Furthermore the Council's development strategy is towards larger self-sustaining Garden Communities which can support a secondary school.
11Tak15	Rejected	This proposal is a combination of sites 08Tak15 and 10Tak15. This greenfield site lies to the north of Takeley and the Priors Green Development. Priors Wood to the north is an Ancient Woodland and Local Wildlife Site. The site lies within the Countryside Protection Zone. The site forms part of parcel 5 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The development site forms a significant part of the parcel and therefore development is considered unsuitable. Furthermore the Council's development strategy is towards larger self-sustaining Garden Communities.
12Tak15	Rejected	This greenfield site lies within the Countryside Protection Zone. The site forms part of parcel 4 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. Takeley parish church is a listed building and lies to the west of the site. Development of the site would have a significant intrusion into the CPZ and therefore development is not considered suitable.
13Tak15	Rejected	The site lies within the Countryside Protection Zone. The site forms part of parcel 3 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The proposed development site forms the majority of parcel 3 and therefore development is considered unsuitable. There are a number of listed buildings in Takeley Street. The western half of the site is subject to air noise. The woodland to the west of the site is an Ancient Woodland and Local Wildlife Site. Hatfield Forest SSSI lies in close proximity to the south.
14Tak15	Rejected	There is insufficient information submitted for the submission to consider it as an allocation within the Plan. An application for the provision of a runway, associated facilities and operational development, in connection with the construction and operation of the expanded airport (including airport buildings, together with ancillary infrastructure and associated operational development) on this site was withdrawn in 2008.
15Tak15	Rejected	This greenfield site lies within the Countryside Protection Zone. The site forms part of parcel 4 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The development of the eastern part of the site would introduce



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		an isolated development unrelated to the existing pattern of development and would lead to the coalescence of Takeley and Takeley Street. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.
16Tak15	Rejected	The site lies within the Countryside Protection Zone. The site forms part of parcel 3 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. The proposed development site forms the majority of parcel 3 and therefore development is considered unsuitable. Also, a number of listed buildings adjoin the site to the south. Hatfield Forest SSSI lies to the south. The development of this site would lead to the coalescence of the airport with Takeley Street.
17Tak15	Rejected	The site lies within the Countryside Protection Zone and adjoins the Takeley Street development limits. The site forms part of parcel 3 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. A number of listed buildings adjoin the site to the south. Hatfield Forest SSSI lies to the south. The development of this site would lead to the coalescence of the airport and Takeley Street. This site is considered unsuitable as development of this site would not contribute to sustainable patterns of development.
18Tak16	Rejected	This is a greenfield site located between the A120 and Stansted Airport, north of Takeley. The site is being promoted as an extension to an existing business facility. The site lies within the Countryside Protection Zone. The site forms part of parcel 3 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ.
19Tak16	Rejected	This is a greenfield site located between the A120 and Stansted Airport, north of Takeley. The site is being promoted as an extension to an existing business facility. The site lies within the Countryside Protection Zone. The site forms part of parcel 3 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ.
20Tak16	Rejected	This is a greenfield site located between the A120 and Stansted Airport, north of Takeley. The site is being promoted as an extension to an existing business facility. The site lies within the Countryside Protection Zone. The site forms part of parcel 3 in the Countryside Protection Zone Study 2016 which if released from the CPZ would lead to a high level of harm to the purposes of the CPZ.
21Tak16	Rejected	The site is within the Countryside Protection Zone. There is additionally insufficient information submitted for the submission to consider it as an allocation within the Plan.
22Tak17	Rejected	This greenfield site lies within the Countryside Protection Zone. The site forms part of parcel 3 in the Countryside Protection Zone Study 2016 which



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		if released from the CPZ would lead to a high level of harm to the purposes of the CPZ. There are a number of listed buildings opposite the site. The Flitch Way is a linear country park and a local wildlife site. Hatfield Forest is a SSSI. The site lies beyond the ribbon of built development on the south side of the B1256 where development becomes more sporadic and therefore development is considered unsuitable.
23Tak17	Rejected	This greenfield site lies beyond development limits and connects the two development limits of Takeley and Priors Green. The Flitch Way lies along the southern boundary of the site. This site, along with Smiths Green, performs an important function in maintaining the separation between Takeley village and Priors Green. Development of this site would lead to the coalescence of these parts of the parish. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
01Tha15	Rejected	This is a greenfield site which is located in the hamlet of Bardfield End Green. The site does not adjoin adopted development limits. There are a number of listed buildings in the hamlet. The site is mostly surrounded by agricultural fields and development would be highly visible and would have a detrimental impact on the surrounding landscape. The inspector for appeal into the refusal of permission for 2 dwellings found that the development would materially harm the character and appearance of the surrounding open countryside. The site is not within walking or cycling distance to services and facilities. This site is considered unsuitable as development would not contribute to sustainable patterns of development.
02Tha15	Rejected	This is a residential curtilage site in Monk Street, Thaxted. The site does not adjoin adopted development limits. The site is mostly surrounded by agricultural fields and development would be highly visible and would have a detrimental impact on the surrounding landscape. There is a listed building to the west of the site. The site is not within walking or cycling distance to services and facilities. This site is considered unsuitable as development would not contribute to sustainable patterns of development.
03Tha15	Rejected	There are a number of trees subject to a preservation order on the southern boundary. The site has been subject to a number of previous planning applications and has current planning permission for the demolition of the existing dwelling and the erection of three detached dwellings (UTT/13/1644/OP). In June 2012 planning permission was refused for the erection of six dwellings on the site. The decision was appealed with the appeal being dismissed in 2013 primarily because of the amount of built form that would extend further into the countryside and the resultant detrimental impact that this would have. Therefore this site is not considered suitable for 5 to 6 dwellings and is only be suitable for small scale development and this is below the threshold for allocation in the Plan.
04Tha15	Rejected	Part of the site lies within the 57Leq noise contour. The Thaxted Historic



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		Character Assessment (2009) states that “development to the south of Sampford Road would have detrimental impacts on views of the church spire, the dominant landmark building in Thaxted thus diminishing the sense of place and local distinctiveness in this location.” Although there has been recent development on Sampford Road the development of this site, which would extend housing further eastwards would result in urbanisation of the rural area and would have a significant impact on views of the church.
05Tha15	Rejected	The site opposite is identified in the Thaxted Neighbourhood Plan on consultation February 2017 as a development opportunity site. Development of this site would increase ribbon development and extend development into the open countryside.
06Tha15	Rejected	This is a greenfield site situated on the southern edge of Thaxted. This site is situated on the eastern side of Dunmow Road just outside the development limits. The Historic Settlement Character Assessment states that “The landscape in this location, as elsewhere, performs the function of clearly defining and containing the extent of the built form.” The site is therefore considered unsuitable as development here would extend the village into the open countryside in an area characterised by loose knit sporadic development.
07Tha15	Rejected	This is a narrow greenfield site situated behind residential properties on Bardfield Road. Access is via a narrow track off Dunmow Road. Development of this site would lead to inappropriate backland development. The site is therefore considered unsuitable for development.
08Tha15	Rejected	This is a greenfield site situated off Dunmow Road. The site lies beyond the development limits. The site is on the southern edge of the village and the surrounding landscape in one of open countryside. The Historic Settlement Character Assessment for Thaxted 2009 states that ‘The principle effect of development here would be to extend the village into open arable farmland.’ The development of this site would introduce considerable development in an area characterised by loose knit sporadic development. Development of the site is therefore considered unsuitable.
09Tha15	Rejected	Trees along the brook, within and adjacent the site are protected by a preservation order. The Historic Settlement Character Assessment for Thaxted states that ‘Development off Copthall Lane would result in unacceptable changes and the destruction of a narrow country lane and a small scale linear agricultural landscape.’ The site is elevated and development may be visible from Copthall Lane during winter months. Therefore depending on the design of the development, its southern edge may have a detrimental impact on the character of Copthall lane. Development of the site would extend development further eastwards along the valley of the brook. There is no defensible eastern boundary to the area being proposed for development and there is potential for the development to extend further eastwards in the future. The site was not identified as



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		being suitable for housing in the Thaxted Neighbourhood Plan (January 2018) Regulation 14 Pre-submission consultation and publicity. The site is not considered suitable because of its potential impact on Copthall Lane and the access roads to the site.
10Tha15	Preferred	This previously development site lies within the village development limits. Planning permission has been granted for 29 dwellings
11Tha15	Rejected	This site lies beyond the adopted development limits. To the north of the site lies an important woodland. Copthall Lane is a narrow single track road with no pavements. The Historic Settlement Character Assessment for Thaxted states that 'Development off Copthall Lane would result in unacceptable changes and the destruction of a narrow country lane and a small scale linear agricultural landscape.' The development of this site would have a detrimental impact on the character of Copthall Lane. It is proposed that vehicular traffic would be from Bardfield Road but this would create a long access road to the site and would need improving. This is an isolated site in the countryside and its development would introduce dwellings unrelated to the existing village. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
12Tha15	Rejected	The site is considered too small / has too small a quantum for consideration as an allocation within a strategic Plan.
13Tha15	Rejected	The Historic Settlement Character Assessment for Thaxted (2009) notes that Copthall Lane 'is particularly attractive as it approaches the existing built up area with steep banks and overhanging trees and hedges providing particularly rural environment. Land (to the south) rises quite steeply to meet the 20th century development at Barnards Fields.' It concludes that the effect of development off Copthall Lane would be seriously detrimental to the particularly attractive rural character of this area. Development of the site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
14Tha15	Preferred	This part brownfield and part greenfield site lies on the south eastern side of the village, adjacent to the development limits. The site is within walking/cycling distance of the village services and facilities. The Historic Settlement Character Assessment for Thaxted (2009) considers that the small scale of the existing barns is generally harmonious with the nearby listed building and the edge of the Conservation area. However, development or redevelopment of the site complex would have an impact on the historic core of the village. The assessment makes some recommendations as to how the site could be successfully redeveloped. The site is considered suitable for development but the design and layout would need to be sensitive to the site's location on the edge of the historic core of the village, especially considering that the site is higher than properties on Bardfield Road making any development prominent in the



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		village setting. The site is identified for housing in the Thaxted Neighbourhood Plan..
15Tha15	Rejected	There are a number of listed buildings along Park Lane. Land to the south lies within flood zones 2 and 3. Land within the site is subject to low risk from surface water flooding and along the western boundary of the site is subject to a high risk from surface water flooding. The extensive coverage of these flood risk zones indicate that development would be unlikely to be able to avoid these areas completely. The site is within the A6 Upper Chelmer River Valley category of the Landscape Character Assessment. It has relatively high sensitivity to change. The site lies within Sector 5 - Dunmow Road to Park Street of the Historic Settlement Character Assessment. Development on Sector 5 land beyond existing Development limits would impact on the southern extent of the historic core due to its proximity in this approach. Additionally the effect of development here would be to extend the village into open arable farmland. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
16Tha15	Rejected	The south eastern side of the site lies within the 57 Leq noise contour. The Historic Settlement Character Assessment (2009) considers that although development in this location would not directly impact on the historic core of the village it would potentially have a detrimental impact on views of the church spire, the dominant landmark building in Thaxted, thus diminishing the sense of place and local distinctiveness. An appeal against refusal of planning permission for 120 dwellings on the site was dismissed in January 2015 (UTT/14/1033OP). The Inspector concluded that the proposed development would cause significant harm to the landscape setting of Thaxted. He considered that the extent of harm, particularly to the character and appearance of the area and the harm to the setting of the church would not constitute sustainable development in terms of the Framework. The site is therefore not considered suitable for development.
17Tha15	Rejected	This greenfield site lies to the north eastern edge of the village. The site is sandwiched between recent housing developments to the north and east. The site is in the ownership of Essex County Council and has historically been safeguarded for school or community uses. The site is being promoted by a third party. The site lies beyond the development limits. Numerous listed buildings are located within 500m of the site. There are a few trees subject to a preservation order on the boundary. The site has been the subject of a Bioblitz which found the site to be ecologically rich in wild flowers, birds, insects and reptiles. The site was not identified as being suitable for housing in the Thaxted Neighbourhood Plan (January 2018) Regulation 14 Pre-submission consultation and publicity.
18Tha15	Rejected	This site lies within the conservation area. There are 5 trees subject to preservation orders on the site boundary and there is a listed building to the north east of the site. The Thaxted Conservation Area Appraisal and



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		<p>Management Proposals 2012 considers that the site provides a setting to Brooklyns which is identified as a building that makes an important architectural or historic contribution and the site is also adjacent to a listed building to the west; and a number of mature trees within the site add to its quality. The Appraisal therefore identifies the site as important open space to be protected from development with important trees and hedgerows to be protected; and Brooklyns as a building to be protected from demolition. The inspector considering the appeal into the refusal of permission for 9 dwellings concluded that the proposal would cause significant harm to the character and appearance of the Thaxted Conservation Area. The site is therefore considered unsuitable for development.</p>
19Tha15	Rejected	<p>This greenfield site lies within the small hamlet of Monk Street to the south of Thaxted. There are a number of listed buildings in the vicinity of the site. Folly Mill Lane to the west is a protected lane. The site is over 2km from the services and facilities in Thaxted village. The site is not considered suitable as it would not contribute to sustainable patterns of development.</p>
20Tha15	Rejected	<p>This is a greenfield site located at a fork in the road. The proposal is for a gypsy pitch. There are a number of listed buildings at Bardfield End Green. The site is about 950m from the primary school and a little further to the village centre. There is a very limited bus service of 1 day per week. The site being at a fork in the road is very prominent in the landscape and the development of the site would be intrusive in the countryside. The site is considered as not suitable for development.</p>
01Ugl15	Rejected	<p>This is a greenfield site accessed via Vicarage Lane, Ugley. Vicarage Lane is a no through road leading to a handful of large properties, a number of which are listed buildings. The character of the road and surrounding area is of open countryside. Development on this site could have a detrimental impact on the countryside character. Development on this site would not contribute to sustainable patterns of development.</p>
02Ugl15	Rejected	<p>The site is a greenfield site situated between the M11 and the railway line and located close to Jacks Wood, ancient and important woodland. The site is being promoted as a possible exception site. There would have to be a local needs assessment carried out and support from the community. The site is located in an area of open countryside and development on this site could have a detrimental impact on the surrounding countryside. The site is not within walking/cycling distance of services and facilities and as such development on this site would not contribute to sustainable patterns of development.</p>
03Ugl15	Rejected	<p>This is a greenfield site on the western edge Elsenham, situated in close proximity to the M11. Access to the site is in-between two residential dwellings off Bedwell Road and the site constitutes backland development. The housing to the east of the site is low density and the development of this site would introduce higher density housing uncharacteristic of the area</p>



