

# **Supplementary Committee Agenda**



**Epping Forest  
District Council**

## **Local Plan Cabinet Committee Monday, 2nd July, 2012**

**Place:** Council Chamber  
Civic Offices, High Street, Epping

**Time:** 7.00 pm

**Democratic Services:** Gary Woodhall  
The Office of the Chief Executive  
Tel: 01992 564470  
Email: [democraticservices@eppingforestdc.gov.uk](mailto:democraticservices@eppingforestdc.gov.uk)

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### **5. STRATEGIC LAND AVAILABILITY ASSESSMENT (SLAA) (Pages 299 - 440)**

(Planning Portfolio Holder) To consider the attached appendices to the main report.

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Nathaniel Lichfield  
& Partners  
Planning. Design. Economics.



Epping Forest District Council  
**Strategic Land Availability  
Assessment**

## Appendices

May 2012





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**Epping Forest Strategic Land Availability  
Assessment (SLAA)**

**Appendices**

Epping Forest District Council

May 2012

12991/MS/MT

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## **Appendix 1      SLAA Methodology**

***Epping Forest District Council  
Strategic Housing Land Availability Assessment  
Draft Methodology for Consultation***

***Introduction***

1. This document proposes the method to be used for carrying out a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA is an important part of the evidence base to support the delivery of sufficient land for housing to meet the local need for more homes.
2. The methodology has been prepared in accordance with Strategic Housing Land Availability Assessments, Practice Guidance published by the Department for Communities and Local Government (July 2007)<sup>6</sup>.

***Local Planning Context***

3. Local planning authorities in England and Wales are required to produce a Local Development Framework (LDF) containing policies to guide development within their area. Epping Forest District Council is in the process of producing an LDF to replace the existing Local Plan (1998) and Alterations (2006).
4. The key document in the LDF is the Core Planning Strategy which will make decisions about the locations for new housing, employment, infrastructure and community facilities within Epping Forest District. The SHLAA will provide information on potential housing sites within the district to assist the decisions that will be made in the Core Planning Strategy. It is important to note that the SHLAA will only provide background information on potential housing sites. The SHLAA is not a policy document.
5. The SHLAA process will only be an initial assessment of the potential suitability of sites for future housing; there would necessarily be much further testing of sites in future before they would have any planning standing.
6. The Government has publicised its intention to abolish Regional Spatial Strategies, including the review of the East of England Plan (EEP) which was intended to look forward to 2031, and all their associated housing and employment land targets. Abolition is now expected in early 2012 when the Localism and Decentralisation Bill is enacted. The Core Planning Strategy will therefore need to set new, locally derived, housing targets for the district for the period up to 2031.
7. The Bill also contains a provision concerning a "duty to co-operate" with adjoining authorities, and it is anticipated that this will be strengthened which means that continued co-ordinated working, particularly with Harlow, will be expected. Urban extensions of the town, but within this district, will therefore remain an option while the new housing targets are being established. The main difference will be that those housing numbers would now count towards this Council's figures rather than Harlow's, as was the case under the EEP.

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6 Available at: <http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>

### **National Planning Policy**

8. The national approach to planning for housing is contained in Planning Policy Statement 3: Housing (PPS3) which seeks to provide a ready supply of land for housing to meet future demand and needs. To ensure there is sufficient land available at the local level PPS3 requires planning authorities to carry out an assessment of land supply for housing in their area known as the SHLAA. The Assessment should identify:
  - specific deliverable sites for the first five years of a plan that are ready for development – this information is to be kept up to date and topped up as sites are developed;
  - specific developable sites for years 6-10, and ideally years 11-15, in plans to enable the five year supply to be topped up<sup>7</sup>.
9. For years 11-15 broad locations for growth can be indicated where it is not possible to identify specific sites. An allowance for windfall sites<sup>8</sup> should not be made for the first 10 years of the plan. However, where local circumstances make it difficult to identify specific sites, a windfall allowance may be justified.

### **Purpose of the SHLAA**

10. The role of the SHLAA is to identify sites with potential for housing in appropriate locations; assess their potential; and assess when they are likely to be developed.

### **Overall aim of the SHLAA**

11. According to the Practice Guidance the SHLAA should aim to achieve the following outcomes:
  - a. A list of sites, cross referenced to maps showing locations and boundaries of specific sites (or broad locations where applicable);
  - b. An assessment of each site's deliverability/developability and a realistic timescale for when the site is expected to be developed i.e. during the period 0-5 years, 6-10 years or 11-15 years;
  - c. An estimate of the potential number of houses that could be developed on the site;
  - d. Provide details of any constraints on the site;
  - e. Recommendations on how these constraints could be overcome and when.

