

SLAA Reference: 01Que15		Parish: Quendon and Rickling	
Site Address:		Land rear of White House, Cambridge Road, Quendon, CB11 3XJ	
Site Area (hectares): 0.4		Area of Search: 14	
Proposed Use: Market housing		Proposed Capacity (dwellings): 9	
		Proposed Capacity (m²):	

Is the site suitable?

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 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. There is a primary School in Rickling Green which is about 1km away although there is a pavement along the route. 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.

Is development of the achievable?

Development of the site is achievable.

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions

Classification: E

This site is available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

Average annual completion rate	Deliverable capacity prior to year 1	Deliverable capacity years 1-5	Deliverable capacity years 6-10	Developable capacity years 11 - 15	Developable Capacity post year 15	Capacity not currently developable
9						9

Consultation comments 2015

Site History:

Application Reference	Description of Development	Decision	Decision Date
UTT/0765/09/FUL	Change of use of former hotel to two dwellings at Quendon White House	Application Approved	12 August 2009

UTT/1555/12/REN	Renewal of planning application UTT/0765/09/FUL (change of use of former hotel to two dwellings) at Quendon White House	Application Approved	26 September 2012

Constraints Table	01Que15
Policy Constraint	
Is the site greenfield or brownfield?	Brownfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There is a strip of 1 in 30 flood risk along the eastern boundary with the road. Development has the potential to avoid this area but there may be an impact on site access.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3:2.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or	The site is smaller than 3ha and is within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.

Constraints Table	01Que15
Is site within MSA for brick earth or brick clay?	
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m south of Quendon Park, 500m – 1,000m south west of Paynsden Wood, 500m – 1,000m north east of Coney Acre and 500m – 1,000m west of London Jock Wood.
Proximity of Ancient Woodland(s)	The site is within 100m-500m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m north west of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B7 Debden Farmland Plateau category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders present on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
Historic Environment	

Constraints Table	01Que15
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the Grade II Listed Thatch less than 100m from the south eastern corner.
Distance from Conservation Area	The Quendon Conservation Area is adjacent to the eastern boundary of the site.
Distance from Registered Park and Garden	The site is within 100m – 500m of Quendon Hall Registered Park and Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Providence Cottage bus stop is within 800m south of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 3.60km south of Newport Free Grammar School. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1383. The call for sites information states that there is no access, but presumably this would have to be via Cambridge Road.

Constraints Table	01Que15
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

SLAA Reference: 02Que15		Parish: Quendon and Rickling	
Site Address:		Foxley House, Rickling Green, Essex, CB11 3XJ	
Site Area (hectares): 0.9		Area of Search: 14	
Proposed Use: Market and affordable housing		Proposed Capacity (dwellings): 19	
		Proposed Capacity (m²):	

Is the site suitable?

This greenfield site is located in the centre of Rickling Green. The site adjoins the adopted development limits and the conservation area. 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. The site is sandwiched between developments and is considered a suitable site for development.

Is development of the achievable?

Development of the site is achievable.

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions

Classification: B

The site is available and considered suitable and development is achievable.

Average annual completion rate	Deliverable capacity prior to year 1	Deliverable capacity years 1-5	Deliverable capacity years 6-10	Developable capacity years 11 - 15	Developable Capacity post year 15	Capacity not currently developable
19		19				

Consultation comments 2015

Site History:

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

Constraints Table	02Que15
Policy Constraint	

Constraints Table	02Que15
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers and the sea.
Does the site lie within surface water or ground water flooding zones?	The site has areas of 1 in 30, 1 in 100 and 1 in 1000 flood risk towards the west. These zones are fairly substantial and so could have an impact on development at this location.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3:2.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is within a Minerals Safeguarding Area for Sand gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.

Constraints Table	02Que15
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m south east of Coney Acre, 500m – 1,000m north east of Catherine Grove and 500m – 1,000m north east of Northey Wood.
Proximity of Ancient Woodland(s)	The site is within 100m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m north of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B7 Debden Farmland Plateau category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders present on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the Grade II Listed Woodmans Cottage less than 100m from the south eastern corner.