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		to the detriment of the rural character of the area. Small scale development, which falls below the threshold of this assessment may be suitable and could be pursued through pre-application advice, however the proposal for 12 dwellings is not considered suitable.
04Ugl15	Rejected	The character of the area is open countryside, development on this site could have a detrimental impact on the surrounding landscape. The site is not within walking/cycling distance of basic facilities and services and is therefore not suitable for market housing as it does not contribute to sustainable patterns of development.
05Ugl15	Rejected	This site is situated behind the Chequers public house, a grade II listed building. The site has a number of current uses. Despite the site being in close proximity to some residential dwellings the area is characterised as open countryside. The site is not within walking distance to services and facilities. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
01Wen15	Rejected	This is a greenfield site which does not adjoin the existing village development limit. This site represents a break in frontage development. The character of the site and immediate vicinity is one of open countryside. The introduction of built form would have a detrimental impact on the rural character of the surrounding countryside. The inspector dealing with the appeal against the refusal of permission for 1 dwelling found that the development would have a significant detrimental impact on the rural setting of the site which was not well integrated into the fabric of the village and was therefore not sustainable development. Wendens Ambo has limited services and facilities. The site is considered unsuitable as development would not contribute to sustainable patterns of development.
02Wen15	Rejected	This greenfield site lies on the eastern edge of the village adjacent to the B1383. The site has previously been promoted and allocated for employment uses in the withdrawn 2014 Submission Local Plan. The site is now being promoted for residential development. The site adjoins the development limits to the west. Small and peripheral areas of the site are subject to surface water flooding. The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change. The public house on the other side of the B1383 is listed. Wendens Ambo is a type B village with limited services and the site is considered unsuitable as residential development on the site would not contribute to sustainable patterns of development.
01WRod15	Rejected	This greenfield site is wholly within the Green Belt. The site forms part of parcel 24 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.



Site	Preferred / Rejected?	Reasons for Selection / Rejection
01Wic15	Rejected	<p>This is a greenfield site which does not adjoin the existing village development limit. There are a number of listed buildings in the vicinity of the site. The church yard, to the south east of the site is a local wildlife site. The site is located on a small street with low density development. Development here could have a detrimental impact on the rural character of the surrounding countryside. Wicken Bonhunt is a Type B village with limited services and facilities. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development</p>
02Wic15	Rejected	<p>This is a greenfield site outside the village development limits. Development of this site would consolidate the loose knit development in the location and lead to the coalescence of the east and western parts of the village. A strip on the northern edge of the site lies within flood zone 3 and mitigation measures would need to be considered when assessing the viability of the site. Wicken Bonhunt is a Type B village with limited facilities and the site is not in walking/cycling distance of basic services. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.</p>
03Wic17	Rejected	<p>This greenfield site lies within the central gap between the 2 parts of the village. A small part of the site's boundary adjoins the development limits. The site is west of a Local Wildlife site at the church yard. The site is located within 2 areas of the Landscape Character Assessment. The first being the A1 Cam River Valley, which has a relatively high sensitivity to change; and the second being the H2 Arkesden Chalk Upland, which has a moderate to high sensitivity to change. The site is within 500m to 16 listed buildings, the closest being the grade II Timber Framed Barn Wicken Hall east of the site. The site forms part of the important open gap which separates the two parts of the village. Development of this site would consolidate the loose knit development in the location and lead to the coalescence of the east and western parts of the village. Wicken Bonhunt is a Type B village with limited facilities and the site is not in walking/cycling distance of basic services. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.</p>
01Wid15	Rejected	<p>Widdington is a Type B village with limited services and facilities. The site has been subject to a number of appeals against refusal for between 1 and 6 dwellings. Inspectors have considered that development would not provide a sustainable form of development and would harm the rural character of the lane and the local area by removing the openness of the site. Due to the lack of services in Widdington and the impact of the development on the character of the area the site is not considered suitable for development.</p>
02Wid15	Rejected	<p>There are a number of listed buildings to the west of the site and Cornells Lane is a protected lane. Widdington is a Type B village with limited</p>



Site	Preferred / Rejected?	Reasons for Selection / Rejection
		services and facilities. Due to the lack of services, Widdington is not considered a sustainable location for development.
01Wim15	Rejected	The site is in close proximity to Carver Barracks but sits some distance from Wimbish and as such is unrelated to the village. Development of this site would introduce additional dwellings in the countryside and could have a detrimental impact on the countryside character of the area. Wimbish is a type A village with a school, however this site is beyond the normal walking/cycling distance of these services. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
02Wim15	Rejected	This is a greenfield site containing agricultural buildings in an isolated location between Tindon End and Thaxted. The site abuts a Grade II listed farmhouse and is accessed via a narrow single track road which would be unsuitable for the scale of development proposed. The site, being 3km from Thaxted village centre is not within walking/cycling distance of basic services and facilities. The development of the site would introduce significant development in an isolated location. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
03Wim15	Rejected	This is a greenfield site containing agricultural buildings in an isolated location between Tindon End and Thaxted. The site abuts a Grade II listed farmhouse and is accessed via a narrow single track road which would be unsuitable for the scale of development proposed. The site, being 3km from Thaxted village centre is not within walking/cycling distance of basic services and facilities. The development of the site would introduce significant development in an isolated location. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.
04Wim15	Rejected	This is a greenfield site containing agricultural buildings in an isolated location between Tindon End and Thaxted. The site abuts a Grade II listed farmhouse and is accessed via a narrow single track road. The site, being 3km from Thaxted village centre is not within walking/cycling distance of basic services and facilities. The development of the site would introduce development in an isolated location. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.



Appendix 7: Consultation Responses

Scoping Report, 2015

The following comments were made on the Scoping Report through its consultation period in 2015. Comments were sought from the statutory consultees for Sustainability Appraisal (Historic England, the Environment Agency and Natural England), as well as other interested parties. This ensured early and effective wide ranging engagement within the SA process.

Table 127: Comments received from Scoping Report consultation

Number / Respondent	Representation	Response / action
	Page 21, Table 2, Designated Sites – text in right hand column includes reference to ‘landscape’ rather than ‘biodiversity’ or nature conservation’ designations (this was probably the result of ‘cutting & pasting’ text from the landscape section a few rows lower down the same table)	Noted. This has been amended.
Natural England	Page 33 – First bullet point ‘Objective 1 and Objectives 10, 11 & 13’ – text suggests that “...development in sensitive and appropriate locations and / or with suitable mitigation measures would be considered compatible”: we suggest that this should have referred to development ‘in less sensitive’ locations – although it would then be grammatically necessary to change it to “...development in appropriate and less sensitive locations...”.	Noted. This has been amended.
	Natural England is supportive of the SA Scoping Report and its Annexes and does not wish to comment further upon these documents.	Noted.
Historic England	We note that the review of plans and programmes does not consider those at international and European level as they are transposed into complimentary UK legislation and policy. However, it is not necessarily the case that such plans and programmes are transposed in their entirety, and it would seem logical to consider them as part of the review. This would include the Council of Europe’s European Landscape Convention, to which the United Kingdom is a signatory. The ELC sets out the broad approach to dealing with landscapes at all geographical levels and in all places, setting out a framework for their management In terms of local plans and programmes, it would be helpful to include reference to the District’s conservation area appraisals and	Noted. All suggested plans and programmes have been included.



Number / Respondent	Representation	Response / action
	management plans. We welcome reference to the historic characterisation report and historic settlement character assessments.	
	It would be helpful if section 3.3.6 could refer to the national Heritage at Risk Register, as well as the Essex building at risk register. There are currently five scheduled monuments, four listed buildings and one registered park and garden on the national at risk register.	Noted. This has been included.
	We note and welcome the identification of the historic environment as a key sustainability issue in Table 2, although there should be reference to heritage at risk. We welcome SA Objective 3 regarding the historic environment, although there appears to be an erroneous comma in the wording of the objective, (i.e. the objective should read "To maintain and enhance the district's cultural heritage assets including their setting").	Noted. This has been included and amended.
	It is not entirely clear how the appraisal of broad areas of search and strategic scenarios will be conducted, other than using the 13 identified sustainability objectives. In terms of the SA Framework for policy content, we are broadly content with the key questions and indicators. We would like to see reference in the number of heritage assets being positively removed from the heritage at risk register as a preferred indicator to the one that currently only refers to buildings at risk.	Noted. This has been amended.
	In terms of the appraisal of sites, we welcome the more refined approach to considering effects on heritage assets that considers harm rather than just an arbitrary proximity test. The text against the positive and negative scores for SA Objective 3 is reasonable, although we would argue that a significant positive effect could also be achieved by proposals that result in general enhancements and not just by enabling development proposals that tackle heritage at risk. The text for this effect could include "or result in other enhancements". For the significant negative effect, substantial harm can occur through development within the setting of a heritage asset, and not just through loss or partial loss, as set out in the NPPF and Planning Practice Guide.	Noted. This has been amended.
	It is not clear why there is a separate site criterion for SA Objective 3 entitled "Historic Park or Garden identified by UDC", which then has proximity tests applied to it in	Noted. This has been amended Historic Park or Garden identified by UDC included within heritage assets (local lists).



Number / Respondent	Representation	Response / action
	<p>terms of positive or negative effects. This criterion equates to “heritage assets (local lists)” which is used in the first criterion. This could result in some confusion.</p> <p>We note that the appraisal of strategic sites and new settlements will use the SA Framework for policy content, although it would also seem logical to use the framework for the appraisal of sites. Table 8 is at a very high and general level of appraisal, and it would be helpful to provide greater clarity on how heritage impacts will be assessed.</p>	<p>New Settlements will be appraised in the context of the Local Plan and at a strategic level. It is expected that as these new settlements will come forward later in the plan period a more detailed level of information will be forthcoming at a later date. As such they will be subject to detailed SA in separate plans. Their principle and requirement forms the basis of assessment at this stage, commensurate with the findings in the Areas of Search appraisals. These explore broad heritage constraints in large areas, such as Scheduled Monuments, Registered Parks and Gardens and Conservation Areas in order to ensure specific sites within these areas do not have any adverse impacts on these assets.</p>
	<p>Finally, we note the SA Framework relating to gypsy and traveller policy and sites. We commented on the SA Scoping Report for the now aborted Gypsy and Traveller Plan for the district. Table 9 seems reasonable in terms of the historic environment (although the wording of Objective 2 needs amending in line with previous comments). Table 10 also seems reasonable, although there may be the potential for significant positive effects through enhancement of heritage assets.</p>	<p>Noted. These amendments have been made.</p>
Environment Agency	<p>If there are any concerns that the growth strategy could impact on water resources, water quality or the treatments/network capacity, some thought should be given to updating the Uttlesford Water Cycle Study. This would primarily be in order that the latest information on any upgrade works and new investments arising out of the water companies’ latest asset management plans (AMPs) and environmental permitting capacity is</p>	<p>Noted.</p>



Number / Respondent	Representation	Response / action
	<p>reflected in the Council's evidence base. It may not be necessary to complete a new Water Cycle Study. Once the growth strategy has been firmed up discussions should be held with the water companies seeking, in the first instance, confirmation that there are no known issues and that there is sufficient capacity in the treatment works and network to accommodate proposed growth in the proposed locations within the district across the plan period.</p>	
	<p>We agree, in principle, that the Sustainability Appraisal objectives are appropriate. We would however make the point with regard to the water environment that the SA objective should take into account the Water Framework Directive (WFD) objectives in terms of the impact of development growth on the status of water bodies. When considering the impact of development growth on the status of water bodies, particular regard should be given to:</p> <ul style="list-style-type: none"> - preventing the deterioration of their existing status; or - failure to achieve the objective of 'good status' 	<p>Noted. Water quality and objectives of the Water Framework Directive have been included as a separate Sustainability Objective (2). This addition has been included.</p>
	<p>We consider that WFD objectives should be applied to the assessment of potential impacts of development growth on water bodies across the district. We note that the final key question against SA objective 1 in Table 4 is concerned with impacts on the water environment. Potential indicators for answering this question should make use of the WFD river quality data.</p>	<p>Noted. Water quality and objectives of the Water Framework Directive have been included as a separate Sustainability Objective (2). This addition has been included.</p>
	<p>We note that SA objective 6 in Table 4 includes a question on the sequential test being used on decisions on development proposals. It may be worthwhile including an indicator that looks at the number of applications where there was a failure to pass the sequential test, even though sites at lower risk of flooding were available, but other planning reasons were given for granting planning permission.</p>	<p>Noted. This indicator has been included.</p>



