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Our Ref: HM/gc

Date: 11<sup>th</sup> June 2018

*Steering group comment in italics*

Dear Sirs,

**Regulation 14 Representation: Newport Quendon & Rickling Neighbourhood Plan Consultation - Land at Quendon North**

Strutt & Parker are writing to provide a submission as part of the Regulation 14 Newport Quendon & Rickling Neighbourhood Plan consultation, on behalf of our client The Chelmsford Diocese Board of Finance (CDBF). Strutt & Parker are aware of the recently released consultation document and the invitation to provide comments and see this as an opportunity to submit a representation to contribute to the overall plan.

We are formally looking to put forward a site known as Land at Quendon North as a potential future site for development within the emerging neighbourhood plan. The site is located in a sustainable location and can provide for a range of viable development opportunities should the site be included going forward.

Land at Quendon North

This 0.85 hectare site is located towards the edge of the northern settlement boundary of Quendon and comprises a small parcel of greenfield land – a location plan accompanies this submission. This site falls within the proposed boundary of the neighbourhood plan towards the south east.

Uttlesford District Council, as part of their emerging local plan are looking to allocate a number of sites for development across the plan area throughout the proposed plan period. The council are therefore seeking to allocate a series of sites within the proposed Newport Quendon & Rickling Neighbourhood Plan area of varying scale for development to meet the needs of Quendon as a local centre.

Strutt & Parker consider Land at Quendon North to be a suitable, sustainable site to be considered for allocation within the draft neighbourhood plan. The plot would form a logical extension to the existing frontage along the B1383 and would round off the settlement edge of Quendon on the east side of the B1383.





The site would accommodate a level of growth that is consistent with the size and existing provision of amenities and services within Quendon as a rural settlement. Proximity to a regular bus service to and from Saffron Walden gives the site good accessibility to further provision of facilities and services for residents, with Newport Train Station 2 miles north for access to the wider eastern region.

It is important that the emerging neighbourhood plan allocates sites that can help meet local aspirations and accommodate development to help meet local housing needs and other forms of sustainable development in line with the level of provision identified for villages in the proposed plan boundary. The importance of this is underpinned in national policy, reflected in paragraph 184 of the National Planning Policy Framework (NPPF) which reinforces neighbourhood planning as an important framework to ensure that local people get the right types of development for their community. This is further reaffirmed in the draft NPPF revision document, with paragraph 70 encouraging neighbourhood planning groups to consider opportunities for allocating sites suitable for housing in their area.

Land at Quendon North provides an opportunity to deliver modest, small-scale development that will help further sustain the vibrant village of Quendon, and contribute to the overall welfare of the neighbourhood plan area.

We would like to take the opportunity to thank you for reviewing these comments as part of the Regulation 14 consultation, and hope to have further discussions with yourselves in the future should this site be considered for allocation going forward as part of the emerging Newport Quendon & Rickling neighbourhood plan.

I would be grateful if you could confirm receipt of the above supporting information and the accompanying location plan. I look forward to hearing from you in due course as the neighbourhood plan progresses through consultation.

Yours sincerely

A handwritten signature in black ink that reads "Hayley Morley".

**Mrs Hayley Morley BA (Hons) BPI MRTPI  
Associate**

Enc

Location Plan

*This is outside of Local Plan development limits. It would be contrary to policy NhP policy HA1. The site was in the call for sites for the Local Plan as 05Que15 and was rejected. The Steering Group reviewed the UDC assessment and consider it reasonable and therefore do not wish to include this site in the Neighbourhood Plan.*