### **Partnership Approach**

12. Where possible the SHLAA should be carried out at the level of the Housing Market Area which usually extends across the boundary of neighbouring local authorities. A number of Housing Market Areas have been identified in the sub-region, and Epping Forest District actually falls within 5 separate areas, so it is not possible to adopt this approach.

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<sup>7</sup> Strategic Housing Land Availability Assessments, Practice Guidance – Department for Communities and Local Government (July 2007)

<sup>8</sup> Windfall – a housing site that was not allocated by local planning policy and becomes available for development at a later date

13. A joint Housing Market Assessment<sup>9</sup> has been carried out for the local authorities in the sub-region known as the M11/London Commuter Belt East. This area comprises the districts of Uttlesford, Epping Forest, Harlow, Brentwood, East Hertfordshire and Broxbourne. Given the different stages of preparation of their individual Core Planning Strategies, it was decided that it was not practical to prepare the SHLAA in partnership with these neighbouring authorities, so this SHLAA is to be prepared for the area of Epping Forest District only. This approach is acceptable under the Practice Guidance. The other authorities in the Housing Market Assessment Area will be consulted on the Epping Forest SHLAA, in particular East Hertfordshire and Harlow.

### **Key Local Stakeholders**

14. The work of producing the SHLAA will include the input of key local stakeholders such as house builders, social landlords, planning agents, town/parish councils and any other agencies that have a recognised interest in the district. (Please see list at end of this report). These key local stakeholders ('the SHLAA Partnership') will be consulted on this methodology and their views will help to shape the way in which the SHLAA is carried out. In addition, the views of key local stakeholders will be sought in assessing the deliverability and developability of potential sites.

### **Stages in the Methodology**

15. These stages are set out below and follow the approach given in the Practice Guidance.

1. Planning the Assessment
2. Determining which sources of sites will be included in the Assessment
3. Desktop review of existing information
4. Assessing which sites and areas will be surveyed
5. Carrying out the survey
6. Estimating the housing potential of each site
7. Assessing when and whether sites are likely to be developed
  - i. Assessing suitability for housing
  - ii. Assessing availability for housing
  - iii. Assessing achievability for housing
  - iv. Overcoming constraints
8. Review of the Assessment
9. Identifying and assessing the housing potential of broad locations (where necessary)
10. Determining the housing potential of windfall (where justified)

16. The Forward Planning team at Epping Forest District Council will manage the production of the SHLAA via the appointed consultants. The team has extensive knowledge of local policies and the development of housing sites within the District which will be relayed to the appointed consultants. At different stages other officers of the Council will be needed to provide specific assistance (see Stages 6 and 7). Consultation with key local

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9 The full SHMA is available at:

[http://www.eppingforestdc.gov.uk/Council\\_Services/planning/forward\\_planning/LDF/Strategic\\_Housing\\_Market\\_Assessment.asp](http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Strategic_Housing_Market_Assessment.asp)

stakeholders will ensure that the assessment is properly conducted to the expected level of detail and in accordance with the Practice Guidance.

### ***Stage 1: Planning the Assessment***

17. The Council will require the consultant to deliver a clear approach for the assessment of all land within the district, as part of the tender process before appointment.

### ***Stage 2: Determining which sources of sites will be included in the Assessment***

18. Table 1 below lists the sources of potential sites that will be considered in the assessment. If any other sources of potential sites become apparent during the Assessment these will also be investigated.

*Table 1*

<b>Sites in the planning process</b>	
<b>Source of potential sites</b>	<b>Source of information</b>
Unimplemented planning permissions for housing	In-house database
Planning permissions for housing under construction	In-house database
Housing allocations	Local Plan and Alterations
All other land allocations	Local Plan and Alterations
<b>Sites not currently in the planning process</b>	
Vacant and derelict land and buildings	National Land Use Database Urban Housing Capacity Study 2002 Empty Property register Valuation office database LPA vacant property registers (industrial and commercial) Commercial property databases English House Condition Survey

Surplus public sector land	Essex County Council Land Terrier Primary Care Trust(s) Environment Agency British Waterways Contact Utility companies for Land holdings EFDC Land Terrier via Asset Management Group Register of Surplus Public Sector Land
Land in non-residential use which may be suitable for redevelopment for housing	Urban Housing Capacity study 2002 National Land Use Database Call for Sites Site visits Desktop survey
Additional housing opportunities in established residential areas	Urban Housing Capacity Study 2002 Desktop survey using Aerial Photographs Site visits
Large scale redevelopment and redesign of existing residential areas	Call for Sites Development and Design Brief St John's, Epping Broadway Options Development Brief, Debden Broadway Site visits
Sites in rural settlements and rural exception sites	Local Plan representations that were not allocated. Call for Sites Parish Council information Site visits
Urban extensions	Call for Sites
New free standing settlements	Call for Sites

19. Wherever possible the initial assessment will not exclude consideration of any type of land. The exceptions will be those sites that have particular designations and are protected from harmful development, for example Sites of Special Scientific Interest.

