

<b>SLAA Reference:</b> 01New15		<b>Parish:</b> Newport
<b>Site Address:</b>	The Piggeries, Debden Road, Newport, CB11 3PE	
<b>Site Area (hectares):</b> 0.3		<b>Area of Search:</b> 13
<b>Proposed Use:</b> Market and affordable housing; self/custom build or housing for older people		<b>Proposed Capacity (dwellings):</b> 5 <b>Proposed Capacity (m<sup>2</sup>):</b>

**Is the site suitable?**

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. Newport is a key village and has a number of services and facilities. 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 inspect 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.

**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. 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
						5

**Consultation comments 2015**

Parish Council

The distance to the Surgery is 0.7, to the Village Shop 0.5, and the Joyce Frankland Academy 0.7 miles

Site Promoter:

The site is considered to be fully sustainable

- The site is within walking distance of local facilities in Newport
- The

**Site History:**

<b>Application Reference</b>	<b>Description of Development</b>	<b>Decision</b>	<b>Decision Date</b>
UTT/1985/11/FUL	Erection of dwelling and garage	Refused	5 December 2011
UTT/13/2841/FUL	Erection of detached cottage	Application Refused and Appeal Dismissed	24 March 2014
UTT/13/3031/OP	Outline application for the erection of 7 No. bungalows with all matters reserved	Application Refused and Appeal Dismissed	24 March 2014

<b>Constraints Table</b>	<b>01New15</b>
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond 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.
<b>Flooding</b>	
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 is within a less than 1 in 1000 flood risk zone which indicates it is very unlikely to be affected by surface or ground water flooding.
<b>Pollution</b>	
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.

<b>Constraints Table</b>	<b>01New15</b>
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
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 adjacent to Newport – Debden Road PRV and 500m – 1,000m south east of Wicken Water Marsh.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from 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 A1 Cam River Valley 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?	The site lies within Sector 1 - Land rising up from the corner of Chalk Farm Road and Debden Road junction. Development on rising landscape would impact on views out of the conservation area and views in from the Debden approach. It is considered that dev

<b>Constraints Table</b>	<b>01New15</b>
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.
<b>Historic Environment</b>	
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 range of barns adjoining the north end of Maonk's Barn fronting the road, within 100m – 500m of the north western corner of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m west of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m south of Shortgrove 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.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Old Forge bus stop is within 800m north 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 approximately 610m north east of Newport 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 approximately within 800m east of Newport GP Surgery. No additional healthcare provisions are proposed.

<b>Constraints Table</b>	<b>01New15</b>
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 0.62km south east of Newport Free Grammar School and 3.00km south west of Saffron Walden County High 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 indicates that access would be via Debden Road.
<b>Other land uses</b>	
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.

<b>SLAA Reference:</b> 02New15		<b>Parish:</b> Newport	
<b>Site Address:</b>		Bricketts, London Road, Newport, CB11 3SY	
<b>Site Area (hectares):</b> 0.38		<b>Area of Search:</b> 13	
<b>Proposed Use:</b> Market housing		<b>Proposed Capacity (dwellings):</b> 11	
		<b>Proposed Capacity (m<sup>2</sup>):</b>	

**Is the site suitable?**

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 Regulation 18 Local Plan allocates the site with planning permission for 11 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 considered deliverable. Planning permission has been granted for part of the site for 11 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
11		11				

**Consultation comments 2015**

Parish Council:

The distance to the Primary School is 0.7, the Village Shop 0.8, the Surgery, 0.9, and the Joyce Frankland Academy 1.1 miles

**Site History:**

Application Reference	Description of Development	Decision	Decision Date
UTT/16/1290/OP	Outline application, with all matters reserved except for access, for demolition of existing dwelling and erection of up to 11 dwellings with associated access and parking.	Approved	29 November 2016

UTT/15/3423/FUL	Proposed demolition of existing dwelling and erection of 3 replacement dwellings and garages.	Approved	22 Jan 2016

<b>Constraints Table</b>	<b>02New15</b>
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Part brownfield (dwelling), part greenfield (garden)
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.
<b>Flooding</b>	
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?	Some very small areas of 1 in 1000 flood risk zones are present on the site towards the south and on the boundary with the road. Development has the potential to avoid these areas due to their size and peripheral location, but the area on the road may have an impact on site access.
<b>Pollution</b>	
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 within an area more susceptible to poor air quality due to its proximity with the M11. Site promoter notes that plans show an extensive planted area to the rear of the proposed development between it and the motorway which is in their ownership
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.

<b>Constraints Table</b>	<b>02New15</b>
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 eastern half of the site is not within any MSA and the western half is within the Sand Gravel MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
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 west of Kiora Pastures, 500m – 1,000m south of Newport – Debden Road PRV and 500m – 1,000m north east of Bushy Lays/Spring Close.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m 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 A1 Cam River Valley 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.