Number / Respondent	Representation	Response / action
	<p>We are broadly in agreement with the separate framework formulated for the appraisal of the sustainability of preferred and alternative (non-preferred) site allocations. Although a generalization, it is perhaps unlikely that non-major application sites will have an adverse impact on water bodies and for that reason the criteria listed against SA objective 1 under Table 6 is probably sufficient. However, with regard to the appraisal framework for strategic growth sites /new settlements, we consider that WFD river quality data could be used against SA objective 1 under Table 8, as a criterion against for the purpose of determining where there is a potential impact on the water environment. The impact would be whether the strategic development /new settlement could lead to deterioration in water body status. The source for the data being the WFD status for water bodies within the River Basin District.</p>	<p>Noted. Included within SA Objective 2 (regarding water quality) in Table 8.</p>
	<p>It is recommended that the Plans and Programmes section of the SEA/SA Scoping Report includes reference to MAG's Stansted – Sustainable Development Plan. It is recommended that the Stansted baseline information refers to more up to date information, so that key trends and issues can be identified and issues addressed through spatial policy where appropriate. It is essential that the SEA consultants are aware of the change in ownership from BAA to MAG.</p>	<p>Noted. This plan has been included within relevant sections.</p>
Essex County Council	<p>It can also be misleading to present figures for the whole of the district. In the County Council's publication "Commissioning School Places in Essex- 2014-19" schools have been placed into forecast planning groups. It would, therefore, be helpful if reference could be made to the impact that new housing is likely to have on pupil numbers across the district. (See amended text in the Scoping report.)</p>	<p>Noted. The amended text has been incorporated into the Baseline and Key Issues sections of the report.</p>
	<p>It is also important to note that the Education (School Information) (England) Regulations 2002, as amended, require local authorities to publish their Sustainable Modes of Travel Strategy. It is recommended that this is referred to within the Plans and Programmes section of the SEA/SA.</p>	<p>Noted. This plan has been included within relevant sections.</p>
	<p>It is recommended that the Plans and Programmes section of the SEA/SA refers to the Childcare Act 2006.</p>	<p>Noted. This plan has been included within relevant sections.</p>



Number / Respondent	Representation	Response / action
	<p>Within the Baseline Information stage of the SEA/SA it is recommended that the Strategic Housing Market Assessment (SHMA) is referenced. Uttlesford District Council has jointly commissioned consultants from other LPA's including Harlow, East Herts and Epping Forest. A draft SHMA is imminently awaited. It is important that when this information is finalised it feeds directly into the SEA/SA baseline data.</p>	<p>Noted.</p>
	<p>Essex County Council is a SuDS Approving Body (SAB) through the enactment of Schedule 3 of the Flood & Water Management Act 2010, with a duty to determine surface water drainage proposals for new developments (in line with SuDS National Standards) and adopt SuDS serving more than one property. To ensure a transparent and consistent level of service when ECC is responding to planning enquires, a Sustainable Drainage Design and Adoption Guide has been produced, working in partnership with other partner local authorities and establishing an officer working group. This document should be referred to within the Plans and Programmes section of the SEA/SA.</p>	<p>Noted. This plan has been included within relevant sections.</p>
	<p>It is recommended that the Air Quality information referred to within the SEA/SA Scoping Report is updated.</p>	<p>Noted. This has been updated.</p>
	<p>It is recommended that consideration be given to the spatial extent of the Green Belt. This may be relevant when appraising sites, so that there is awareness of some of the locational issues associated with specific sites.</p>	<p>Noted. Site Appraisals consider whether development would occur in the Green Belt. Additional Green Belt impacts have been acknowledged in the sustainability framework for policy content.</p>
	<p>Economic trends manifest challenges for the Local Planning Authority and other partners. The SEA/SA should ensure that it is mindful of the challenges. For instance there are numerous employment vacancies at Stansted airport, and therefore it is important that when considering the location of future housing growth that it is in close proximity to local employment opportunities.</p>	<p>Noted. This has been added to the Baseline section.</p>
	<p>It is recommended that the Plans and Programmes section of the SEA/SA includes reference to the Adopted Essex Minerals Local Plan 2014 (MLP). ECC is also preparing a Guidance Note regarding the implementation of Policy S8 - Safeguarding mineral resources and mineral reserves.</p>	<p>Noted. This plan has been included within relevant sections.</p>
	<p>The baseline evidence suggests that the proportion of</p>	<p>Noted. This has been added to the Baseline</p>



Number / Respondent	Representation	Response / action
	<p>UDC's population with a car and 2 cars is higher than the national and county average, furthermore those residents that use rail for commuting is also higher than average. The evidence also suggests that the proportion of residents that use other sustainable modes such as walking and cycling is lower than the national average. Whilst it is considered that the rural nature of the district may have a key role to play in encouraging this, it is important that with the evolution of the plan further consideration is given to how future growth may be delivered to facilitate uplift in sustainable travel.</p>	<p>section.</p>
	<p>It is important that the SEA/SA consultants are mindful of the short fall in tertiary sector employment at Stansted. It is important that consideration be given to the location of future residential growth to ensure that local people can benefit from employment opportunities available at the airport.</p>	<p>Noted. This has been added to the Baseline section.</p>
	<p>There is a need for an updated Historic Characterisation Study within UDC</p>	<p>Noted.</p>
	<p>Update the key issues section regarding school capacities to reflect adjustments made to the pupil forecast figures to take account of the numbers of primary and secondary pupils it is anticipated will be produced by new housing that is likely to be built by 2019.</p>	<p>Noted. This has been added as a key issue.</p>
	<p>Strategic Sites: SA6 - This objective lists distance to 'Areas Susceptible to Surface Water Flooding' as a potential indicator. This data layer has now been superseded, a more accurate measure of flood risk would be the "updated Flood Map for Surface Water Flooding"</p> <p>Reference is made to key flood risk areas, it is recommended that reference is given to flood investigation reports which form a significant part of the evidence base when determining the suitability of sites.</p>	<p>Noted. This has been amended.</p> <p>Regarding flood investigation reports, these will be used to explore the suitability of sites where there is information is available for all sites / alternatives.</p>
	<p>Strategic Sites: SA7 - It is considered that this is an objective that may also be considered as an environmental and economic objective. Objective 7 should include specific reference to sustainable school travel and transport. It is important to note that section 508A of the Education Act 1996 places a general duty on the County Council to promote the use of sustainable travel and transport</p>	<p>Noted. This has been included.</p>



Number / Respondent	Representation	Response / action
	<p>Strategic Sites: SA9 - the key questions should refer to the ageing population nationally and specifically in relation to UDC, and how policies seek to ensure appropriate consideration is given to their needs throughout the period of the plan. Consideration should also be given to ensure that UDC continues to remain a district where obesity among adults and children is low.</p>	<p>Noted. This has been added as a key question.</p>
	<p>Strategic Sites: SA10 - Given the trends from the baseline data the appraisal in this section should address the housing needs of older people, and consider whether within larger settlements there is scope to deliver the independent living agenda.</p>	<p>Noted. Housing for older people is already included within the relevant objective. The scope to include the independent living agenda has been included.</p>
	<p>Strategic Sites: SA11 and SA12 - The SEA Scoping Framework includes a section that will be utilised to assess the policies outlined within the emerging Local Plan for Uttlesford District Council. ECC officers recommend that this the appraisal framework be amended to reflect:</p> <p>Minimum thresholds for new secondary and primary schools</p> <p>That capacity in schools reflect what is sufficient</p>	<p>Noted. These amendments have been made.</p>
	<p>Strategic Sites: SA13 - It is recommended that consideration should be given to how emerging policy ensures there is adequate future provision of Early Years and Child Care</p>	<p>Noted. This has been included.</p>
	<p>Gypsy and Traveller Sites: SA5 - Ensure that the key questions section considers – whether walking/ cycling is promoted and facilitated, and consider access to EY and C as well as other key services including libraries, Primary, Secondary, Post 16 and higher education. Query whether there is a safe walking/ cycling route to local primary and secondary schools located within reasonable distance of the site.</p>	<p>Noted. All amendments made to relevant sections.</p>
	<p>Gypsy and Traveller Sites: SA9 - include questions related to access to EY and C and training facilities. These help to facilitate the uptake of local employment opportunities.</p>	<p>Noted. This has been included.</p>
<p>Andrew Martin Planning (on behalf of Chater Homes Ltd</p>	<p>Table 6 in the SA Scoping Report identifies specific assessment criteria, against which individual sites will be appraised. Although this is based on 13 clear and logical SA objectives, the scoring criteria require further refinement in order to provide a robust and accurate appraisal of the various sites put forward. In particular:</p>	



Number / Respondent	Representation	Response / action
and Home Group)	<ul style="list-style-type: none"> Objective 7 (to promote and encourage the use of sustainable methods of travel) provides a double negative (- -) score where a development proposal results in the loss of foot or cycle ways. However, the objective does not offer a double positive (+ +) score where new foot or cycle ways are proposed. Clearly new foot and cycle ways, as proposed at Chelmer Mead, would encourage sustainable methods of travel and promote the use of the local foot and cycle path network. This ought to be recognised as a double positive (+ +) in the scoring process. 	<p>Noted. Amended framework now includes significant positive (++) for proposals that state new footpaths or cycleways will be provided.</p>
	<ul style="list-style-type: none"> Objective 8 (to ensure accessibility to services) grades access to existing GP services, convenience shopping and schools by distance. However, no allowance is made for development proposals that include such facilities on-site. For example, Chelmer Mead is a distance from some of these existing facilities, but proposes floorspace for a new GP surgery, convenience retail provision and a new primary school with early years and childcare provision on-site. These proposed facilities will not only provide for new residents on the development itself, but also for existing residents of Little Dunmow, Flitch Green and Felsted – which are partly deficient in such facilities. Therefore the proposals for Chelmer Mead offer an opportunity to secure betterment in planning and sustainability terms. This should be reflected in the scoring criteria and a double positive (+ +) score offered where such facilities are proposed on-site. 	<p>Noted. Amended framework now includes significant positive (++) for proposals that provide the stated facilities.</p>
	<ul style="list-style-type: none"> Objective 9 (to improve the population's health and promote social inclusion) scores sites worse the closer they are to the Flitch Way. This scoring bears no correlation to the SA objective it is listed under. If anything, close proximity to the Flitch Way is more likely to encourage walking and cycling, improve people's health and promote inclusive communities. Furthermore, the Flitch Way is part of the Sustrans National Cycle Network and therefore its use by cyclists should be encouraged and promoted by the Local Plan, not prevented or restricted. In order for this scoring criteria to have any meaningful relationship with the SA objective it is listed under, the scoring should be flipped so that a site on or adjacent to the Flitch Way scores double positive (++) , a site within 100 metres positive (+) and a 	<p>Noted. The criterion has been removed.</p>



Number / Respondent	Representation	Response / action
	<p>site more than 100 metres from the Flitch Way negative (-).</p> <p>• Objective 10 (to provide appropriate housing and accommodation to meet existing and future needs) scores development at a density of 30-50 dwellings per hectare (dph) to be a double positive (+ +) and development above this threshold to be a double negative (- -). However, no allowance is made for sub-30 dph densities, as proposed at Chelmer Mead. Lower densities are increasingly common as developers and the housing market move away from flatted development and towards larger family homes, with larger gardens and greater off-road parking provision. The more frequent requirement for sustainable drainage systems (SUDS) on-site, which achieve greenfield surface water runoff rates plus a 30% allowance for climate change, are also likely to reduce densities in the district. In addition plans for Chelmer Mead will provide some specialist accommodation for the elderly, in accordance with paragraph 50 of the National Planning Policy Framework (NPPF), which may have further implications for the overall density of conventional housing at the site. Lower density development should be more preferable in planning and sustainability terms, because in general it provides better living conditions for new residents and promotes greater use of outdoor private amenity / garden space. As a result, it would be appropriate to revise the scoring to ensure that development at 20-30 dph is a double positive (+ +), development at 30-50 dph a positive (+) and development above 50 dph a double negative (- -).</p> <p>• Objective 12 (to improve the education and skills of the population) again does not recognise the scope to offer betterment, in planning and sustainability terms, for the local area by providing new early years, primary or secondary school provision on-site as part of a development proposal. This should be reflected in the scoring criteria and a double positive (+ +) score offered where such facilities are proposed on-site.</p>	<p>The comments on density are noted. The Sustainability Objective responds to the desired housing densities as specified in the Council's Policy HO1 – Housing Density. Uncertain / unknown impacts would be highlighted for those densities that fall outside of those that warrant a significant positive or negative impact. Should any emerging policy differentiate from Policy HO1, then this will be reflected in the sustainability appraisal of that policy. Corresponding amendments to site appraisals would also be forthcoming.</p> <p>Noted. Amended framework now includes significant positives (++) for proposals that provide schools.</p>
David Lock Associates (on behalf of The Fairfield)	The table at section 3.4 of Annex A Plans and Programmes of the Scoping Report includes the document Comparative Transport Analysis: A Transport Analysis of potential Strategic development locations in Uttlesford (Essex County Council, January 2010). TFP	It is noted that the findings of the analysis may be outdated; however the document is included as a relevant example of how transport analysis is undertaken. The findings of the analysis will not be taken into



Number / Respondent	Representation	Response / action
Partnership)	questioned the relevance of this document and the weight that could be afforded to it within representations submitted in response to UDC's previous consultation on the Sustainability Appraisal and Strategic Environmental Assessment Scoping Report in September 2011. TFP's concerns in 2011 remain as the document is out of date and predates the National Planning Policy Framework and the Planning Practice Guidance.	account.
	TFP's development proposals to the north east of Elsenham are supported by a various technical assessments including those submitted in support of the current planning appeal and the live outline planning application for 800 dwellings to the north east of Elsenham. TFP's response to UDC's Call for Sites in June 2015 also included a number of supporting technical assessments. These documents provide detailed assessment of the site and the proposed growth options and should be taken account of.	Noted. At this stage of the SA, it is important that all sites and alternatives are appraised to the same level of detail in order to meet the requirements of the SEA Regulations.
	TFP have a number of concerns relating to the 'Site Criteria' identified within 'Table 6: The Site Pro Forma' within the Scoping Report. In general, TFP feel that the assessment criteria within Table 6 provide insufficient recognition that the SA objectives can be met through mitigation as part of development schemes.	Noted. At this stage of the SA, it is important that all sites and alternatives are appraised to the same level of detail in order to meet the requirements of the SEA Regulations. The assessment of New Settlements will however be subject to the appraisal framework detailed in Table 8, which explores opportunities of development proposals at such scales as well as constraints on site, and the scope for mitigation.
	SA2 - Whether a site is inside or outside of development limits is not a test of sustainability. The other site criteria for this objective are likely to provide a more valuable test of a sites sustainability against this objective.	It should be noted that this criterion is included as relevant to landscape impacts only. The assessment of New Settlements will however be subject to the appraisal framework detailed in Table 8, which is specifically relevant to proposals of that scale.
	SA5 – It is not clear why a 'Significant Positive' rating would not be applied to a site located outside of a ground water protection zone. This is one example of the inconsistent approach to the weight that is attached to assessment criteria used across the assessment framework.	Noted. This has been amended.
	SA5 – 'Would the site be affected by noise' – This assessment is too coarse. Consideration of the degree	Noted. The assessment of Strategic Sites / New Settlements will be subject to the