### ***Stage 3: Desktop review of existing information***

20. The sources of information for potential sites have been listed in Table 1 above. A Call for Sites exercise was commenced in 2008 to enable landowners, developers and members of the public to put forward potential development sites. Due to the delay in producing the Core Planning Strategy, sites being put forward under the Call for Sites process are still currently being accepted.
21. Apart from setting out the sources of information, another key aspect is deciding the size of sites that will be included in the assessment. It is possible to look at all sites that have potential for at least one dwelling. However the total housing yield from that exercise would be unlikely to justify the amount of extra work involved. Analysis of the information for the 5 year housing land supply for the District shows that while there are a considerable number of small sites they contribute a relatively small number of dwellings to the overall housing supply. A 5 year housing land supply can still be achieved even when those sites with five or less dwellings are removed from the figures.
22. It is proposed that thresholds of 6 dwellings minimum per site, or a minimum site area of 0.2 hectares are set. This area allows for 6 dwellings at a density of 30 dwellings per hectare.
23. As part of the desktop review each site will be assessed against a Site Appraisal. This asks a series of standard questions that draw out further information about each site and its potential suitability for housing development.
24. All the sites identified by the desktop review will be listed and mapped at the scale of 1:1250.

### ***Stage 4: Assessing which sites and areas will be surveyed***

25. All the sites identified by the desktop review will be visited. In addition to considering all identified sites attention will be paid to the following:
  - Current development hotspots that are the focus of recent planning permissions which give an indication of current market demand;
  - Town and district centres and an area within 10 minutes walking time, via appropriately accessible terrain, of these centres (the CLG Best Practice Guidance defines a pedestrian catchment as 'the areas within a 10 minute walk (up to 800m) of an established centre'<sup>10</sup>)
  - Principal public transport corridors and their walking catchment areas.
26. The survey of potential sites will follow a sequence with the most sustainable sites considered first. In this context the sequence will be:

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<sup>10</sup> See page 13 of Strategic Housing Land Availability Assessments, Practice Guidance – Department for Communities and Local Government (July 2007)

- Brownfield site within an existing settlement boundary
  - Brownfield site adjoining an existing settlement boundary
  - Brownfield site not within or adjoining an existing settlement boundary
  - Greenfield site within or adjoining an existing settlement boundary
  - Greenfield site not within or adjoining an existing settlement boundary
27. The above sequence is based on the guidance in PPS3 to give preference to brownfield sites in urban areas particularly where located close to existing public transport links and infrastructure, e.g. a town or district centre. Any site in the above sequence that is located close to existing public transport links will be considered more sustainable and preferred over a similarly located site that is not as close to such links. Sites within or around larger settlements will be prioritised over those within or around smaller ones, as there are likely to be more facilities available in larger settlements.
28. The Council recognises the importance of the character and appearance of the Green Belt, and it will refer to current Green Belt policy in the assessment of potential sites.

#### ***Stage 5: Carrying out the survey***

29. A standard site visit sheet will be used by all those carrying out the survey, to ensure a consistent approach.

#### ***Stage 6: Estimating the housing potential of each site***

30. The housing potential for each surveyed site will be guided by the dwelling densities that are appropriate to that particular area of the District. It may be worthwhile in some cases to consider a number of different densities, which will give a range of different housing figures, but all details and assumptions should be appropriately recorded.
31. Where an estimation of potential has already been made this will be used e.g. unimplemented planning permissions, pre-application discussions, development briefs.
32. For other sites the estimate will take into account the context of the location and existing dwelling densities. This will be combined with using examples of recent schemes in other similar areas to determine an appropriate density.