<b>Constraints Table</b>	<b>02New15</b>
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
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 Granta within 500m – 1,000m of the northern boundary.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m north of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m north 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.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Spinney 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 570m south east of Newport Primary School. No additional 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 Newport Surgery is approximately within 800m north west of the site. 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 1.38km south of Newport Free Grammar School. No additional secondary school provisions are proposed.

<b>Constraints Table</b>	<b>02New15</b>
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 indicates that access would be onto the B1383.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	The site is not currently recreational land and it is not proposed for recreational provision. There would be no net loss of recreational provisions as a result of this development.
Will there be a net loss of employment land?	The site is not currently employment land and it is not proposed for employment provisions. There would be no 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 it 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.

<b>SLAA Reference:</b> 03New15		<b>Parish:</b> Newport
<b>Site Address:</b>	Land south of Bricketts, London road, Newport, CB11 3SY	
<b>Site Area (hectares):</b> 0.82		<b>Area of Search:</b> 13
<b>Proposed Use:</b> Market and affordable housing		<b>Proposed Capacity (dwellings):</b> 24  <b>Proposed Capacity (m<sup>2</sup>):</b>

**Is the site suitable?**

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 Regulation 18 Local Plan 2017. 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.

**Is development of the achievable?**

Development of the site is achievable subject to investigation and suitable mitigation of any ground contamination.

**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 subject to suitable mitigation of any ground contamination.

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		24				

**Consultation comments 2015**

Parish Council:

The distance to the Primary School is 0.7, the Village Shop 0.8, the Surgery, 0.9, and the Joyce Frankland Academy 1.1 miles

**Site History:**

Application Reference	Description of Development	Decision	Decision Date

<b>Constraints Table</b>	<b>03New15</b>
<b>Policy Constraint</b>	
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.
<b>Flooding</b>	
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 are some very small 1 in 1000 flood risk zones on the most northern part of the site. Development could potentially avoid these areas to an extent but the site is not particularly large and so this could discount a substantial portion of the land from development.
<b>Pollution</b>	
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 within an area more susceptible to poor air quality due to its proximity with the M11. Site promoter notes that plans show an extensive planted area to the rear of the proposed development between it and the motorway which is in their ownership
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.

<b>Constraints Table</b>	<b>03New15</b>
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 3 ha and is partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. The western half of the site is within the Sand Gravel MSA but the eastern half 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.
<b>Natural environment</b>	
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 of Kiora Pastures, 500m – 1,000m south west of Bushy Lays/Spring Close and 500m – 1,000m south of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m 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 A1 Cam River Valley 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 2 agricultural land.
<b>Historic Environment</b>	

<b>Constraints Table</b>	<b>03New15</b>
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 Granta, 500m – 1,000m north of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m north of the site.
Distance from Registered Park and Garden	The site is 500m – 1,000m north 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.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Spinney 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 550m south east of Newport 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 within 800m south of Newport 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 1.38km 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 indicates that access would be onto the B1383.
<b>Other land uses</b>	

<b>Constraints Table</b>	<b>03New15</b>
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.

<b>SLAA Reference:</b> 04New15		<b>Parish:</b> Newport
<b>Site Address:</b>	Land south of Wicken Road, Newport, CB11 3QH	
<b>Site Area (hectares):</b> 6.1		<b>Area of Search:</b> 13
<b>Proposed Use:</b> Market and affordable housing		<b>Proposed Capacity (dwellings):</b> 200 <b>Proposed Capacity (m<sup>2</sup>):</b>

**Is the site suitable?**

This greenfield site lies to the west of the village and adjoins the village development limit. The site lies beyond the poor air quality zone of the M11. Newport is a key village and has a number of services and facilities which are accessible by foot from the site. The site has blocks of trees on its northern and southern boundary and in the middle of the site. The Historic Settlement Characterisation Assessment (2007) for Newport considers that ‘whilst development in Sector 5 land would not greatly impact the historic core and would ultimately be restricted by constraints of the M11, to the south of this sector any development which resulted in the loss of open space of any recreational areas would be inappropriate. 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. Newport is a sustainable location for development, and this site is well related to the village and contained by the M11. However, the suitability of this site will depend on the Council’s assessment of the impact of development on the landscape and highways impact.

**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: C**

The site is available and development is achievable. The suitability of the site depends on the council’s assessment of the impact of development on the landscape and highways.