Number / Respondent	Representation	Response / action
	<p>to which a site would be 'affected' by noise requires a more sophisticated assessment. For example, large sites that lie near a source of noise (e.g. road, railway, airport or industry) may have areas more affected by noise than others. Parts of a site in this scenario may be less affected by noise. Notwithstanding this, development within areas affected by noise can be made acceptable through the application of suitable mitigation measures. The assessment criteria makes no acknowledgement of this.</p>	<p>appraisal framework detailed in Table 8, which explores opportunities of development proposals at such scales as well as constraints on site, and the scope for mitigation.</p>
	<p>SA6 – It is not clear why a site located within flood zone 1 (or a significant proportion of a site (see below)) would not receive a 'Significant Positive' rating.</p> <p>The assessment of this criteria is not sufficiently flexible to provide a positive rating to sites which have areas of land within more than one flood zone where the large majority of land is within flood zone 1.</p> <p>Also, in this scenario, the criteria does not provide sufficient acknowledgment of the potential for flood risk to be mitigated and does not allow for comprehensive master planning which could avoid the development of sensitive land uses within flood zone 3. The assessment criteria should be refined to ensure that sites with a high proportion of land (e.g. 80%) within flood zone 1 receive a positive rating.</p>	<p>Noted. This has been amended. The assessment of Strategic Sites / New Settlements will be subject to the appraisal framework detailed in Table 8, which explores opportunities of development proposals at such scales as well as constraints on site, and the scope for mitigation.</p>
	<p>SA6 – 'Would the site be located in an area of high / medium / low / very low risk of flooding from surface water? - This criteria and the assessment method are considered to be subjective. The basis for differentiation between 'Very Low', 'Low', 'High' and 'N/A' assessment is not clear.</p>	<p>Noted. The assessment of surface water flooding is derived from the Environment Agency maps that include this information across the District. The Environment Agency categories are specified as 'Very Low', 'Low', 'High' and also 'Medium' which has been included within the Pro Forma.</p>
	<p>SA8 – Criteria 1-4 - The distances outlined in relation to these criteria are considered to be arbitrary. Further, the assessment relates to existing services and does not recognise the additional facilities that may be provided as part of the development of a site.</p>	<p>Noted. The Pro Forma now recognises proposals that are for / include the provision of facilities as significantly positive (++)</p>
	<p>SA8 – 'Does the site provide safe highway access' – This criteria is considered to be very subjective and does not make sufficient recognition to the opportunity / necessity to provide safe site access as part of development schemes.</p>	<p>Noted. This criterion recognises the information submitted through the call-for-sites regarding highway access. This reflects the requirement that all sites and alternatives are appraised to the same level of detail as per the SEA Regulations. This criterion will however be updated where / once specialist</p>



Number / Respondent	Representation	Response / action
	<p>SA11 – ‘Are utilities available on site? Criterion to be updated once relevant evidence base documents and assessments are progressed’ – This assessment criteria is too coarse. For example, no allowance is made for sites which have some, but not all services. The assessment criteria makes no recognition that suitable services and utilities can be provided as part of development schemes.</p>	<p>input is available.</p> <p>Noted. This criterion recognises the information submitted through the call-for-sites regarding utilities. This reflects the requirement that all sites and alternatives are appraised to the same level of detail as per the SEA Regulations. This criterion will however be updated where / once specialist input is available.</p>
	<p>SA11 – ‘ Can an existing level of infrastructure be expected in line with the site’s broad location and place within the settlement hierarchy’ – This criteria pre-supposes that undefined “infrastructure” will be available according to site location, but without an assessment being made to confirm this assumption</p>	<p>Noted. This criterion has been deleted.</p>
	<p>SA12 – ‘Is there capacity in primary schools / secondary schools (individual impacts – cumulative impacts will be undertaken for sites within catchments). The site assessment criteria for SA objective 12 are questioned. It is not clear how these criteria and the method for scoring sites will inform a robust consideration of the sustainability of development proposals. The criteria for assessing sites against objective 12 do not reflect the positive contribution that development can make to meet this objective through the provision of new or enhanced primary school facilities if required.</p>	<p>Noted. Amended framework now includes significant positive (++) for proposals that provide the stated facilities.</p>
	<p>SA12 – ‘Would development increase the demand for Early Years places?’ - The site assessment criteria for SA objective 12 are questioned. It is not clear how these criteria and the method for scoring sites will inform a robust consideration of the sustainability of development proposals. It is likely that most development proposals assessed within through the assessment of sites process will increase the demand for Early Years places. The capacity for the development of sites assessed to meet an increase in demand for Early Years places is a more relevant assessment of sustainability.</p>	
Adam Lang	<p>I note the decision to consider development in type b villages negatively, and in the open countryside with significant negativity. While I accept that such locations should not be considered for any form of significant development, there is one specific area that I feel merits some consideration - the provision of housing to</p>	<p>It should be noted that this criterion is included as relevant to landscape impacts only. The criterion related to expected existing infrastructure in accordance with a settlement’s position in the settlement hierarchy has been removed. Spatial</p>



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	<p>accommodate the natural growth of such communities. A sufficient quantity of housing has not been provided over a protracted period of time. Affordability is an urgent issue.</p> <p>Natural growth should be an explicit policy and feature of sustainability for every area and particularly in rural areas where such growth is not currently possible. The policy that such areas should be afforded no natural growth and future generations effectively forced to urbanise by moving to larger 'more sustainable' communities finds no support within the National Planning Policy Framework (NPPF).</p> <p>I would recommend that the future housing supply should accommodate such natural growth in rural areas, so all areas support future generations that wish to remain in communities with which they have long standing connections. Limits on natural growth cannot be sustainable because they will directly lead to decline in such areas, rather than the thriving communities intended in the NPPF.</p>	<p>Strategy options once developed, which will also be subject to SA, will determine the principle of growth in rural locations to meet existing needs in light of reasonable alternatives.</p>
	<p>On my second point I would like raise the issue of community facilities for astronomers. I noticed that the scoping report was very light in the need for community facilities generally and failed to consider and specific facilities - perhaps this was outside of its scope.</p>	<p>Noted. The need for additional community facilities has been integrated into relevant frameworks in the SA.</p>

Draft Local Plan, 2017 (Regulation 18)

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<p>Ms Debbie Mack Historic Environment Planning Adviser, East of England Historic England</p>	<p>The SA contains an assessment of individual alternative sites against the SA objectives. Despite the abstract nature and minimal information associated with the sites chosen to be brought forward as part of the draft Plan, the initial SA assessment undertaken for each site discounted certain sites has been based on particular development proposals put forward at Call for Sites stage rather than on the development potential for each site.</p> <p>It seems that discounting a site entirely on the basis of</p>	<p>Further information regarding the site allocations and alternatives will be provided within the SA that accompanies the Regulation 19 Plan.</p> <p>Sites not appraised within the SA correspond to those that have not been deemed available, suitable or deliverable / developable in the SHLAA. Site thresholds / capacities were identified in the SHLAA.</p> <p>The appraisal of Garden Community options</p>



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	<p>a certain scheme would result in a distorted outcome as it is not a comparison of realistic alternative options. The assessment is based on the particulars of specific schemes and not site capacity; as such rather than a proposal fitting with the plan the Plan is being derived to fit proposals. It is recommended that improved evidence is compiled in order to outline why some sites have been discounted in favour of the three brought forward for garden community allocation.</p>	<p>was assessed on a largely qualitative basis in line with the strategic nature of each option and the level of information available for each option as of June 2017. Proposals were not considered in order to offer a comparable appraisal of options. Garden Community options will be re-assessed in line with any new and emerging evidence, shared with the LPA ahead of plan finalisation, and presented within the Regulation 19 consultation stage SA.</p>
<p>Jo Firth Sustainable Places Team Leader Environment Agency</p>	<p>The Local Plan will be used to inform decisions on planning applications across the District, in conjunction with any local plan documents relating to minerals and waste prepared by Essex County Council (ECC) and any neighbourhood plans prepared by the community. Together these plans comprise the Development Plan for Uttlesford. The supporting Sustainability Appraisal (SA) addresses waste management in a constructive and positive manner for such a Plan and should be seen as supportive to Policies and Directives on waste. Recycling is mentioned in Policy SP12 - Sustainable Development Principles and Policy D8: Sustainable Design and Construction refers to waste, recycling and storage areas should be provided. The SA also makes reference to emerging waste site allocations and refers to the Waste Local Plan. Reference is made to the ECC Joint Municipal Waste Management Strategy 2007- 2032. Therefore, as noted in the SA Planning policy and allocations within the Local Plan should have regard to the aims set out in this strategy. Waste management should be included in the Local Plan to identify areas where significant improvements can be achieved, specific to the District of Uttlesford, to assist in the realisation of the aims set out in the ECC Joint Municipal Waste Management Strategy. Developers within the district should be encouraged to design, construct and that occupation of any development should be such that waste is minimised, safely stored and properly recycled or disposed causing no environmental harm. The waste hierarchy is mentioned in Annex B of the SA, along with information on the local authority</p>	<p>Noted.</p>



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	<p>collected waste, transfer stations and the replacement Waste Local Plan for Essex and South End on Sea. It is encouraging to also have Anaerobic Digestion plants, Commercial and Industrial Waste and Construction, Demolition and Evacuation Waste referred to. There is also a section on the Links to the Adopted Minerals Local Plan 2014.</p>	
Ms Trilby Roberts	<p>Will the Development Plan still have to meet the requirements of the SEA Directive 2001/42/EC after March 2019 and have the necessary measures been put in place to protect the environment should UK no longer be adhering to this Directive?</p>	<p>Yes, SEA originates from the European Directive 2001/42/EC and the 'SEA Directive' was transposed into English legislation in 2004 by the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations'). Further, Section 19(5) of the Planning and Compulsory Purchase Act (2004) states that, 'The local planning authority must also—</p> <p>carry out an appraisal of the sustainability of the proposals in each document (and);</p> <p>prepare a report of the findings of the appraisal.</p>
Pines Hill Consortium and Linden Homes	<p>Notwithstanding the confusion between the SA and Local Plan referencing in the SA document, it would appear that the Pines Hill site (SHLA ref 02STA15) is not included in the list of non-preferred reasonable alternative sites for Stansted Mountfitchet, however, there is no clear rational why this is the case. The site is considered to be suitable, achievable and deliverable as set out in the SLAA and one that would score more positively against the SA Framework in comparison to both the allocations as well as the non-preferred sites. It is assumed that its non-inclusion may be the result of the site's location in the Green Belt, however, the criteria at the start of Appendix 2 makes no mention of Green Belt being a reason to exclude potential sites and the criteria in the assessment does actually include Green Belt as an issue, so the fact that the site is in the Green Belt should not be a definitive reason for the site's exclusion. If the site's non-inclusion is down to the historic planning refusal, this should also not be considered a legitimate reason, as again, the refusal was on the basis of the site's Green Belt location, The</p>	<p>The site was not included within the SA due to being located within the Metropolitan Green Belt in accordance with the Regulation 18 Plan's Policy SP10: Protection of the Countryside. The SHLAA states that, 'the suitability of the site will depend on the results of the Council's Green Belt Review.'</p> <p>The Green Belt Review was not available at the time of preparing the SA. The findings of this evidence base document, and the suitability of site 02Sta15 (i.e. whether the site should be considered a 'reasonable alternative' for inclusion within the SA), will be included within the SA at the Regulation 19 stage.</p>



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	<p>site should be included and assessed as a reasonable alternative for Stansted Mountfitchet. This scoring will illustrate that the site is in fact more sustainable than the allocations in the plan, in which case it should be allocated.</p>	
<p>Ms Joanna Francis</p>	<p>My interest in the SA stems purely from wanting an understanding of the decisions taken by UDC when the OAN numbers increased and the plan was paused (Nov 2016). My conclusions are that 'reasonable alternatives' were overlooked/not considered - the only course of action looked at was adding a 3rd settlement.</p> <p>Alternative 1 - Intensification Section 5.4.1 Policy H1: Housing Density This section makes no specific mention of housing density for New Settlements (neither does the draft Local Plan!), unlike the SLAA Methodology (2015) which states that the densities will be 30-67 dwellings per hectare. The density for the existing towns of Saffron Walden and Great Dunmow is 35-67 in the SLAA Methodology but 35-60 in the SA (there is no mention anywhere of why the upper limit differs between the documents).</p> <p>Under Alternatives Considered, the SA states: The NPPF requires Councils to make sure housing densities are appropriate for different areas. With this at the forefront of the Policy's approach, and in line with the evidence outlined in the emerging evidence (SHMA), there can be considered no reasonable alternatives that exist for exploration. However, other Local Authorities have considered intensification by increasing the minimum dwelling figure to 35/hectare for new settlements which has a huge impact on the number of dwellings deliverable in a new settlement. If historic towns which have problems/issues with traffic/infrastructure because they weren't 'designed' to be what they have evolved into over time, surely a brand new settlement, designed from scratch is capable of coping with the same density figures?</p> <p>Alternative 2 'Increased build/delivery rates' Whilst I believe that delivery start dates for new communities is unrealistic/unachievable an explanation is required for the low delivery rates. The 3 North Essex Garden</p>	<p>The SA explored 5 focuses for growth and 7 strategic scenario options in 2015. Reference to these alternative options is included in Section 5.3.2 of the SA Environmental Report. The SA at the Regulation 19 stage will include a re-assessment of any of these options, where necessary, and will set out the history of alternatives explored throughout the plan-making process.</p> <p>Housing densities for the Garden Communities are being considered in separate Garden Community specific DPDs, which will in turn be accompanied by Sustainability Appraisals.</p> <p>Alternatives were not considered necessary to assess, due to the large range of potentially suitable densities included within Policy H1. The LPA, in determining applications, intend to be flexible in regard to what is suitable on a site specific / case-by-case basis.</p> <p>Section 5.3.3 of the SA assesses the scale and distribution of housing development (Policy SP3), in the context of the Local Plan period, including 4 additional reasonable alternatives. Section 8 of the SA assesses all Garden Community Options at their intended eventual scale.</p> <p>West of Braintree was a constant in each instant, as the wider Garden Community is established as an allocation in Braintree District Council's Local Plan. However, this Regulation 19 stage SA additionally explores options that do not factor in West of Braintree.</p>