Constraints Table	02Que15
Distance from Conservation Area	The Quendon Conservation Area is less than 100m north of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Potteries bus stop is within 800m north east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 90m north east of Rickling Church of England Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 80m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 4.42km south of Newport Free Grammar School. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1383. The call for sites information states that access exists from the B1383 and from Green Road.
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There

Constraints Table	02Que15
	would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

SLAA Reference: 03Que15		Parish: Quendon and Rickling
Site Address:	Ventnor Lodge, Cambridge Road, Quendon, CB11 3XJ	
Site Area (hectares): 0.45		Area of Search: 14
Proposed Use: Market and affordable housing		Proposed Capacity (dwellings): 12 Proposed Capacity (m²):

Is the site suitable?

This site is located at the southern end of Rickling Green. It was allocated for residential development in the Regulation 18 Local Plan 2017 and has been granted planning permission for 12 dwellings

Is development of the achievable?

Development of the site is achievable.

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions

Classification: A

The site is deliverable and has planning permission for 12 dwellings.

Average annual completion rate	Deliverable capacity prior to year 1	Deliverable capacity years 1-5	Deliverable capacity years 6-10	Developable capacity years 11 - 15	Developable Capacity post year 15	Capacity not currently developable
12		12				

Consultation comments 2015

Site History:

Application Reference	Description of Development	Decision	Decision Date
UTT/16/0873/FUL	Demolition of existing dwelling and outbuildings. Erection of 12 Residential Dwellings including landscaping and new access	Application Approved	1 November 2016

Constraints Table	03Que15
Policy Constraint	
Is the site greenfield or brownfield?	Part brownfield (residential), part greenfield

Constraints Table	03Que15
	(garden)
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The western boundary is covered in 1 in 100 flood risk for the entirety of the length of the site. From this boundary, a 1 in 1000 risk zone extends onto the site, but this is a fairly small zone on the site and development has the potential to avoid this area.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3:2.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.

Constraints Table	03Que15
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m south east of Coney Acre, 100m – 500m north of Broom/Burney Woods and 500m – 1,000m north east of Catherine Grove
Proximity of Ancient Woodland(s)	The site is within 100m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	The site is more than 100m from a Public Right of Way.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B7 Debden Farmland Plateau category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders present on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Tudor Cottage less than 100m from the north western corner.

Constraints Table	03Que15
Distance from Conservation Area	The Quendon Conservation Area less than 100m north of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Cricketers bus stop is within 800m west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The Rickling Church of England Primary School is approximately 80m north west of the site. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1383. The call for sites information states that there is the ability to provide access directly from the B1383, via a Type 5 Minor Access Way.
Other land uses	
Will there be a net loss of land designated for recreational use?	The site is not currently recreational land is not proposed for recreational provisions. There would be no net loss of recreational provisions as a result of this development.

Constraints Table	03Que15
Will there be a net loss of employment land?	The site is currently not employment land and is not proposed for employment provisions. There would be no net loss of employment provisions as a result of this development.
Will there be a net loss of retail provision?	The site is currently not retail land and is not proposed for retail provisions. There would be no net loss of retail provisions as a result of this development.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

SLAA Reference: 04Que15		Parish: Quendon and Rickling	
Site Address:		Land at Quendon Glebe (south) London Road Quendon, CB11 3XJ	
Site Area (hectares): 1.5		Area of Search: 14	
Proposed Use: Market and affordable housing		Proposed Capacity (dwellings): 20	
		Proposed Capacity (m²):	

Is the site suitable?

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 buildings 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. There is a primary School in Rickling Green which is about 1km away although there is a pavement along the route. 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.

Is development of the achievable?

Development of the site is achievable subject to the status of the burial ground.

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions

Classification: E

The site is available and development is achievable subject to the status of the burial ground. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

Average annual completion rate	Deliverable capacity prior to year 1	Deliverable capacity years 1-5	Deliverable capacity years 6-10	Developable capacity years 11 - 15	Developable Capacity post year 15	Capacity not currently developable
10						20

Consultation comments 2015

Site History:

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

Constraints Table	04Que15
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There is a strip of 1 in 30 flood risk along the western boundary with the road. Development has the potential to avoid this area but there may be an impact on site access.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3:2.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. The north western half of the site is within the Sand Gravel MSA but the south eastern half is not within any MSA.