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
20		200				

**Consultation comments 2015**

Site Promoter:

The conclusions based on the Historic Settlement Character Assessment do not take into account the indicative masterplan that was submitted as part of the call for sites consultation. Work is being carried out in connection with heritage an

**Site History:**

Application Reference	Description of Development	Decision	Decision Date
UTT/1109/09/FUL	Construction of 34 No. affordable dwellings with access road, drives and parking with off site drainage works (balancing pond)	Withdrawn	4 November 2009
UTT/17/2868/OP	Outline planning application for the development of up to 150 dwellings (Use Class C3), provision of land for community allotments, associated strategic landscaping, open space, and associated highways, drainage and other infrastructure works, with all ma	Awaiting Decision	

Constraints Table	04New15
<b>Policy Constraint</b>	
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.
<b>Flooding</b>	
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?	1 in 1000 flood risk zones are located on the west of the site towards the tree line, extending from an area of 1 in 100 risk on the western boundary with the road. The areas on the western part of the site have the potential to be avoided by development to some extent although some land will be lost from the development area. Site access could be affected by the risk zones on the

<b>Constraints Table</b>	<b>04New15</b>
	western boundary road due to the possibility of flooding on the road.
<b>Pollution</b>	
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 within an area more susceptible to poor air quality due to its proximity with the M11.
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.
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 more than 5ha and is partially 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.
<b>Natural environment</b>	
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 Wicken Water Marsh and 500m – 1,000m west of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from 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 west to east through the centre of the development area.

<b>Constraints Table</b>	<b>04New15</b>
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 A1 Cam River Valley 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?	The site lies within Sector 5 - South west of Village. Whilst development in Sector 5 land would not greatly impact the historic core and would ultimately be restricted by constraints of the M11, to the south of this sector any development which resulted
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?	Just over half of the site to the east is grade 2 and just under half of the site to the west is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is within 100m – 500m east of St Helen’s Chapel, Bonhunt.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Former Chapel of St Helen at Bonhunt Farm, within 100m – 500m of the south western corner.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m north east of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m south west of Shortgrove 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.
<b>Accessibility</b>	

<b>Constraints Table</b>	<b>04New15</b>
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Frambury Lane 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 60m west of Newport 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 Newport Surgery is within 800m north east of the site. 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 0.66km south west of Newport Free Grammar School and 4.21km south west of Saffron Walden County High 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 and the B1038. The call for sites information indicates that access to the site could be provided from Wicken Road and / or to Frambury Lane.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	The site is not currently recreational land and the proposal does include formal children's play space recreational provisions. There would be a net increase in recreational provisions as a result of this development.
Will there be a net loss of employment land?	The site is not currently 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 not currently retail land and is not proposed for retail provisions. There would be no net loss of retail provisions as a result of this development.

<b>Constraints Table</b>	<b>04New15</b>
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The development proposal includes formal and informal open spaces, strategic green space, allotments and school car parking facilities.

<b>SLAA Reference:</b> 05New15		<b>Parish:</b> Newport
<b>Site Address:</b>	Land west of School Lane Newport, CB11 3QF	
<b>Site Area (hectares):</b> 5.85		<b>Area of Search:</b> 13
<b>Proposed Use:</b> Market and affordable housing		<b>Proposed Capacity (dwellings):</b> 90  <b>Proposed Capacity (m<sup>2</sup>):</b>

### Is the site suitable?

This greenfield site lies on the western edge of the village, adjoining existing development limits. 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. Newport is a key village and has a number of services and facilities which are accessible by foot from 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. Newport is a sustainable location for development. However, the 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.

### Is development of the achievable?

Development of the site is achievable.

### Is the site available?

The site is available and development is achievable. The suitability of the site depends on the council's assessment of the impact of development on the landscape and conservation area.

### 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						90

### Consultation comments 2015

Parish Council

The junction of Bury Water Lane/School has flooded in April 2012, December 2012, December 2013, February 2014, August 2015, and January 2016. Prior to 2012 it flooded regularly. February 2014 was a “1 in a 1000 year event”.

Site Promote

**Site History:**

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

Constraints Table	05New15
<b>Policy Constraint</b>	
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.
<b>Flooding</b>	
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 are 1 in 30 flood risk zones along the western and northern boundaries near the river and the eastern boundary with the road. These areas have the potential to be avoided by development but the eastern zone on the boundary with the road could have an impact on site access.
<b>Pollution</b>	
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 within an area more susceptible to poor air quality due to its proximity with the M11.