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Dr Graham Mott	<p>Communities are committed to delivering 2500 EACH during their Plan period, South Cambs DC also would expect delivery rates of 250/year per community from their experience with Cambourne and Northstowe. Regardless of whether the final OAN numbers are reduced there are 'reasonable alternatives' that are not in the SA that on their own or in combination would mean that the 3rd settlement was not required within this plan period.</p> <p>Scenarios for 3 Settlements - All options considered bear no relation to the chosen options/numbers in the draft LP and there is absolutely no assessment of the published numbers for new settlement. It also says there are viability concerns for any scenario that explored less than the full proposal at Great Chesterford, so how can you put a possible cap of 3300 in the draft LP?</p> <p>Why is West of Braintree a constant in each scenario? Because it is the 'easiest'? Whilst I haven't read the entire SA, the areas I have looked at lead me to believe that the SA is not currently fit for purpose, is not legally compliant and has created a flawed and unsound Local Plan.</p> <p>Please give a reference for the 2004 Act and the SEA.</p>	<p>Section 2.1 references the Environmental Assessment of Plans and Programmes Regulations (2004). The requirement for an assessment of the sustainability of Local Plans, and an accompanying report, is established within the Planning and Compulsory Purchase Act (2004) at Section 19(5).</p>
Wellcome Genome Campus	<p>We seek clarification as to whether the Sustainability Appraisal has adequately assessed 'real' alternatives as is its duty. In particular, it appears as though:</p> <ul style="list-style-type: none"> a) not all options appear to have been assessed ; b) the Sustainability Appraisal does not give weight to any particular criteria or draw any conclusions about the most sustainable settlement options over all. <p>On its face, however, other non-selected options appear to score better than NUGC - see below. We would therefore be interested to know the following.</p>	<p>The SA explored 5 focuses for growth and 7 strategic scenario options in 2015. Reference to these alternative options is included in Section 5.3.2 of the SA Environmental Report. The SA at the Regulation 19 stage will include a re-assessment of any of these options, where necessary, and will set out the history of alternatives explored throughout the plan-making process. This will set out all SA work undertaken to date and how this has influenced the Plan.</p>



Number / Respondent	Representation	Response / action
	<p>1. Is the SA robust in the light of the concerns raised in our questions 1-6 above?</p> <p>2. Why does the Sustainability Appraisal not seek to weigh the assessment criteria or give a conclusion on the most sustainable settlement options? Given that each of the settlements perform poorly in particular areas (see question 10 below), is the Sustainability Appraisal at risk of looking as though the selected settlement allocations were pre-determined?</p> <p>3. In the assessment of the combined settlement options, options 7-9 appear to perform most strongly against the sustainability objectives utilised in the assessment. All of these allocate development to West of Braintree, Easton Park and Chelmer Mead. In light of this, we are interested to know why the North Uttlesford Garden Community was selected and whether its selection can pass the tests of soundness?</p> <p>4. We note the following conclusions from our review of the Sustainability Appraisal thematic assessment and would be interested to understand the Council's views on these assessments:</p> <p>a) NUGC is the only settlement that is assessed by the SA as unlikely to be able to meet the objective to conserve and enhance water quality. The likelihood of achieving this criteria is strongest for Elsenham and Birchanger (discounted as reasonable garden community option) and Chelmer Mead. In terms of reducing the risk of flooding, all site options are assessed to have a strong or reasonable likelihood of fully achieving these aims, except for NUGC and Takeley, which have a reasonable prospect of partially meeting these criteria.</p> <p>b) North Uttlesford, Elsenham and Birchanger are assessed by the SA as the least likely to conserve or enhance the District's landscape character and townscapes. This is clearly an important finding but the lack of weighting means that its significance appears not to be taken into account.</p> <p>c) the SA assesses NUGC and Elsenham as the worst performing in terms of their likelihood to maintain and enhance cultural and heritage assets and their settings, followed by Elsenham, then West of Braintree, then Birchanger, and then Easton Park.</p>	<p>The SA does not draw overarching conclusions as to the overall sustainability of development options at this stage in the process. The SA ensures that relevant predicted impacts are presented to the LPA for consideration to aid the site selection process and recommend possible policy criteria to ensure impacts would not be forthcoming from any detailed proposal / application.</p> <p>Impacts are not quantifiable, as some may be more easily mitigated than others. For this reason, sustainability criteria are not weighted, however impacts are presented in a range in order to identify areas of concern that would require more work to be undertaken - such as the commissioning of additional specific evidence base documents. The SA is not the principle evidence base document where options are selected or rejected, but represents one such evidence base document amongst many. Site allocations and policy approaches should be selected as a result of the Plan's entire evidence base.</p>



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	<p>Only Chelmer Mead performs well. The supporting text emphasises that it is not known whether suitable mitigation can be achieved. How can selection be sound on this basis?</p>	
Dominic Davey	<p>The Sustainability Appraisal (SA) document is both dense and repetitive and not conducive to eliciting review and commentary by the average reader. Overall it is rather bland and it is difficult to disagree with the Policy statements or commentary. They are generally stating the obvious.</p>	<p>Noted. The SA accompanying the Regulation 19 plan will be informed by an updated evidence base and will contain a separate non-technical summary.</p>
Clare College Cambridge	<p>The Council does not appear to have published the Interim Appraisal of New Settlement Options (October 2016) which is where, purportedly, the SA of the Garden Communities are individually assessed against the SA Framework. This document needs to be made available in the consultation process to understand how the potential Garden Community options can be tested in a consistent and transparent manner against the SA Framework. It is a legal requirement that a distinct set of alternative policies and strategic options should be subject to sustainability appraisal.</p> <p>It is expected that the policies and strategic options should be set against the SA Framework so that the quality of the Local Plan, its policies and proposals, can be set against the sustainability objectives and tested against the alternatives in a consistent manner. The results of the assessment should be available for decision makers to refine their policies and spatial planning. However, if a Sustainability Appraisal of the alternatives is available it does not appear to be published on the UDC web site. Twelve options were assessed, of which six contained Great Chesterford as a site within the combinations of three site options. However, the assessment does not allow the proper scrutiny of Great Chesterford as a standalone option. Also, each option was assessed against thirteen SA Objectives. This assessment is coarse and does not allow the proper evaluation of sites. Whereas, in Appendix 2 the appraisal undertaken of Site Allocations and Reasonable Alternatives assesses against 48 SA Objectives and sub-Objectives allowing</p>	<p>The individual assessments of the Garden Community options are presented in Section 8 of the SA, and specifically within Section 8.5 (page 189).</p> <p>The rationale behind the development of a separate site assessment framework in the SA for Garden Communities was decided as this better reflects the principle of allocating such in a strategic plan. The scale and importantly the delivery models of Garden Communities (led by LPAs and with a premise of 'infrastructure first') is such that constraints can be far more easily overcome. The scale is also such that the details of any eventual scheme will be forthcoming over a longer period of time; with that in mind, there is not a comparable level of information across strategic and non-strategic sites for a single sustainability framework to be applicable.</p> <p>Separate DPDs are to be formulated and consulted upon in regard to any allocated Garden Communities.</p>



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	<p>a much more refined assessment of the smaller sites. If the Sustainability Appraisal has been used for decision making, it should also be made available in the consultation process so that there is a clear, transparent and robust evidence base for the comparison of alternatives and the Council's Preferred Strategy as set out in NPPF 151, namely that the objectives should be consistent with the principles and policies set out in this Framework and NPPF 165 that states a sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process.</p>	
Charles Anthony Hardell	<p>Without independent infrastructure the proposed development cannot be considered sustainable in its own right and there is real danger of it becoming just another housing estate dependent on the already stretched resources of Saffron Walden.</p>	Noted.
Mr Alan Stora	<p>The plan is flawed in that the description/supporting underlying SA Objective 1 is totally inadequate because it is far too simplistic. That is because it is limited to the EBAP which is itself limited to those sites which have some form of biodiversity designation. What that means is that it does not take into account sites which do not have any form of status and hence formal 'protection' as such but which nonetheless are important locally as a biodiversity resource. The implications of this are that any sites within the district without any such status are ripe for development irrespective of how important they may, or may not, be locally in terms of biodiversity. The SA should therefore be amended accordingly to reflect this.</p> <p>One such site which does have very significant local biodiversity value, but which has no designation as such, is the 0.5 ha. of land at De Vigier Avenue (which is included within Policy SAF 2). If that site was not allocated for development than an application of Policy EN8, as presently worded in that it protects non-designated sites of ecological value, would result in permission for its development being refused. That is because any development of the site would neither</p>	<p>Noted. It is considered unrealistic for the SA, a strategic level document, to undertake an ecological survey on all site options. Undesignated biodiversity value would only be understood at the planning application stage. The SA, within Table 2 (page 21) states that, 'although biodiversity and ecological designations are protected internationally and nationally, allocating sites and devising policy criteria in a locally relevant plan-led system enables specialist input on a site-by-site basis and the best outcomes in light of all alternatives. Without such a plan-led approach, sites may be developed without relevant policy criteria which could have cumulative negative impacts on habitats and designations.' Policy EN8 within the Plan is relevant to all planning applications and sets out when an ecological survey would be required.</p>



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	protect nor enhance the ecological value of the site but would, in fact, totally destroy it.	
Mr Peter Roe	<p>Please also note my comments under 'Sites', in relation to SP8, many of which are relevant to this Section.</p> <p>Excessive Cost - The plan for a West of Braintree Garden Village, SP8. is not sustainable because of the vast expenditure required in relation to sewage disposal, water, gas, electricity and the improvements needed concerning roads and rail transport. Lack of Employment prospects As noted earlier, there are few employment prospects on the borders of UDC and BDC to sustain the provision 3,500 new homes. Housing needs to be near to nearer the growth employment areas. Protection of the environment This is rural area. The WoB Garden Community would result in the eventual joining up of Great Dunmow and Braintree, thus changing the character of the District forever.</p>	Noted. The SA assesses the suitability of the land for development at the intended scale. A separate and more detailed DPD is being prepared relevant to the WoB Garden Community. This is also subject to SA and the assessment of options within a more detailed context.
Dianne Cooper Planning and Building Control Manager Harlow District Council	Sustainability Appraisal (SA) There is support for the recommendations set down in Section 9.3 of the Sustainability Appraisal, particularly in respect of the revisions to the spatial objectives. A reference to aspirations relating to water quality and the conservation of high grade soils would be welcomed.	Noted.
Nicole Penfold Policy Planner Gladman	<p>Under Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in Local Plans must be subject to Sustainability Appraisal (SA). Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, SA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the Local Plan's proposals on sustainable development when judged against reasonable alternatives.</p> <p>The Council needs to ensure that the results of the SA process clearly justify its policy choices. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed, and others have been rejected. Undertaking a comparative and equal</p>	<p>It is important to note that the Sustainability Appraisal (SA) assesses alternatives to the same level of detail and to aid the selection of options, however the LPA is not required to select options purely on the findings of the SA.</p> <p>Sections 4.5-4.7 set out the SA's approach to assessing options in a fair and consistent manner.</p> <p>A 'Quality Assurance Checklist' will be included within the SA at the Regulation 19 stage demonstrating that the SA meets all of the SEA Directive Requirements.</p>



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The Crown Estate Savills	<p>assessment of each reasonable alternative, the Council's decision making and scoring should be robust, justified and transparent.</p> <p>Gladman reminds the Council that there have now been a number of instances where the failure to undertake a satisfactory SA has resulted in Plans failing the test of legal compliance at Examination or being subjected to legal challenge.</p> <p>Policy SP7 (North Uttlesford Garden Village) - The site scored poorly against a number of the Sustainability Appraisal Objectives identified in the Sustainability Appraisal, which suggests the site is not a sustainable location for new growth. Key issues identified include the negative impact the development of the site could have on; water quality, the landscape, the areas heritage assets, the potential for contamination and poor bus links.</p> <p>The location of this new settlement in the north of the District close to Cambridge will arguably result in this scheme meeting the housing needs of Cambridge more than Uttlesford. Consequently, the proposals will have a significant impact on South Cambridgeshire District Council (SCDC) and Cambridgeshire County Council, and it is not considered this has been appropriately assessed.</p> <p>ELS7: Land north of Stansted Road - query SA impacts regarding:</p> <ul style="list-style-type: none"> - Proximity of LoWS - TPOs - Heritage assets - Air quality - Noise - Distance to primary school - PROW / Bridleway 	<p>Noted. In line with best practice, Garden Community options will be re-defined where necessary and re-assessed in the SA to include any new or updated evidence at the Regulation 19 stage.</p> <p>Noted. In line with best practice, site options will be re-defined where necessary and re-assessed in the SA to include any new or updated evidence at the Regulation 19 stage.</p>
Fairfield (Elsenham) Limited Fairfield (Elsenham)	<p>The Council has not selected the most sustainable sites for proposed new settlement allocations. This is clearly shown by Table 86 'Appraisal of new settlement options' of the Council's regulation 18 Local</p>	<p>The SA accompanying the Regulation 19 plan will be informed by an updated evidence base, with options re-assessed where necessary.</p>