Constraints Table	04Que15
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m north east of Coney Acre, 500m – 1,000m west of London Jock Wood, 500m - 1,000m south west of Paynsden Wood and 500m – 1,000m south of Quendon Park.
Proximity of Ancient Woodland(s)	The site is within 100m-500m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There are multiple Public Rights of Way across the centre of the development area.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B7 Debden Farmland Plateau category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located

Constraints Table	04Que15
	within 1,000m of the site. The nearest is the Grade II Listed Old Rectory less than 100m from the south western boundary.
Distance from Conservation Area	The western half of the site is within Quendon Conservation Area.
Distance from Registered Park and Garden	The site is within 100m – 500m south of Quendon Hall.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Providence Cottage bus stop is within 800m north of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 640m north east of Rickling Church of England Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 3.82km south of Newport Free Grammar School. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1383. The call for sites information states that there is existing vehicular access to the church from London Road and possibly an additional new access from London Road to serve the land to the north.
Other land uses	

Constraints Table	04Que15
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

SLAA Reference: 05Que15		Parish: Quendon and Rickling	
Site Address:		Land at Quendon Glebe (north) London Road Quendon, CB11 3XL	
Site Area (hectares): 0.5		Area of Search: 14	
Proposed Use: Market housing		Proposed Capacity (dwellings): 10	
		Proposed Capacity (m²):	

Is the site suitable?

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. There is a primary School in Rickling Green which is about 1km away although there is a pavement along the route. 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.

Is development of the achievable?

Development of the site is achievable.

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions

Classification: E

The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

Average annual completion rate	Deliverable capacity prior to year 1	Deliverable capacity years 1-5	Deliverable capacity years 6-10	Developable capacity years 11 - 15	Developable Capacity post year 15	Capacity not currently developable
10						10

Consultation comments 2015

Site History:

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

Constraints Table	05Que15
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There is an area of 1 in 30 flood risk on the north western boundary with the road. Development has the potential to avoid this area but there may be an impact on site access.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3:2.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is predominantly within a Minerals Safeguarding Area for Sand Gravel for glacial deposits. A very small area of land on the south east of the site is not within any MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.

Constraints Table	05Que15
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m south of Quendon Park, 100m – 500m south west of Paynsden Wood, 500m – 1,000m west of London Jock Wood and 500m – 1,000m north east of Coney Acre.
Proximity of Ancient Woodland(s)	The site is within 100m-500m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site from north to south through the centre of the development area.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B7 Debden Farmland Plateau category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.

Constraints Table	05Que15
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Goddens, less than 100m from the northern boundary.
Distance from Conservation Area	A small area of the site encroaches onto Quendon Conservation Area. The majority of the western and southern boundaries are adjacent to the Quendon Conservation Area.
Distance from Registered Park and Garden	The site is within 100m – 500m south of Quendon Hall Registered Park and Garden.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Providence Cottage bus stop is within 800m west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 3.58km south of Newport Free Grammar School. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1383. The call for sites information states that there is existing vehicular access to the church from London Road and possibly an additional new access from London Road to serve the land to the north.

Constraints Table	05Que15
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

SLAA Reference: 06Que15		Parish: Quendon and Rickling	
Site Address:		Paddock to the west of Norbury and The Nordon, CB11 3XJ	
Site Area (hectares): 0.98		Area of Search: 14	
Proposed Use: Market and affordable housing, self/custome build and housing for the older person		Proposed Capacity (dwellings): 26 Proposed Capacity (m²):	

Is the site suitable?

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 and the road. There are other listed buildings nearby along Cambridge Road. There is a primary School in Rickling Green which is about 1km away although there is a pavement along the route. 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.

Is development of the achievable?

Development of the site is achievable subject to the provision of an access.

Is the site available?

Although the site has been promoted through the Call for Sites process with landownership and intentions known, it is unknown if land for the access is available

Conclusions

Classification: E

The available of the land to access the site is not known. Development of the site is achievable subject to the provision of an access. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

Average annual completion rate	Deliverable capacity prior to year 1	Deliverable capacity years 1-5	Deliverable capacity years 6-10	Developable capacity years 11 - 15	Developable Capacity post year 15	Capacity not currently developable
26						26

Consultation comments 2015

Site History:

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

Constraints Table	06Que15
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The site is within a less than 1 in 1000 flood risk which indicates it is very unlikely to be affected by surface and ground water flooding.
Pollution	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3:2.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is fully within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.