<b>Constraints Table</b>	<b>05New15</b>
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.
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 larger than 5ha and is partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A very small section of land on the south west of the site is within the Sand Gravel MSA but the majority of the site is not within any
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
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 less than 100m north of Wicken Water Marsh and 100m – 500m north west of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from 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 inside the north western boundary.
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 A1 Cam River Valley 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?	The site lies within Sector 4 - Wedge of land to the North of Wicken Road. Development in this sector would significantly affect the impact of the views to the landmark tower of St Mary's church

<b>Constraints Table</b>	<b>05New15</b>
	from the western approach. Furthermore development would hav
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?	A small section to the south east of the site is grade 2, but the majority of the site is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m north east of St Helen’s Chapel, Bonhunt.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest are the Grade II Listed 4, 5 and 6 Bury Water Lane properties, within 100m – 500m of the north eastern corner.
Distance from Conservation Area	The Newport Conservation Area is adjacent to the south eastern corner boundary of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m south east of Shortgrove 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.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Frambury Lane 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 approximately 440m north of Newport 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.

<b>Constraints Table</b>	<b>05New15</b>
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 Newport GP Surgery is approximately within 800m south of the site. 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 0.28km south west of Newport Free Grammar School and 3.80km south west of Saffron Walden County High 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 B1038 and the B1383. The call for sites information states that the site can be accessed via either School Lane or Wicken Road but it is proposed to access via Wicken Road.
<b>Other land uses</b>	
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.

<b>SLAA Reference:</b> 06New15		<b>Parish:</b> Newport
<b>Site Address:</b>	Land at London Road, Newport, CB11 3PU	
<b>Site Area (hectares):</b> 4.6		<b>Area of Search:</b> 13
<b>Proposed Use:</b> Market and affordable housing		<b>Proposed Capacity (dwellings):</b> 94 <b>Proposed Capacity (m<sup>2</sup>):</b>

#### Is the site suitable?

This greenfield site lies to the south of the village adjacent to the development limits. It touches the conservation area at its north east corner of the site. Tree Preservation Orders adjoin the south western corner of the site. Newport is a key village and has a number of services and facilities. Planning permission has been granted on this site for 94 dwellings

#### 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: A**

The site is deliverable and has planning permission for 94 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
45		94				

#### Consultation comments 2015

#### Site History:

Application Reference	Description of Development	Decision	Decision Date
UTT/15/1869/FUL	Erection of 94 residential dwellings including flexible mixed use building (Use Classes B1, D1 or D2); open space, landscaping and new access	Application Allowed on Appeal	27 October 2017

Constraints Table	06New15
Policy Constraint	

<b>Constraints Table</b>	<b>06New15</b>
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.
<b>Flooding</b>	
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?	There are some 1 in 1000 flood risk zones on the southern and northern parts of the site, along with a very small area on the centre and a zone on the access road to the west. There is also 1 in 30 risk zones along the southern boundary and the eastern boundary with the road. Development has the potential to avoid these areas but the zones on the eastern boundary and the western road could have an impact on site access.
<b>Pollution</b>	
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 within an area more susceptible to poor air quality due to its proximity with the M11.
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.

<b>Constraints Table</b>	<b>06New15</b>
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 larger than 3 ha and smaller than 5 ha. It is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
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 – 5000m south west of Newport – Debden Road PRV, 500m – 1,000m south of Wicken Water Marsh, 500m – 1,000m north west of Kiara Pastures and 500m – 1,000m north east of Bushy Lays/ Spring Close.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m 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 along the western boundary 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 A1 Cam River Valley 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?	The site lies within Sector 6 - South of village Centre. The principal effects of development in Sector 6 land would be to extend the village by elongating the High Street but not beyond village boundaries, and impact on a small section of the historic co
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.

<b>Constraints Table</b>	<b>06New15</b>
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
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 Granta, less than 100m north east of the site.
Distance from Conservation Area	The Newport Conservation Area is adjacent to the north east corner of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m north 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.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Station Road 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 40m south of Newport 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 approximately within 800m south of Newport 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 0.85km south of Newport Free Grammar School and 4.38km south of Saffron Walden County High School. No additional secondary school provisions are proposed.

Constraints Table	06New15
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 the site can be accessed from London Road.
<b>Other land uses</b>	
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.

<b>SLAA Reference:</b> 07New15		<b>Parish:</b> Newport
<b>Site Address:</b>	Land at Bury Water Lane, Newport, CB11 3UB	
<b>Site Area (hectares):</b> 0.7		<b>Area of Search:</b> 13
<b>Proposed Use:</b> Market and affordable and self/custom build housing		<b>Proposed Capacity (dwellings):</b> 10 <b>Proposed Capacity (m<sup>2</sup>):</b>

#### Is the site suitable?

This greenfield site has trees and shrubs on it. It lies adjacent to the development limits. 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 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.

#### Is development of the site achievable?

The achievability of the site depends on the outcome of a full flood risk assessment and consideration of mitigation measures.

#### 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. The achievability of the site is uncertain because parts of the site are located within flood zones 2 and 3. The site is considered unsuitable as development on this site would not contribute sustainable patterns of development through the loss of important wildlife habitats.