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<p>Limited David Lock Associates</p>	<p>Plan Sustainability Appraisal (June 2017) (the SA). FFE has set out a comparative analysis of the conclusions of the SA in relation to the Elsenham new settlement option and the sites selected by the Council as new settlements as part of its Spatial Strategy. This is attached. Table 86 shows that the performance of the Elsenham new settlement location against the Sustainability Objectives is superior. This evidence has been ignored by the Council.</p> <p>The Council has selected sites which have a poorer performance against the identified sustainability objectives of the plan. As set out in within FFE's representation on the SA, there are critical flaws in the assessment of the Elsenham site within the SA. The assessment is inconsistent and inaccurate against a range of site selection criteria and fails to take account of the SLR proposal.</p> <p>The assessment also provides an inconsistent assessment of the new settlement sites selected by the Council within its growth strategy which presents an overly positive conclusion of the relative characteristics of these sites. On this basis, the SA cannot be relied upon as robust evidence justifying the draft spatial strategy.</p> <p>The Council should give further consideration to the evidence to the conclusions of the SA in that it shows that Elsenham is the most sustainable location for a new settlement when full account is taken of the entirety of its conclusions for all of the Sustainability Objectives.</p>	<p>It is important to note that the Sustainability Appraisal (SA) assesses alternatives to the same level of detail and to aid the selection of options, however the LPA is not required to select options purely on the findings of the SA.</p> <p>Sections 4.5-4.7 set out the SA's approach to assessing options in a fair and consistent manner. Information that has been submitted to accompany site options has not been taken into account. Such information has not been forthcoming across all options on a comparable basis.</p> <p>It is not for the SA to consider whether sites would receive planning permission. The consideration of submitted accompanying information for particular proposals would not lead to a consistent and comparable appraisal of options to the same level of detail within the SA.</p>
<p>Strutt and Parker Farms</p>	<p>SHLAA Site 01LRod15 has not been assessed through the Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) which accompanies the DLP. A reason given for the failure to consider the Site is not expressly stated within the SA/SEA. However, there is reference within Appendix 2, page 234 of the SA/SEA to sites that are currently within the Green Belt being filtered out, and not considered 'reasonable'. This raises 3 concerns:</p> <ul style="list-style-type: none"> - This presupposes that the site still merit continued allocation as Green Belt. - Green belt is a policy designation rather than a 	<p>The site was not included within the SA due to being located within the Metropolitan Green Belt in accordance with the Regulation 18 Plan's Policy SP10: Protection of the Countryside. The SHLAA states that, 'the suitability of the site will depend on the results of the Council's Green Belt Review.'</p> <p>The Green Belt Review was not available at the time of preparing the SA. The findings of this evidence base document, and the suitability of site 01LRof15 (i.e. whether the site should be considered a 'reasonable</p>



Number / Respondent	Representation	Response / action
	<p>physical constraint to development.</p> <p>- All reasonable alternatives should be considered.</p> <p>See attached representation in full.</p>	<p>alternative' for inclusion within the SA), will be included within the SA at the Regulation 19 stage.</p>
<p>Mr Peter Court Associate Director Strategic Land Bovis Homes Ltd Boyer Planning Ltd</p>	<p>Dunmow Park, Great Dunmow (SLAA ref 09GtDun15)</p> <p>Dunmow Park was included as an 'alternative site'• within the Sustainability Appraisal (ref: GtDUN17).</p> <p>Whilst we are pleased to note that Dunmow Park has been assessed positively in terms of its sustainable location and has been provided the highest score when compared to both allocated and alternative sites in terms of accessibility to services, we would question some of the site's other scoring.</p> <p>We would disagree with the heritage assets rating of Dunmow Park (-) especially when compared with the rating given to Helena Romanes School (-). Whilst we agree that there would be some impact on heritage assets from developing Dunmow Park, we would not consider these impacts to be any greater than that of developing Helena Romanes School, which abuts both a Conservation Area and approximately 9 listed buildings. We would urge the Council to review their Sustainability Appraisal in light of the above and to review the rating given to the allocated site at Helena Romanes School in light of our comments set out above.</p> <p>Part 9 of the site appraisal relates to proximity of the site to existing public transport nodes. The site at Dunmow Park has been rated as (+), however, the site lies within 73m of an existing bus stop at The Avenue (Stop ID: esxdgapd). We would therefore suggest that this rating is amended to reflect a positive rating (++).</p> <p>Furthermore, the site has been allocated a reasonable prospect of partially meeting criteria uncertain impact rating in relation to the Sustainability Appraisal's Objective of improving a population's health and promoting social inclusion by PROW or bridleway. Dunmow Park currently does not include any PROW or bridleways, however, the proposed scheme, set out in the accompanying Vision Document, suggests that the proposal would include heritage trails and footpaths and as such we suggest that the rating is</p>	<p>Noted. In line with best practice, options will be re-defined where necessary and re-assessed in the SA to include any new or updated evidence at the Regulation 19 stage.</p>



Number / Respondent	Representation	Response / action
	<p>updated to reflect this. Dunmow Park was scored highly in respect of its sustainable location and accessibility to services. If it were to be considered in line with the above reasonable adjustments to the site's appraisal, the site at Dunmow Park would score particularly favourable in comparison with the other sites.</p>	
<p>Stebbing Parish Council JB Planning</p>	<p>The draft Local Plan is supported by a comprehensive Sustainability Appraisal (SA) which assesses the housing requirement of 14,100 dwellings (paragraph 3) but as already pointed out the District Council's latest OAN figure is 13,332 dwellings which is 768 dwellings below this figure; an amount that is 202 dwellings less than the figure proposed to the West of Braintree.</p> <p>Paragraph 8 of the SA refers to 'testing', demonstrating that two 'New Settlement' options may not meet housing need in most cases. The increase in requirements is said to be challenging and that this would be exaggerated by unrealistic assumptions for housing delivery rates and 'start dates' from any individual option. It is stated that these circumstances and a lack of flexibility could be more pronounced in a strategy comprising only two New Settlement Options.</p> <p>The assessment of 'New Garden Settlement Options' in Uttlesford District has previously explored up to seven potential locations for development: Easton Park, Great Chesterford, West of Braintree, Takeley, Elsenham, Birchanger, Chelmer Mead.</p> <p>In summary, the key points are that: the sustainability appraisal is biased towards the promotion of new settlements, and insufficient consideration has been given to a more dispersed approach to maintain and enhance the vitality of existing towns and villages and the role that neighbourhood plans can perform in achieving this.</p>	<p>It should be noted that the 'Sustainability Appraisals' referenced within the response is not the SA that accompanies the Local Plan.</p> <p>The response relates to two background documents, 'Identification of Reasonable Alternatives for the Uttlesford Local Plan 2011-2033 - Topic Paper' (April 2017) and 'Sustainability Appraisal of Strategic Spatial Options for the West Essex and East Hertfordshire Housing Market Area' (September, 2016).</p> <p>The SA explored the following Spatial Strategy options in 2015:</p> <p>FOCUSES OF GROWTH</p> <ul style="list-style-type: none"> - New Settlement Options - Urban Extensions in Saffron Walden - Urban Extensions to the Edge of Bishops Stortford (in Hertfordshire) - Urban Extensions in Great Dunmow - Village Extensions and Small Sites <p>SCENARIOS</p> <ul style="list-style-type: none"> - Scenario A - A focus on a New Settlement (580dpa) - Scenario B - A focus on Villages and Bishops Stortford (580dpa) - Scenario C - A focus on the District's Towns (580dpa) - Scenario D - A 'hybrid option 1' which resembled an equal distribution across all of the above (580dpa) - Scenario E - A focus on two new settlements (750dpa) - Scenario F - A focus on the District's Towns and Villages (750dpa)



Number / Respondent	Representation	Response / action
		<p>- Scenario G - A 'hybrid option 2' which resembled an equal distribution across all of the above 750dpa options, with less growth in Bishop's Stortford.</p> <p>Reference to these alternative options is included in Section 5.3.2 of the SA Environmental Report. The SA at the Regulation 19 stage will include a re-assessment of any of these options, where necessary, and will set out the history of alternatives explored throughout the plan-making process.</p>
<p>Countryside Properties UK Limited</p>	<p>Chapter 8 of the Sustainability Appraisal (SA) assesses the 7 garden communities and new settlement proposals considered by Uttlesford against the 15 identified SA objectives.</p> <p>Countryside has concerns about the assessment of Takeley against these criteria, and we have therefore reassessed the site against the criteria to clarify matters and issues raised.</p> <p>We also have concerns about some of the conclusions for the proposed new settlement at Easton Park. For example, it is noted that the development will support the vitality of the town centre of Great Dunmow, yet we consider it more likely that a new town located in such close proximity to Great Dunmow will have a negative impact its town centre, drawing existing consumers away.</p> <p>Land south of Sampford Road, Thaxted: Despite being submitted to the Council's Call for sites, this site was not assessed in the Council's Sustainability Appraisal. No reason is provided as to why. Given the conclusions in the Council's Call for Sites Assessment which noted that the site would not constitute patterns of sustainable development this is considered unacceptable as the Council has no evidence to justify its exclusion from the Plan. An assessment has therefore been undertaken by Savills...</p>	<p>Noted. In line with best practice, Garden Community options will be re-defined where necessary and re-assessed in the SA to include any new or updated evidence at the Regulation 19 stage.</p> <p>The SA, in identifying reasonable and realistic site allocation options, draws principally on the SLAA and PAS Guidance regarding SA. Page 234 of the SA states of exclusionary criteria for identifying sites within the SA that, 'sites that have been identified as unsuitable, unachievable or undeliverable / undevelopable in the SHLAA. These can not be considered reasonable options for allocation.' Site 04Tha15 (Land south of Sampford Road, Thaxted) was identified within the SLAA as 'unsuitable as development on this site would not contribute</p>



Number / Respondent	Representation	Response / action
		to sustainable patterns of development.'
	<p>Response to the Sustainability Appraisal New11: Land to the south of Wicken Road, Newport</p> <p>Chapter 8 in the Sustainability appraisal assesses the sites put forward to the Council through the Call for Sites process in the key villages against 15 sustainability objectives.</p> <p>We disagree with a number of conclusions made on sites New 11, Land to the south of Wicken Road, Newport.</p> <p>Regardless of whether or not the Council agree with our conclusions drawn, the sustainability appraisal demonstrates that this is a sustainable site and Newport an appropriate location for new development.</p>	Noted. In line with best practice, options will be re-defined where necessary and re-assessed in the SA to include any new or updated evidence at the Regulation 19 stage.
Mr Michael Frost	<p>Sustainability Appraisal (NUGC) Flood risk - cannot see this together with infrastructure to have been thought out - very costly.</p>	Noted.
	<p>Sustainability Appraisal (Saffron Walden) REAL CONCERN No PROGRESS - EVEN PLAN SAFFRON WALDEN BYPASS</p>	Noted.
Mr Simon Winter, Mr Simon Ross, Mr Edward Gildea, Ms Miranda Baddeley	<p>You claim that your plan is in accordance with the NPPF but this does not seem to me to be the case, either in spirit or in practice. The NPPF defines sustainability as the provision of ' better lives for ourselves and not to make in worse for future generations'. I see here a plan that fails to consider or even mention future generations, but rather to be driven by the balance sheet of developers and vested interests. Surely the well being of future generations should be a fundamental, stated criteria in all planning decisions?</p> <p>The NPPF defines sustainable development as 'living within the planet's environmental limits' but see no mention of those limits here, when it should be the principle that underpins every single policy statement. The NPPF frequently mentions ' moving to a low carbon economy '. I don't think this plan even mentions carbon, and certainly doesn't set any expectations of developing a low carbon economy. It fails utterly as a plan for a low carbon economy, as I</p>	<p>The SA seeks to ensure that sustainable outcomes emanate from the plan and future development within the plan period.</p> <p>Sustainability Objective 6 seeks to ensure that the Plan reduces contributions to climate change. The Sustainability Framework in Annex C of the SA indicates that a number of key questions are considered in the appraisal of the Plan. These are:</p> <ul style="list-style-type: none"> - Will it reduce emissions of greenhouse gases by reducing energy consumption? - Will it lead to an increased proportion of energy needs being met from renewable sources? - Does it ensure more sustainable modes of travel are provided? - Will it encourage greater energy efficiency? - Will it improve the efficient use of natural resources?