Constraints Table	06Que15
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m north east of Coney Acre, 500m – 1,000m south west of Paynsden Wood and 500m – 1,000m south of Quendon Park.
Proximity of Ancient Woodland(s)	The site is within 100m-500m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m west of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B7 Debden Farmland Plateau category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Homestead, The Priory, less than 100m south east of the site.

Constraints Table	06Que15
Distance from Conservation Area	The Quendon Conservation Area is adjacent to the north eastern corner of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m south of Quendon Hall.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Providence Cottage bus stop is within 800m north east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 670m north east of Rickling Church of England Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 3.82km south of Newport Free Grammar School. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1383. The call for sites information states that access would have to be agreed with Quendon Hall Estate.
Other land uses	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There

Constraints Table	06Que15
	would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	Including some tree planting to act as screening from the Listed Buildings is proposed as a possibility in the Call For Sites form.

SLAA Reference: 07Que17		Parish: Quendon and Rickling	
Site Address:		land to the south-west of Brick Kiln Lane Coney Acre Rickling Green	
Site Area (hectares): 1.48		Area of Search: 14	
Proposed Use: Market and affordable housing		Proposed Capacity (dwellings): 40-67 Proposed Capacity (m²):	

Is the site suitable?

This greenfield site lies on the western edge of Rickling Green. It lies beyond and adjacent to the development limits. The site is not liable to flooding. 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. Although there is development opposite the site, the site is seen to relate more to the countryside than to the village and is therefore considered unsuitable for housing.

Is development of the achievable?

Development of the site is achievable

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions

Classification: E

The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.

Average annual completion rate	Deliverable capacity prior to year 1	Deliverable capacity years 1-5	Deliverable capacity years 6-10	Developable capacity years 11 - 15	Developable Capacity post year 15	Capacity not currently developable
						40

Consultation comments 2015

Site History:

Application Reference	Description of Development	Decision	Decision Date

Constraints Table	07Que17
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Constraints Table	07Que17
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site adjoins the adopted development limits.
Is the site located within the Greenbelt?	The site is not located within the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 indicating no risk of flooding from rivers and the sea.
Does the site lie within surface water or ground water flooding zones?	The site is not within a Groundwater flooding zone.
Pollution	
Which aircraft noise contour does the site lie within?	The site lies within the <54 dB(A) Leq contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is within Zone 3 of the groundwater source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is within the MSA for sand and gravel.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste planning Authority.
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is within 1,000m to an SSSI; Quendon Wood is located roughly 550m east of the site.

Constraints Table	07Que17
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 1,000m to 4 Local Wildlife Sites: Coney Acre, located roughly 90m north-east of the site; Catherine Grove, located roughly 490m south-west of the site; Broom/Burney Woods, located roughly 760m south of the site; and Northey Wood, locate
Proximity of Ancient Woodland(s)	The site is within 1,000m to 5 Ancient Woodlands: Coney Acre, located roughly 90m north-east of the site; Quendon Wood, which is roughly 500m east of the site; Catherine Wood, which is roughly 500m south-west of the site; Broom/Burney Woods, located rough
Proximity to Local Geological Site(s)	The site is over 1,000m from a Local Geological Site.
Proximity to National Trails and public rights of way networks	The site has a Public Right of Way within 100m of its boundary.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is located within the B7 Debden Farmland Plateau area of the Landscape Character Assessment, which has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site does not lie in an area covered by the Historic Settlement Character Assessment.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders present on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land
Historic Environment	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from any Scheduled Ancient Monuments.
Distance from Listed Building	The site is within 100-500m to 3 listed buildings: the grade II Yew Tree Cottage; the grade II Well

Constraints Table	07Que17
	Cottage; and the grade II Barn to Maces farm. All of these are located roughly 175m south-east of the site.
Distance from Conservation Area	The site is located within 100-500m to a Conservation Area: Quendon Conservation Area, located roughly 200m east of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from any Registered Parks and Gardens.
Will a new site access be created on to a protected lane?	Site access would not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The site is not within 800m of a public transport node. No additional public transport provisions are proposed.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is within 800m of Rickling Church of England Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is not within 800m of any convenience shopping. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is not within 800m of a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is within 4.8km of Newport Free Grammar School. No additional secondary school provisions are proposed. The site is within 4.8km of Newport Free Grammar School. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	The site has access to the B1383.
Other land uses	