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
5						10

#### Consultation comments 2015

Parish Council

The junction of Bury Water Lane/School has flooded in April 2012, December 2012, December 2013, February 2014, August 2015, and January 2016. Prior to 2012 it flooded regularly. February 2014 was a “1 in a 1000 year event”.

#### Site History:

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

Constraints Table	07New15
<b>Policy Constraint</b>	
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.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is almost entirely covered by flood zones 2 and 3. Development could be affected by these zones.
Does the site lie within surface water or ground water flooding zones?	The site is almost entirely covered by 1 in 30 flood risk zones which would most likely be unavoidable for development. The 1 in 30 risk zones on the north east of the site by the road could also have an impact on site access.
<b>Pollution</b>	
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.

<b>Constraints Table</b>	<b>07New15</b>
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 from glacial deposits. A small area inside the eastern boundary of the site is not within any MSA but the majority of the site is within the Sand Gravel
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
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 contains part of Wicken Water Marsh within its boundary and is 500m – 1,000m north west of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from 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 Public Rights of Way less than 100m north east and south east 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 A1 Cam River Valley 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?	The site lies within Sector 4 - Wedge of land to the North of Wicken Road. Development in this sector would significantly affect the impact of the views to the landmark tower of St Mary's church from the western approach. Furthermore development would hav
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.

<b>Constraints Table</b>	<b>07New15</b>
What is the agricultural land value of the site?	A small section of the north of the site is grade 2, but the majority is grade 3 agricultural land.
<b>Historic Environment</b>	
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 are the Grade II Listed 4, 5 and 6 Bury Water Lane, within 100m – 500m east of the site.
Distance from Conservation Area	The Newport Conservation Area is adjacent to the eastern boundary of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m south west of Shortgrove 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.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The School Lane bus stop is within 800m 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 620m north of Newport 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 within 800m north of the Newport 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 0.28km south west of Newport Free Grammar School and 3.76km south west of Saffron Walden County High School. No additional secondary school provisions are

<b>Constraints Table</b>	<b>07New15</b>
	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 B1038. The call for sites information states that the site can be accessed from Bury Water Lane.
<b>Other land uses</b>	
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.

<b>SLAA Reference:</b> 08New15		<b>Parish:</b> Newport	
<b>Site Address:</b>		Bury Water Nursery, Bury Water Lane, Newport, CB11 3UB	
<b>Site Area (hectares):</b> 1.98		<b>Area of Search:</b> 13	
<b>Proposed Use:</b> Market housing or residential care home		<b>Proposed Capacity (dwellings):</b> 45	
		<b>Proposed Capacity (m<sup>2</sup>):</b>	

**Is the site suitable?**

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.

**Is development of the achievable?**

Development of the site is achievable subject to satisfactory investigation and mitigation of contamination and the cost of clearing and removing existing structures is taken into account.

**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 a residential care home facility of which the 90 apartments and cottages will contribute towards housing supply. The deliverable capacity has been amended to 90.

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
20		90				

**Consultation comments 2015**

**Site History:**

Application Reference	Description of Development	Decision	Decision Date
UTT/13/1817/OP	Outline application for redevelopment with a mix of a residential care facility (for illustrative purposes, for 120 persons), separate assisted living units for people over 65 years of	Application Approved	20 October 2013

	age (40 units); associated medical and recreation facilities in a Care		
UTT/16/0459/OP	Outline planning application for the redevelopment of land to the rear of Bury Water Lane with some matters reserved. The detailed element to consist of engineering works to create a new means of vehicular access to the site involving the demolition of th	Application Approved	1 November 2016

<b>Constraints Table</b>	<b>08New15</b>
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Brownfield
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.
<b>Flooding</b>	
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 are small areas of 1 in 1000 flood risk on the centre and south west of the site. The west boundary has a thin strip of 1 in 1000 risk zone and a 1 in 100 zone runs along the southern boundary with the road. Development has the potential to avoid these areas but the zone along the boundary with the road could have an impact on site access.
<b>Pollution</b>	
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.

<b>Constraints Table</b>	<b>08New15</b>
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.
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 not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
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 less than 100m north of Wicken Water Marsh and 500m – 1,000m north west of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from 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 Public Rights of Way less than 100m east and south 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 A1 Cam River Valley 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?	The site lies within Sector 3 - North West of village. Development in the east of this sector would result in the loss of important open spaces and trees and detrimentally impact on the adjacent historic core. Development to the west would not impact on t

<b>Constraints Table</b>	<b>08New15</b>
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 2 agricultural land.
<b>Historic Environment</b>	
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 are the Grade II Listed 4, 5 and 6 Bury Water Lane, within 100m – 500m south east of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m south east of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m south west of Shortgrove 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.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The School Lane bus stop is within 800m south 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 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 within 800m north of Newport GP Surgery. No additional healthcare provisions are proposed.