Number / Respondent	Representation	Response / action
	<p>will argue in later comments. The NPPF expects plans to 'support the transition to a low carbon future in a changing climate' and to support ' the development of renewable energy.' There seem to be no policies here that adequately address the imminent threats of climate change and there seem to be no section at all which address or plans for renewable energy generation. Section 10 of the NPPF repeatedly mentions carbon, in such phrases as ' consistent with the government's zero carbon buildings policy ', but not only can I find any references to carbon, there is no sense of the leadership and tenacity that is required to bring about a zero carbon buildings policy. Developers will always claim it is unviable - that is where the next generation is being asked to pay the price. Where is there a reference to the NPPF's requirement of a ' decentralised energy supply '? Where is there the NPPF's requirement for ' a positive strategy to promote energy from low carbon sources'? This plan does not seem to me to be compliant with the golden thread of sustainability that supposedly runs through the NPPF</p>	
Mrs Christina Cant	<p>I do not feel that this plan to date has been positively prepared. The infrastructure requirements needed to make WoB work are unrealistic also the idea that people with give up car travel and live work and shop in one place is also unrealistic.</p> <p>I think that ultimately 25,000 houses at Eastern Park WOB and Takeley and Gt. Dunmow all within a five mile stretch of the B1256 is a recipe for disaster. I would therefore suggest that reasonable alternatives have not been considered particularly as Gt Chesterford with easy access to the M11, A11 and A14 etc has only been allocated 5000.</p>	<p>The SA explored the following Spatial Strategy options in 2015:</p> <p>FOCUSES OF GROWTH</p> <ul style="list-style-type: none"> - New Settlement Options - Urban Extensions in Saffron Walden - Urban Extensions to the Edge of Bishops Stortford (in Hertfordshire) - Urban Extensions in Great Dunmow - Village Extensions and Small Sites <p>SCENARIOS</p> <ul style="list-style-type: none"> - Scenario A - A focus on a New Settlement (580dpa) - Scenario B - A focus on Villages and Bishops Stortford (580dpa) - Scenario C - A focus on the District's Towns (580dpa) - Scenario D - A 'hybrid option 1' which resembled an equal distribution across all of the above (580dpa)



Number / Respondent	Representation	Response / action
		<ul style="list-style-type: none"> - Scenario E - A focus on two new settlements (750dpa) - Scenario F - A focus on the District's Towns and Villages (750dpa) - Scenario G - A 'hybrid option 2' which resembled an equal distribution across all of the above 750dpa options, with less growth in Bishop's Stortford. <p>Reference to these alternative options is included in Section 5.3.2 of the SA Environmental Report. The SA at the Regulation 19 stage will include a re-assessment of any of these options, where necessary, and will set out the history of alternatives explored throughout the plan-making process.</p>
Dr Peter Finlay Agent SERCLE	<p>The WoB development will undoubtedly have a detrimental impact on the surrounding villages including Great Saling, Bardfield, Saling, Stebbing and Rayne while destroying the landscape setting for future generations. In addition, the proposal would swallow some 2,500 acres of grade 2 versatile farmland and AECOM themselves acknowledge that 'the scale of the development proposed will undoubtedly have a significant impact on the surrounding settlements' and the nature of the area may be altered as part of the process. They also comment that the 'Large scale development of the site would impact on the rural character of the small settlements surrounding the site'. The development is also adjacent to a conservation area accommodating many Grade-1 and Grade-2 listed buildings and as a consequence there is likely to be a serious erosion of heritage and historic assets. The ancient woodlands and hedgerows which comprise a significant part of the threatened area need to be protected and accommodated within such a proposal and no details of how this is to be fulfilled have been suggested or discussed.</p>	<p>Noted. In line with best practice, Garden Community options will be re-defined where necessary and re-assessed in the SA to include any new or updated evidence at the Regulation 19 stage.</p>
Mr and Mrs Andrew Martin	<p>For the reasons given in our responses to Policy SP2 and Policy SP8, (see attached) the SA requires revision to re-assess the scores given to each option.</p>	<p>Noted. In line with best practice, options will be re-defined where necessary and re-assessed in the SA to include any new or</p>



Number / Respondent	Representation	Response / action
	<p>In particular it should take fully into account the evidence and findings of The Landscape Partnership's Landscape Sensitivity and Capacity Appraisal of Stebbing Parish, March 2017 (Annex 1) Grover Lewis's Heritage Assessment of Stebbing Parish, August 2017 (Annex 2) AECOM's North Essex Garden Communities' West of Braintree Concept Framework, May 2017 (Annex 3)</p>	<p>updated evidence at the Regulation 19 stage.</p>
<p>City and Country Strutt & Parker LLP</p>	<p>Site 13Sta15 has not been assessed through the Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) which accompanies the DLP. A reason given for the failure to consider the Site is not expressly stated within the SA/SEA. However, there is reference within Appendix 2, page 234 of the SA/SEA to sites that are currently within the Green Belt as being filtered out, and not considered 'reasonable'.</p> <p>If indeed this is the reason for the failure to consider the potential allocation of the site, it raises three particular concerns:</p> <ol style="list-style-type: none"> 1. It presupposes that the Site (and indeed all sites currently within the Green Belt) still merit continued allocation as Green Belt as per the previous Development Plan which this new Local Plan will supersede. Given that the NPPF is clear that the preparation of new Local Plans is the appropriate vehicle 'the only appropriate vehicle' through which to make changes to the Green Belt boundary, the automatic rejection of any site that is within the current Green Belt clearly raises concerns as to whether such an approach can be considered justified. 2. Green Belt is a policy designation, rather than a physical constraint to development. It is considered highly questionable whether sites which sit within the current Development Plan's Green Belt can be considered inherently less sustainable than those outside of it. As such, it is questioned whether a Local Plan that take such an approach can be considered justified. 3. Notwithstanding national and local planning policy, it is a legal requirement, as per the Environmental Assessment of Plans and Programmes Regulations 	<p>The site was not included within the SA due to being located within the Metropolitan Green Belt in accordance with the Regulation 18 Plan's Policy SP10: Protection of the Countryside. The SHLAA states that, 'the suitability of the site will depend on the results of the Council's Green Belt Review.'</p> <p>The Green Belt Review was not available at the time of preparing the SA. The findings of this evidence base document, and the suitability of site 13Sta15 (i.e. whether the site should be considered a 'reasonable alternative' for inclusion within the SA), will be included within the SA at the Regulation 19 stage.</p>



Number / Respondent	Representation	Response / action
Denise Gemmill Strutt & Parker	<p>(2004), that all reasonable alternatives be considered and assessed to the same level of detail as the preferred approach. As a policy designation, a current Green Belt allocation cannot be considered to render a site incapable of being considered a reasonable alternative. It is clear that Green Belt boundaries are capable of being through reviewed through Local Plans, and indeed other authorities have done so in order to meet development needs.</p> <p>Sustainability Appraisal Failure to consider Green Belt sites for allocation Sites have been assessed through the Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) which accompanies the Plan. However, a reason given for the failure to consider a number of sites is not expressly stated within the SA/SEA. However, there is reference within Appendix 2, page 234 of the SA / SEA to sites that are currently within the Green Belt being filtered out, and not considered 'reasonable'. If indeed this is the reason for the failure to consider the potential allocation of certain sites, it raises three particular concerns: 1. It presupposes that sites within the Metropolitan Green Belt still merit continued allocation as Green Belt, as per the previous Development Plan which this new Local Plan will supersede. Given that the NPPF is clear that the preparation of new Local Plans is the only appropriate vehicle through which to make changes to the Green Belt boundary, the automatic rejection of any site that is within the current Green Belt clearly raises concerns as to whether such an approach can be considered justified. 2. Green Belt is a policy designation, rather than a physical constraint to development. It is considered highly questionable whether sites which sit within the current Development Plan's Green Belt can be considered inherently less sustainable than those outside of it. As such, it is questioned whether a Local Plan that take such an approach can be considered justified. 3. Notwithstanding national and local planning policy, it is a legal requirement, as per the Environmental Assessment of Plans and Programmes Regulations (2004), that all reasonable alternatives be considered and assessed to the same level of detail as the</p>	<p>The site was not included within the SA due to being located within the Metropolitan Green Belt in accordance with the Regulation 18 Plan's Policy SP10: Protection of the Countryside. The SHLAA states that, 'the suitability of the site will depend on the results of the Council's Green Belt Review.'</p> <p>The Green Belt Review was not available at the time of preparing the SA. The findings of this evidence base document, and the suitability of site 13Sta15 (i.e. whether the site should be considered a 'reasonable alternative' for inclusion within the SA), will be included within the SA at the Regulation 19 stage.</p>



Number / Respondent	Representation	Response / action
The Crown Estate Savills	<p>preferred approach. As a policy designation, a current Green Belt allocation cannot be considered to render a site incapable of being considered a reasonable alternative. It is clear that Green Belt boundaries can be reviewed and indeed other authorities have done so in order to meet development needs.</p> <p>Chapter 8 in the Sustainability appraisal assesses the sites put forward to the Council through the Call for Sites process in the key villages against 15 sustainability objectives.</p> <p>We disagree with a number of conclusions made on sites ELS6 (Land west of Station Road) and ELS7 (Land north of Stansted Road). Set out below are our comments on the two sites and suggested revisions.</p> <p>ELS6: Land West of Station Road See attached 'Response to UDC Local Plan Reg 18 - Land west of Station Road, Elsenham' (Pages 12-14.</p>	<p>Noted. In line with best practice, options will be re-defined where necessary and re-assessed in the SA to include any new or updated evidence at the Regulation 19 stage.</p>
Great Chesterford Parish Council	<p>Sustainability Appraisal impacts of Spatial Vision not adequately assessed and not properly evidenced. No consideration of alternative approaches</p> <p>Landscape - SP7: Noted that UDC's SA considers no landscape impact</p> <p>Heritage – SP7: Noted that SEA objective 5 (heritage) conclusion of no impact in short to medium term and unknown in long term not justified and no alternative considered. GCPC notes that heritage not appropriately assessed in SA</p>	<p>The SA utilised Place Services' Historic Environment specialists in the identification of heritage impacts within the SA.</p> <p>In line with best practice, options will be re-defined where necessary and re-assessed in the SA to include any new or updated evidence at the Regulation 19 stage.</p>
Little Easton Parish Council	<p>SA Objective 3 - To conserve and enhance the District's landscape character and townscapes</p> <p>The assessment for Easton Park of this objective as "Realistic prospect of meeting criteria" is incorrect. This objective needs to be reassessed and graded correctly.</p> <p>Evidence:</p> <ol style="list-style-type: none"> 1. No mention is made within this assessment of the Landscape and Visual Assessment* which states that only part of the site has the potential to accommodate development and makes no mention of the landscape impacts in the north of the site 2. The assessment shows a green grading under 	<p>In line with best practice, options will be re-defined where necessary and re-assessed in the SA to include any new or updated evidence at the Regulation 19 stage.</p>



Number / Respondent	Representation	Response / action
	<p>coalescence when the site is less than 300 metres from Great Dunmow and should be graded as there being a strong possibility of coalescence with Great Dunmow.</p> <p>SA Objective To maintain and enhance the district's cultural heritage assets and their settings</p> <p>The Sustainability Assessments for the three sites included in the local plan have not been consistently assessed and there are significant omissions in the Easton Park assessment:</p> <p>SA Objective SA5 should be re-written and the omissions corrected and the objective reassessed. It is incomprehensible that Easton Park be given a green status in comparison to other sites, gives the number of heritage assets within the site and the impact on Little Easton Conservation Area.</p> <p>Evidence:</p> <ol style="list-style-type: none"> 1. The West of Braintree assessment references the Landscape Assessment undertaken and details the fact that the wider settings of listed buildings both on and in close proximity to the site will be altered as a result of the proposals. The Landscape Assessment for Easton Park details the fact that there will be an impact on the settings of the Grade II listed Gardens of Easton Lodge, Little Easton Conservation Area and a number of listed buildings both in and in proximity to the site. However there is no mention of any of this in the sustainability assessment. 2. The Easton Park sustainability assessment is vague about "settings issues with Little Easton Church" and doesn't even mention the conservation area. This is a continuing theme with all assessments of the Easton Park site which continue to underplay the impact upon all the heritage assets in and around the site. 2. The North Uttlesford Assessment states that "Development of the entirety of the site would be unsuitable" (although it is unclear where the assessment is referencing evidence for this statement). The Landscape Assessment for Easton Park finds that "there is potential for part of the site to accommodate development" and concludes that the northern part of the Site is the most sensitive part of 	<p>In line with best practice, options will be re-defined where necessary and re-assessed in the SA to include any new or updated evidence at the Regulation 19 stage where it can be used on a comparable basis for all options.</p>



Number / Respondent	Representation	Response / action
	<p>the Site and therefore it is desirable for development in this location to be limited on landscape and visual grounds whilst the southern part of the Site is of lesser sensitivity to development.</p> <p>There is no mention of these findings in Sustainability Objective 5.</p>	
	<p>SA Objective 9 To promote and encourage the use of sustainable methods of travel</p> <p>The assessment does not detail the fact (as it does for North Uttlesford) that It would also be expected that there would be a large amount of commuting outside the area.</p> <p>Evidence:</p> <p>The 2011 Transport Census found that 58% of Uttlesford residents travelled to a work destination outside of Uttlesford and that the car is by far the preferred means of transport (76%). Even with the desire for a modal shift from car use, there will be a large percentage of commuting outside of the area by car. This needs to be reflected in the assessment of this objective.</p>	<p>The assessment of Garden Communities considers the evidence of out-commuting in the District, however also considers the potential for significant employment land to be included and successfully integrated within each Community by sustainable transportation.</p> <p>SA Objective 9 considers the promotion and encouragement of the use of sustainable methods of travel relevant to Garden Communities. SA Objective 15 seeks to ensure sustainable employment provision and economic growth related to Garden Communities.</p>



Appendix 8: Quality Assurance Checklist

Quality Assurance Checklist

The Quality Assurance Checklist shows where in this Environment Report the requirements as set out in the SEA Directive (annex 1), the Quality Assurance Checklist from the Department of Communities and Local Government document: 'A Practical Guide to the Strategic Environmental Assessment Directive (figure 25) (2006)' are covered. It shows compliance with legislation and best practice and directs to where in this Report the requirements are met.

Table 128: Quality Assurance Checklist

SEA Directive Requirements	Where covered in this SA Environmental Report...
General	
a) an outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes;	Section 1 and Annex A.
b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;	Sections 4.3, 4.4 and Annex B.
c) the environmental characteristics of areas likely to be significantly affected;	Sections 4.3, 4.4 and Annex B.
d) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Sections 4.3, 4.4 and Annex B.
e) the environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	Section 4.2 and Annex A.
f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (these effects should include secondary, cumulative, synergistic,	Sections 5, 6, 7, 8, 9 and Appendices 1, 2 and 5



SEA Directive Requirements	Where covered in this SA Environmental Report...
short, medium and long-term, permanent and temporary, positive and negative impacts);	
g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Proposed Mitigation Measures / Recommendations')
h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Alternatives') and Appendices 1, 2, 3, 4, 5 and 6
i) a description of the measures envisaged concerning monitoring;	Section 11 and Annex C (Sustainability Framework)
j) a non-technical summary of the information provided under the above headings.	A separate Non-Technical Summary has been included.