Constraints Table	07Que17
Will there be a net loss of land designated for recreational use?	The site is not currently designated recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	The site is not currently employment land and is not proposed for employment development. No loss of employment land and not replaced.
Will there be a net loss of retail provision?	The site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

SLAA Reference: 08Que17		Parish: Quendon and Rickling	
Site Address:		Land north east of Belchamp's Lane Rickling Green	
Site Area (hectares): 6.35		Area of Search: 14	
Proposed Use: Market and affordable housing		Proposed Capacity (dwellings): 143-238	
		Proposed Capacity (m²):	

Is the site suitable?

This greenfield site lies on the eastern edge of Rickling Green. The site lies adjacent to and beyond the development limits and the conservation area. The site is sandwiched between the village and the B1383 but extends southwards into the countryside. The site is not liable to flooding. 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 close to the site. The village is a Type A village and the site is in close proximity to the primary school and a bus stop. 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.

Is development of the site achievable?

Development of the site is achievable

Is the site available?

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions

Classification: E

The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.

Average annual completion rate	Deliverable capacity prior to year 1	Deliverable capacity years 1-5	Deliverable capacity years 6-10	Developable capacity years 11 - 15	Developable Capacity post year 15	Capacity not currently developable
						143

Consultation comments 2015

Site History:

Application Reference	Description of Development	Decision	Decision Date

Constraints Table	08Que17
Policy Constraint	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site adjoins the Adopted Development Limits.
Is the site located within the Greenbelt?	The site is not located within the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
Flooding	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 indicating no risk of flooding from rivers and the sea.
Does the site lie within surface water or ground water flooding zones?	The site is not within a Groundwater flooding zone.
Pollution	
Which aircraft noise contour does the site lie within?	The site lies within the <54 dB(A) Leq contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is within zone 3 of the groundwater source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is within the MSA for sand and gravel.
Does the site lie within the Waste Consultation Area?	
Natural environment	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is within 100m to a SSSI: Quendon Wood is located roughly 50m east of the site.

Constraints Table	08Que17
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 1,000m to 4 Local Wildlife Site: Broom/Burney Wood which is adjacent to the site on its southern edge; Coney Acre, located roughly 300m north of the site; Catherine Grove, which is roughly 500m west of the site; and Northey Wood which is
Proximity of Ancient Woodland(s)	The site is within 100-500m to 4 areas of Ancient Woodland: Broom/Burney woods, which is adjacent to the southern edge of the site; Quendon Wood, which is roughly 50m east of the site; Coney Acre, which is roughly 330m north-west of the site; and Catherine
Proximity to Local Geological Site(s)	The site is over 1,000m from a Local Geological Site.
Proximity to National Trails and public rights of way networks	The site has a Public Right of Way within 100m of its boundary.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is located within the B7 Debden Farmland Plateau area of the Landscape Character Assessment, which has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site does not lie in an area covered by the Historic Settlement Character Assessment.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders present on the site.
What is the agricultural land value of the site?	The site is within grade 3 agricultural land.
Historic Environment	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from any Scheduled Ancient Monuments
Distance from Listed Building	The site is within 100m to 2 Listed Buildings: Maces Cottage, located roughly 50m west of the

Constraints Table	08Que17
	site; and the Cricketers Public House, located roughly 50m north-west of the site.
Distance from Conservation Area	The site is adjacent to the Quendon Conservation Area, located west and north of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from any Registered Parks and Gardens.
Will a new site access be created on to a protected lane?	Site access would not be created on to a protected lane.
Accessibility	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The site is within 800m of The Potteries Bus stop, located north of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is within 800m of Rickling Church of England Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is not within 800m of any convenience shopping. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is not within 800m of a GP. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The northern tip of the site is within 4.8km of Newport Free Grammar School. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	The site has access to the B1383.
Other land uses	
Will there be a net loss of land designated for recreational use?	The site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.

Constraints Table	08Que17
Will there be a net loss of employment land?	The site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of retail provision?	The site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.