<b>Constraints Table</b>	<b>08New15</b>
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 0.28km west of Newport Free Grammar School and 3.56km south west of Saffron Walden County High 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 the site can be accessed via Whiteditch Lane.
<b>Other land uses</b>	
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?	This development would result in the loss of current commercial use and it would not be replaced in the proposed use.
Will there be a net loss of retail provision?	Development on this site would result in the loss of current commercial use, but it is unclear if this is retail.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

<b>SLAA Reference:</b> 09New15		<b>Parish:</b> Newport	
<b>Site Address:</b>		Land to the rear of Branksome, Bury Water Lane, Newport, CB11 3UD	
<b>Site Area (hectares):</b> 0.34		<b>Area of Search:</b> 13	
<b>Proposed Use:</b> Market housing		<b>Proposed Capacity (dwellings):</b> 2	
		<b>Proposed Capacity (m<sup>2</sup>):</b>	

**Is the site suitable?**

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.

**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 for 2 dwellings and planning permission has been given on site for 2no units. The deliverable capacity has been amended to 2 units

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
	2	2				

**Consultation comments 2015**

Parish Council:

The site is stated as being within 800m of the Coach and Horses bus stop. It is, in fact, a 1126m walk by road.

It is the same distance (0.7 miles/1126m) to the doctors' surgery.

It is 800m from the secondary school in Newport, not 320m.

**Site History:**

Application Reference	Description of Development	Decision	Decision Date
UTT/15/1664/FUL	Removal of existing structures and erection of 2 no. detached dwellings and garages	Application Approved	4 September 2015

<b>Constraints Table</b>	<b>09New15</b>
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond 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.
<b>Flooding</b>	
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 very small 1 in 1000 flood risk zone on the southern part of the site, which has the potential to be avoided by development.
<b>Pollution</b>	
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.
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 3 ha and is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.

<b>Constraints Table</b>	<b>09New15</b>
<b>Natural environment</b>	
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 of Wicken Water Marsh and 500m – 1,000m north west of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from 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 along the eastern boundary 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 A1 Cam River Valley 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?	The site lies within Sector 3 - North West of village. Development in the east of this sector would result in the loss of important open spaces and trees and detrimentally impact on the adjacent historic core. Development to the west would not impact on t
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 2 agricultural land.
<b>Historic Environment</b>	
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 are the Grade II Listed 1, 2 and 3 Bury Water Lane, within

<b>Constraints Table</b>	<b>09New15</b>
	100m – 500m south of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m south of the site.
Distance from Registered Park and Garden	The site is within 100m – 500m south west of Shortgrove 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.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Coach & Horses 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 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 approximately within 800m north east of Newport 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 0.32km north west of Newport Free Grammar School and 3.34km south west of Saffron Walden County High 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 the site can be accessed via Whiteditch Lane.
<b>Other land uses</b>	
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.

Constraints Table	09New15
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.

<b>SLAA Reference:</b> 10New15		<b>Parish:</b> Newport
<b>Site Address:</b>	Land opposite Branksome, Bury Water Lane, Newport, CB11 3UD	
<b>Site Area (hectares):</b> 0.61		<b>Area of Search:</b> 13
<b>Proposed Use:</b> Market and affordable housing		<b>Proposed Capacity (dwellings):</b> 15  <b>Proposed Capacity (m<sup>2</sup>):</b>

#### Is the site suitable?

This greenfield site lies on the northern edge of the village. The site was allocated for residential development in the Regulation 18 Local Plan 2017. The site now benefits from planning permission for 20 dwellings.

#### 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:** A

The site is deliverable and has planning permission for 20 dwellings. The deliverable capacity has been amended to 20 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
8		20				

#### Consultation comments 2015

#### Site History:

Application Reference	Description of Development	Decision	Decision Date
UTT/14/1794/OP	Outline application with all matters reserved for 15 residential units (incorporating alteration to access road and garage position previously approved under UTT/13/2973/FUL)	Appeal Allowed	16 Sept 2014
UTT/16/0786/DFO	Details following outline application UTT/14/1794/OP (for the erection of 15 no. dwellings and alteration of access), details of	Application Approved	15 December 2016

	layout, access, scale, landscaping and appearance		
UTT/16/2024/FUL	Development of 20 no. dwellings including access road, cartlodges and associates landscaping	Application approved	2 August 2017

<b>Constraints Table</b>	<b>10New15</b>
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond 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.
<b>Flooding</b>	
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 thin strip of 1 in 1000 flood risk zone across the centre of the site which has the potential to be avoided by development.
<b>Pollution</b>	
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.