Objectives and context

The plan/strategy's purpose and objectives are made clear.	Sections 1, 3, 5, 6, 7, 8, 9
Environmental issues and constraints, including international and EC environmental protection objectives, are considered in developing objectives and targets.	Section 4 and Annexes A and B
SEA objectives, where used, are clearly set out and linked to indicators and targets as appropriate.	Section Annex C
Links with other related plans, programmes and policies are identified and explained.	Section 4.4 and Annex A.
Conflicts that exist between SEA objectives, between SEA and plan objectives and between SEA objectives and other plan objectives are identified and described.	Section 4.4.1
Consultation Bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report.	Consultation has been undertaken alongside the Plan at all relevant statutory stages.
The assessment focuses on significant issues.	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Significant, Temporal and Secondary Effects').
Technical, procedural and other difficulties encountered	Sections 4.3.14 and 5, 6, 7, 8, 9 where relevant



SEA Directive Requirements	Where covered in this SA Environmental Report...
are discussed; assumptions and uncertainties are made explicit.	
Reasons are given for eliminating issues from further consideration.	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Alternatives considered' and Appendices 1, 2, 3, 4, 5 and 6.
Realistic options are considered for key issues, and the reasons for choosing them are documented.	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Alternatives considered' and Appendices 1, 2, 3, 4, 5 and 6.
Alternatives include 'do minimum' and/or 'business as usual' scenarios wherever relevant.	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Alternatives considered' and Appendices 1, 2, 3, 4, 5 and 6.
The environmental effects (both adverse and beneficial) of each alternative are identified and compared.	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Alternatives considered' and Appendices 1, 2, 3, 4, 5 and 6.
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Alternatives considered' and Appendices 1, 2, 3, 4, 5 and 6.

Baseline information

Relevant aspects of the current state of the plan area (including social and economic characteristics) and their likely evolution without the plan are described.	Section 4.3 and Annex B.
Environmental characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan.	Section 4.3 and Annex B.
Difficulties such as deficiencies in data or methods are explained.	Section 4.3.14

Prediction and evaluation of likely significant environmental effects

Effects identified include wider sustainability issues (employment, housing, transport, community cohesion, education etc.) in addition to the types listed in Annex 1(f) of the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape).	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Alternatives considered' and 'Significant, Temporal and Secondary Effects') and Appendices 1, 2, 3, 4, 5 and 6.
Both positive and negative effects are considered, and the duration of effects (short, medium or long-term) is addressed.	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Alternatives considered' and 'Significant, Temporal and Secondary Effects') and Appendices 1, 2, 3, 4, 5 and 6.



SEA Directive Requirements	Where covered in this SA Environmental Report...
Likely secondary, cumulative and synergistic effects are identified where practicable.	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Alternatives considered' and 'Significant, Temporal and Secondary Effects') and Appendices 1, 2, 3, 4, 5 and 6.
Inter-relationships between effects are considered where practicable.	Sections 6, 7 and 9.
The prediction and evaluation of effects makes use of relevant accepted standards, regulations, and thresholds.	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Alternatives considered' and 'Significant, Temporal and Secondary Effects') and Appendices 1, 2, 3, 4, 5 and 6. Sections include assessment of cumulative and synergistic impacts and draw on the Plan's specific evidence base and baseline information.

Mitigation measures

Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Proposed Mitigation Measures / Recommendations') and Section 9.3.
Issues to be taken into account in project consents are identified	Sections 5, 6, 7, 8, 9 (within relevant sub-sections entitled 'Proposed Mitigation Measures / Recommendations') and Section 9.3.

The Environmental Report

Is clear and concise in its layout and presentation	The SA is clear and concise.
Uses simple, clear language and avoids or explains technical terms	The SA uses simple, clear language and avoids or explains technical terms, with a non-technical summary.
Uses maps and other illustrations where appropriate	The SA uses tables and the use of colour coding / symbols to help identify and illustrate impacts.
Explains the methodology used	Sections 4 and 8, Appendices 1 and 2 and Annex C
Explains who was consulted and what methods of consultation were used	Section 10 and Appendix 7. Additional information will be supplied at the relevant post-Adoption Statement stage. Information regarding the consultation of the SA has been included within the Council's Regulation 22 Statement at the Submission stage. Consultation has been and will be undertaken alongside the Plan at all relevant statutory stages. The environmental authorities and public are to be given 'an early and effective opportunity' within appropriate time-frames to express their



SEA Directive Requirements	Where covered in this SA Environmental Report...
	opinion. This includes the specific notification of the consultation documents and timeframes to those persons or bodies on the 'consultation databases' of the Council. This reflects those persons or bodies who have commented on the SA in previous consultation stages.
Identifies sources of information, including expert judgement and matters of opinion	Sections 5, 6, 7, 8, 9 and Appendices 1, 2, 3, 4, 5 and 6.
Contains a non-technical summary covering the overall approach to the SEA, the objectives of the plan, the main options considered, and any changes to the plan resulting from the SEA.	A separate Non-Technical Summary has been included.

Consultation

The SEA is consulted on as an integral part of the plan-making process.	Consultation has been and will be undertaken alongside the Plan at all relevant statutory stages.
Consultation Bodies and the public likely to be affected by, or having an interest in, the plan or programme are consulted in ways and at times which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and Environmental Report.	Consultation has been and will be undertaken alongside the Plan at all relevant statutory stages. The SA will be made available for comment in accordance with the consultation procedures of the Council. This includes the specific notification of the consultation documents and timeframes to those persons or bodies on the 'consultation databases' of the Council. This reflects those persons or bodies who have commented on the SA in previous consultation stages.

Decision-making and information on the decision

The environmental report and the opinions of those consulted are taken into account in finalising and adopting the plan or programme.	Appendix 7. Consultation comments have been considered throughout the plan-making and SA processes, including those that identify new options for consideration. These have been factored into the SA for appraisal where relevant.
An explanation is given of how they have been taken into account.	Appendix 7 details responses and actions to individual consultation comments received to date.
Reasons are given for choosing the plan as adopted, in the light of other reasonable options considered.	Appendix 3 and Appendix 6

Monitoring measures

Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the	Section 11 outlines the approach to monitoring, and Annex C (Sustainability Framework) outlines indicators. Monitoring will be undertaken as part of the Council's existing monitoring
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SEA Directive Requirements	Where covered in this SA Environmental Report...
SEA.	arrangements. A post-Adoption Statement will include more detailed monitoring arrangements once the Plan is adopted.
Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA.	The SA monitoring indicators are aligned with those of the Council in formulating their Annual Monitoring Report.
Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect.)	To be addressed in a post-Adoption Statement once Plans are adopted.
Proposals are made for action in response to significant adverse effects.	To be addressed in a post-Adoption Statement once Plans are adopted.



Appendix 9: The Iterative Process

Recommendations taken forward throughout the Sustainability Appraisal process

The SA and plan-making process should be iterative, with recommendations and mitigation measures suggested in the appraisal of the Plan for consideration by the plan-makers. This Appendix sets out the iterative process that has been undertaken in the formulation of the Plan as it is presented at this Regulation 19 Submission Draft stage.

The following table outlines those recommendations and suggested mitigation measures that have been presented within past iterations of the SA at the Issues and Options and Draft Plan Regulation 18 stages. The table outlines the relevant policy and stage in the process that each recommendation was made in the accompanying SA. The final column outlines the specific SA recommendation and whether the Plan has been amended / factored in the recommendation at this stage.

Policy	Stage	Recommendation & Outcome
Vision, Aims and Objectives		
Vision	Draft Plan Regulation 18	It was recommended that the Vision be expanded to focus more directly on ensuring that social infrastructure provision is ensured throughout the Plan period, particularly regarding health (where relevant and within the scope of the Plan) and education. This recommendation has not been factored into the Plan's Spatial Vision and remains an appropriate recommendation.
Spatial Objectives	Draft Plan Regulation 18	The SA recommended that the Spatial Objectives be expanded to reference positive outcomes and aspirations related to water quality and the conservation of high grade soils. This recommendation has been factored into the Plan at this stage.
Spatial Strategy Policies		
SP6	Draft Plan Regulation 18 stage	The SA recommended that acknowledgement of a number of Local Wildlife Sites and two SSSIs is included within the policy, with enhancements sought where possible to enhance wider green infrastructure and networks. This recommendation has been factored into a thematic environmental Policy applicable for all development proposals and therefore the recommendation does not need to be reiterated at this stage.
	Draft Plan Regulation 18 stage	The SA recommended that specific landscape evidence work is prepared to inform the development framework / masterplan for this Garden Community. Whereas this work has been considered at the Plan level and included within the Policy, the LPA's commitment to progress a DPD specific to this Garden



Policy	Stage	Recommendation & Outcome
		Community should be considered a more appropriate stage / level in which to explore landscape implications. The initial recommendation is therefore not considered appropriate to reiterate at this stage.
SP7	Draft Plan Regulation 18 stage	The SA recommended that acknowledgement of a number of Local Wildlife Sites and SSSIs in close proximity to the site is included within the policy, with enhancements sought where possible to enhance wider green infrastructure and networks. This recommendation has been factored into a thematic environmental Policy within the Plan which is applicable for all development proposals, and as such there is no need to reiterate this recommendation.
	Draft Plan Regulation 18	The SA recommended that the policy is expanded to specifically address water and flood risk implications; however it was acknowledged that this recommendation and any specific solutions regarding design and layout may be more appropriate to be addressed in a forthcoming development framework / masterplan for the Garden Community. This remains the case, and is a recommendation that can be made of the DPD regarding this Garden Community when progress is made.
SP8	Draft Plan Regulation 18 stage	The SA recommended that the Policy be expanded to include requirements for a Heritage Impact Assessment to explore the impacts of proposals on the historic environment. At this stage, the Policy has been significantly expanded to ensure the protection of the historic environment and heritage assets and as such this recommendation is not reiterated at this stage.
	Draft Plan Regulation 18	The SA recommended that the policy is expanded to specifically address landscape implications. It was further recommended in relation to this point, that updated landscape evidence work is prepared to inform future iterations of the Policy and Plan, or otherwise to inform the development framework / masterplan for this Garden Community. These recommendations have been factored into the Policy at this stage and as such it is considered that these recommendations do not need to be reiterated at this stage.
H2	Draft Plan Regulation 18	The SA stated that the Policy could make reference to the protection of the historic built environment as a physical reason why a housing mix cannot be achieved in some instances related to the protection and enhancement of specific designations such as Conservation Areas. This recommendation has been factored into the Policy and as such there are no additional recommendations made at this stage.
H8	Draft Plan Regulation 18	Through iterative working, the SA process (through a draft of the Regulation 18 SA and discussions with Council planning officers) highlighted the need for a specific policy on, or mention of self-build homes within the housing mix policy. This recommendation was incorporated into the plan at this Draft Plan Regulation 18 stage and has been elaborated on at this Regulation 19 stage. No mitigation



Policy	Stage	Recommendation & Outcome
		measures or recommendations are proposed at this stage.
H9	Draft Plan Regulation 18	The SA recommended that the Policy be expanded to indicate what would and would not be suitable in any forthcoming applications regarding flood risk, in response to the significance of impacts that flooding can have on this specific form of accommodation. This has been elaborated on within the Policy, with the SA recommendation being factored into to the Plan. There are therefore no additional proposed mitigation measures or recommendations made at this stage.
RET1	Draft Plan Regulation 18	The SA highlighted that through iterative working, it was recommended within a draft SA that the Garden Communities be included and defined within the retail hierarchy as appropriate (as per paragraph 23 of the NPPF), in order to inform future proposals for retail, leisure uses in the latter stages of the plan period and an indication of their status beyond. It was further recommended that the new settlements are categorised as equivalent to local centres within the retail hierarchy, so as to adhere to Garden City principles. These recommendations were factored into the Policy at the Draft Plan Regulation 18 stage. No additional mitigation measures or recommendations are proposed at this stage.
D7	Draft Plan Regulation 18	Through iterative working, a draft SA of the Plan at the Draft Plan Regulation 18 stage recommended that the Plan also include the Council's approach to any self-build home applications that might come forward in the plan period. This has been factored into the Plan through the Policy at that stage and the Policy wording remains the same. As such, no mitigation measures or recommendations are proposed.
EN1	Draft Plan Regulation 18	The SA recommended a similar stance within the policy that acknowledges the incompatibilities between the protection and enhancement of heritage assets and energy efficiency measures be included regarding the incompatibility between such assets and SuDS. Although this has not been specifically factored into the Policy, the Policy seeks to preserve and enhance the historic environment in the first instance and has been re-written to increase added benefits in this regard.
EN2	Draft Plan Regulation 18	With this in mind it can be considered that all relevant aspects of a proposal would be required to demonstrate such preservation or enhancement, including any SuDS. As such, the initial recommendation is not reiterated within the SA at this stage and no further mitigation measures or recommendations are made.
EN3	Draft Plan Regulation 18	It was recommended that the policy is expanded to include the protection of non-designated heritage assets that may be within or adjacent to Conservation Areas. This recommendation has been factored into the Policy.
EN5	Draft Plan Regulation 18	The SA recommended that, regarding the Policy's (then) renewable energy criteria, an assessment of the significance of harm is required as per other development schemes. In addition, it was recommended that the Policy as a whole include some guidance to developers as to enhancements to Scheduled



Policy	Stage	Recommendation & Outcome
		Monuments that may be at risk through appropriate schemes. The Policy has been re-written to remove the renewable energy criteria with criteria applicable to all forms of development and additional wording has been included to assist developers in submitting permissible planning applications. Therefore these recommendations are not reiterated at this stage. There are no additional recommendations made at this stage.
EN6	Draft Plan Regulation 18	The SA recommended that the policy seek to enhance such assets where possible through any development proposals related to such assets. This recommendation has been factored into the Policy and as such no additional recommendations are made at this stage
EN7	Draft Plan Regulation 18	The SA recommended that the policy seek to enhance such assets where possible through any development proposals related to such assets. This recommendation has been factored into the Policy.
EN13	Draft Plan Regulation 18	The SA recommended that the policy be expanded to include the Council's stance of ensuring that SuDS are implemented alongside Plan objectives to enhance and protect the historic environment, assets and their settings. Although this has not been factored into this Policy, additional information within EN1 ensures that all development proposals, including those that incorporate SuDS, would be required to demonstrate that there would be no harm and ultimately protection and enhancement outcomes are sought.
C2	Draft Plan Regulation 18	The SA recommended that the Policy be expanded to protect and enhance those rural buildings that are not listed but have value as non-designated heritage assets. This recommendation has not been factored into the Policy and is reiterated at this stage.
C3	Draft Plan Regulation 18	The SA recommended that the policy be expanded to include the safeguarding of high grade agricultural land in the District. This recommendation has not been factored into the Policy and is reiterated at this stage.



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