#### ***Stage 7: Assessing when and whether sites are likely to be developed***

33. In deciding when and whether development is likely to occur consideration must be given to the suitability, availability and achievability of the site. Any constraints and whether they can be overcome should also be considered.
- Suitability – a site would be considered suitable for housing development if it offers an appropriate location for development and would contribute to the creation of sustainable mixed communities. Factors to be considered include (a) planning policy restrictions; (b) physical problems or limitations such as access, flood risk or contamination; (c) potential impacts such as effect on landscape features or natural habitats; and (d) environmental conditions that would be experienced by prospective residents;
  - Availability – this depends on (1) there being no restrictions in terms of legal ownership, (2) an owner prepared to sell for development or (3) a developer expressing interest to develop the site. Planning permission does not necessarily indicate availability if, for example, a landowner is not willing to sell the site.

Assessment will be made on the best available information on the ownership and legal status of a site;

- Achievability – where the economic conditions allow for development at a particular time the site can be considered achievable. Essentially the cost of development needs to be balanced against the eventual value of the dwellings when sold. To gauge whether a site is economically viable for development, views will be sought from Council officers, housebuilders and developers/agents to gain an understanding of viability. Use of available empirical evidence will also be made. Their comments on the selected sites can then be used to check whether conclusions drawn on the economic viability of the remaining sites are correct;
- Overcoming constraints – Any constraints and the actions needed to overcome them will be considered. For example a new road access may be needed to make development possible.

34. A conclusion can then be reached about whether, according to the Practice Guidance, the site is deliverable or developable.

- Deliverable – this is where (1) a site is available immediately, (2) it offers an appropriate location for housing development and (3) there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.
- Developable – this means that a site should be in an appropriate location for housing development, and there should be a reasonable prospect that it will be available for, and could be developed at, a specific point in time.

35. It is important to note, however, that the identification of a site in the SHLAA does not mean it will ultimately be found to be a suitable development site. Allocation of sites for housing purposes will be via the Local Development Framework.

#### ***Stage 8: Review of the Assessment***

36. Once stages 6 and 7 are completed a list of sites will have been generated where the housing potential of each site has been assessed and a judgement made on when the site could come forward for development. A map showing the boundary of each site will also be produced.

37. The information collected will be used in updating the five year land supply of deliverable housing sites and will also be used to produce a housing trajectory showing when potential housing sites are likely to come forward up to 2031.

38. The collated information will be set out in a spreadsheet showing the likely delivery of the identified sites with housing potential over the periods 0 to 5 years, 6 to 10 years and 11-15 years as required. The 15 year period covered by the SHLAA would start in 2014 when it is intended the Core Planning Strategy will be adopted.

#### ***Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)***

39. If insufficient sites have been found the next step would be to identify broad locations for housing development. These would give some indication to the local community about where future development will be directed and provide some certainty to developers about where development will be encouraged. If it is necessary to find broad locations for

housing development regard will be had to the nature and scale of opportunities in the area identified and market conditions.

***Stage 10: Determining the housing potential of windfall (where justified)***

40. PPS3 makes it clear that, where possible, the supply of land for housing should be based on specific sites or, where necessary, broad locations as these provide a more positive approach with greater certainty over the future direction of housing growth. The intention is therefore not to make an allowance for windfall sites as part of the housing supply. This position will be kept under review as the SHLAA progresses.

### ***Key Stakeholders for Consultation***

#### ***Strategic Housing Market Assessment (SHMA) Neighbouring Councils***

Borough of Broxbourne  
Brentwood Borough Council  
East Hertfordshire District Council  
Harlow Council  
Uttlesford District Council

#### ***Other Neighbouring Authorities***

Chelmsford Borough Council  
London Borough of Enfield  
London Borough of Havering  
London Borough of Redbridge  
London Borough of Waltham Forest

#### ***Housing Associations***

The following 5 housing associations are the Councils current main RSL partners and should be included in any partnership or stakeholder group, however any others in addition should be included as recommended by the consultants.

East Thames Group  
Hastoe Housing Association  
London and Quadrant Housing Trust  
Moat Housing Society  
Home Housing

#### ***Town/Parish Councils***

Abbess, Beauchamp and Berners Roding Parish Council  
Buckhurst Hill Parish Council  
Chigwell Parish Council  
Epping Town Council  
Epping Upland Parish Council  
Fyfield Parish Council  
High Ongar Parish Council  
Lambourne Parish Council

Loughton Town Council  
Matching Parish Council  
Moreton, Bobbingworth and the Lavers Parish Council  
Nazeing Parish Council  
North Weald Bassett Parish Council  
Ongar Town Council  
Roydon Parish Council  
Sheering Parish Council  
Stanford Rivers Parish Council  
Stapleford Abbotts Parish Council  
Stapleford Tawney Parish Council  
Theydon Bois Parish Council  
Theydon Garnon Parish Council  
Theydon Mount Parish Council  
Waltham Abbey Town Council  
Willingale Parish Council

***Housebuilders or Planning Agents***

As derived from our Call for Sites submission exercise and any agent or developer/house builder responsible for submission of an application for 6 or more dwellings in the District in the last 5 years before 30<sup>th</sup> September 2011 and any others as recommended by the consultants.