<b>Constraints Table</b>	<b>10New15</b>
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 not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
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 of Wicken Water Marsh.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from 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 east 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 A1 Cam River Valley 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?	The site lies within Sector 3 - North West of village. Development in the east of this sector would result in the loss of important open spaces and trees and detrimentally impact on the adjacent historic core. Development to the west would not impact on t
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 2 agricultural land.

<b>Constraints Table</b>	<b>10New15</b>
<b>Historic Environment</b>	
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 are the Grade II Listed 4, 5 and 6 Bury Water Lane, within 100m – 500m south east of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m south east of the site.
Distance from Registered Park and Garden	The site is within 100m – 500m west of Shortgrove 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.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Coach & Horses 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 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 approximately within 800m north of Newport 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 0.42km north west of Newport Free Grammar School and 3.43km south west of Saffron Walden County High School. No additional secondary school provisions are proposed.

Constraints Table	10New15
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 the site can be accessed via Whiteditch Lane.
<b>Other land uses</b>	
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.

<b>SLAA Reference:</b> 11New15		<b>Parish:</b> Newport	
<b>Site Address:</b>	Northern playing field, Joyce Frankland Academy, Bury Water Lane, Newport, CB11 3UD		
<b>Site Area (hectares):</b> 1.14		<b>Area of Search:</b> 13	
<b>Proposed Use:</b> Market and affordable housing		<b>Proposed Capacity (dwellings):</b> 15	
		<b>Proposed Capacity (m<sup>2</sup>):</b>	

**Is the site suitable?**

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 access road runs along the boundary of the school and the properties east of Whiteditch Lane. The proposal states that the loss of the playing pitches would still leave adequate land for playing fields for the school. Newport is a key village with a range of services and facilities. Additional development has been permitted along Whiteditch Lane but at the northern end of the lane this has tended to be linear infill development. 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.

**Is development of the achievable?**

Development of the site is achievable subject to the cost of achieving a suitable access.

**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 cost of achieving an acceptable 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
15						15

**Consultation comments 2015**

Parish Council -

It has been concluded as unsuitable as development on this site would not be sustainable.

**Site History:**

Application Reference	Description of Development	Decision	Decision Date
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<b>Constraints Table</b>	<b>11New15</b>
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond 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.
<b>Flooding</b>	
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 1000 flood risk on the access road for the site. Development would be unlikely to be affected but there may be an impact on site access.
<b>Pollution</b>	
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.
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. A small section of land on the south of the site is within the Sand Gravel MSA, but the majority to the north is not within

<b>Constraints Table</b>	<b>11New15</b>
	any MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
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 west of Wicken Water Marsh and 500m – 1,000m north west of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from 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 A1 Cam River Valley 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?	The site lies within Sector 3 - North West of village. Development in the east of this sector would result in the loss of important open spaces and trees and detrimentally impact on the adjacent historic core. Development to the west would not impact on t
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 forms part of the school's playing field

<b>Constraints Table</b>	<b>11New15</b>
<b>Historic Environment</b>	
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 are the Grade II Listed 1, 2 and 3 Bury Water Lane, within 100m south of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m south of the site.
Distance from Registered Park and Garden	The site is within 100m – 500 south west of Shortgrove 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.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Grammar School bus stop is within 800m south 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 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 approximately 800m north east of Newport 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 100m west of Newport Free Grammar School and 3.13km south west of Saffron Walden County High School. No additional secondary school provisions are proposed.

<b>Constraints Table</b>	<b>11New15</b>
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 the site can be accessed from Bury Water Lane.
<b>Other land uses</b>	
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.

<b>SLAA Reference:</b> 12New15		<b>Parish:</b> Newport
<b>Site Address:</b>	Land to the north of Bury Water Lane, Joyce Frankland Academy, Bury Water Lane, Newport, CB11 3TR	
<b>Site Area (hectares):</b> 0.52	<b>Area of Search:</b> 13	
<b>Proposed Use:</b> Market and affordable housing	<b>Proposed Capacity (dwellings):</b> 15	
	<b>Proposed Capacity (m<sup>2</sup>):</b>	

**Is the site suitable?**

This site is located adjacent to development limits and 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. Newport is a key village with a range of services and facilities which are easily accessible from this site. The proposal states that the site forms part of the setting of the cricket field and the school has an overprovision of outdoor space. It is proposed to relocate the car park to another part of the site within the campus. The site is well related to the village. 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.

**Is development of the achievable?**

Development of the site is achievable subject to acceptable replacement of the car park, playing fields and design solutions to reduce the impact of the railway line.

**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 acceptable replacement of the car park and design solutions to reduce the impact of the railway line. The site is not considered suitable due to loss of school land especially playing fields and car parking, and impact of noise from the railway.

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
15						15

**Consultation comments 2015**

**Site History:**

<b>Application Reference</b>	<b>Description of Development</b>	<b>Decision</b>	<b>Decision Date</b>
UTT/1448/08/FUL	Erection of single storey extension to Newport Free Grammar School.	Application Approved	29 October 2008

<b>Constraints Table</b>	<b>12New15</b>
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Part brownfield (car park), part greenfield (playing field)
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.
<b>Flooding</b>	
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 eastern boundary with the road and a thin strip of 1 in 1000 risk zone across the site extending from the south east corner of the site. Development has the potential to avoid the area of 1 in 1000 risk but to do so might create a more disjointed development. The 1 in 30 zone on the road boundary could have an impact on site access.
<b>Pollution</b>	
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.

<b>Constraints Table</b>	<b>12New15</b>
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 from glacial deposits. A small section of land on the east of the site is not within any MSA but the majority to the west is within the Sand Gravel MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
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 Wicken Water Marsh and 500m – 1,000m north of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from 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 south east 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 A1 Cam River Valley 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?	The site lies within Sector 3 - North West of village. Development in the east of this sector would result in the loss of important open spaces and trees and detrimentally impact on the adjacent historic core. Development to the west would not impact on t

<b>Constraints Table</b>	<b>12New15</b>
Are there any Tree Preservation Orders (TPOs) on the site?	There is a Tree Preservation Order on a tree in or adjacent to the south west corner of the site.
What is the agricultural land value of the site?	The site is not in agricultural use; the western part is used for car parking and the eastern part is unused grassland or has trees on it.
<b>Historic Environment</b>	
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 Grade II Listed the Priory, within 100m south east of the site.
Distance from Conservation Area	The Newport Conservation Area is adjacent to the southern and eastern boundaries of the site.
Distance from Registered Park and Garden	The site is within 100m – 500m south west of Shortgrove 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.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Grammar School bus stop is within 800m south 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 approximately within 800m south west of Newport GP Surgery. No additional healthcare provisions are proposed.

<b>Constraints Table</b>	<b>12New15</b>
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 30m north of Newport Free Grammar School and 3.42km south of Saffron Walden County High 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 the site can be accessed from Bury Water Lane.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	There will be a loss of part of school recreational playing fields as a result of this development and it is 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.

<b>SLAA Reference:</b> 13New15		<b>Parish:</b> Newport	
<b>Site Address:</b>		Old Chark Farm, Chalk Farm Lane, Newport, CB11 3RN	
<b>Site Area (hectares):</b> 0.75		<b>Area of Search:</b> 13	
<b>Proposed Use:</b> Market, affordable and self/custom build housing and/or employment		<b>Proposed Capacity (dwellings):</b> 46	
		<b>Proposed Capacity (m<sup>2</sup>):</b>	

**Is the site suitable?**

This greenfield site lies to the east of the village near the quarry. 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.

**Is development of the achievable?**

Development of the site is achievable subject to achieving a suitable access road.

**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 achieving a suitable access road. 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
25						46

**Consultation comments 2015**

Parish Council

The distance to the Primary School 0.8 on foot, 1.1 by road, to the bus stop 0.4 on foot, 1.2 by road, to the Village shop 0.9, to the Surgery 1.1, and to the Joyce Frankland Academy 1.1 miles.

**Site History:**

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

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<b>Constraints Table</b>	<b>13New15</b>
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond 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.
<b>Flooding</b>	
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 very small area of 1 in 1000 flood risk on the south east corner of the site which has the potential to be avoided by development.
<b>Pollution</b>	
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.
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 High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.

<b>Constraints Table</b>	<b>13New15</b>
<b>Natural environment</b>	
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 Newport-Debden Road PRV and 500m – 1,000m north of Kiora Pastures.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from 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 south 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 A1 Cam River Valley 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?	The site lies within Sector 1 - Land rising up from the corner of Chalk Farm Road and Debden Road junction. The principal effect would be to extend urban development onto some sections of highly visible and open rising farmland which would greatly impact
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.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.

<b>Constraints Table</b>	<b>13New15</b>
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the grade II Listed barns approximately 60m north east of Pond Cross Farm, within 100m – 500m north west of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m north west 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.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Spinney 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 Newport Primary School is approximately 690m 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 approximately within 800m south east of Newport 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 Newport Free Grammar School is approximately 1.07km north west of the site. 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 and the B1038. The call for sites information states that the site can be accessed from Debden Road.
<b>Other land uses</b>	

<b>Constraints Table</b>	<b>13New15</b>
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 currently not employment land and the proposal includes the potential for employment provisions. There will be a net increase in this land use as a result of the development.
Will there be a net loss of retail provision?	Development on this site mentions the potential for employment use but it is unclear if this is retail.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.