***Other Agencies/Bodies***

City of London Corporation  
English Heritage  
Environment Agency  
Essex County Council  
Hertfordshire County Council  
Lee Valley Regional Park Authority  
Natural England  
Transport for London  
Network Rail  
Utility companies operating within the District

## **Appendix 2      Stakeholder Workshop**

### **Invitation, List of Invitees and Notes from Workshop**



**Planning Directorate**

Civic Offices, High Street,  
Epping, Essex CM16 4BZ

Telephone: 01992 564000  
Facsimile: 01992 564229

Forward Planning (01992) 564517  
email: ldfconsult@eppingforestdc.gov.uk

Dear

**Epping Forest Strategic Land Availability Assessment - Invitation to Stakeholder Workshop:  
08 March 2012**

We are inviting you to the above workshop either because you have responded to the 'Call for Sites' process with suggestions for future development sites or because you have been identified as a key stakeholder in the development process.

The Council has appointed Nathaniel Lichfield & Partners (NLP) to produce a 'Strategic Land Availability Assessment' (SLAA). This is a key part of the preparation of a new local plan for the district. The SLAA will identify sites with potential for housing, employment or retail development using the Call for Sites responses and information obtained from other sources.

The potential of sites will be based on an assessment by NLP of their suitability and availability, and whether development can be realistically achieved within various time limits.

Epping Forest District Council and NLP would like to invite you to a stakeholder workshop on the SLAA as follows:

**Venue:** Committee Rooms, Epping Forest District Council, Civic Offices, High Street, Epping, Essex, CM16 4BZ

**Date:** Thursday 08 March 2012

**Time:** 10.30am

The workshop will consist of a presentation by NLP describing initial findings based on a review of strategic constraints in the district and describing the approach to the assessment of development potential. This will be followed by round-table discussions on:

- Key issues supporting or limiting development opportunities, and whether these vary across the district or by individual sites;
- Prospects for overcoming constraints;
- Benefits and dis-benefits of working with other landowners;
- Current and future viability of different forms of development;
- Possible timetables for delivery of particular sites.

We provide with this letter an agenda for the workshop, outlining the key questions we will be seeking to answer through this workshop. If you, or a colleague in your place, wish to attend, please send confirmation to NLP secretary Julie Williams.

**Email:** jwilliams@nlpplanning.com

**Telephone:** 0207 837 4477

If you are unable to attend, but would still like to provide input into the SLAA, please feel free to send correspondence regarding the below agenda to either NLP through the email above or to the District Council forward planning team on the email in the header of this letter. These should be received by the 14 March 2012 in order to inform the SLAA.

Yours Sincerely

**Martin Taylor**

Senior Planner

Nathaniel Lichfield & Partners

**Jennifer Cordell**

Senior Planning Officer

Epping Forest District Council

## Agenda

### Workshop Approach

It is anticipated the workshop will involve a short presentation by the Consultants, introducing the SLAA and our approach, followed by round-table discussion groups to consider the key questions below. The workshop will last no longer than 2 hours.

### Background

The Council must plan to meet the needs of the District until 2031. Among many other things this means finding where to put homes, offices, shops and industrial units in the future, although this has to be balanced against protecting green belt, heritage and natural resources. The Plan has to be based on local evidence and plan making has to follow the process set out in guidance from Central Government. Evidence gathering and documents such as the SLAA are the very initial stage, but will ultimately inform the preparation of the Local Plan.

Details of the SLAA process, including the methodology which has been adopted, can be viewed on Epping Forest District Council's website:

[http://www.eppingforestdc.gov.uk/planningourfuture/Strategic\\_Housing\\_Land\\_Availability\\_Assessment.asp](http://www.eppingforestdc.gov.uk/planningourfuture/Strategic_Housing_Land_Availability_Assessment.asp)

### Key Questions and Information Requirements

To ensure the workshop is focused and that you are able to come prepared we will be seeking to answer the following questions about the District:

- Are there areas of the District where cumulative levels of development may have unacceptable impacts? (e.g. on strategic infrastructure)
- What are the prospects for overcoming constraints or are there fundamental barriers to delivering certain types of sites?
- What is the current and future viability picture in the District for homes, employment and retail?
- What factors, if any, are affecting development viability? (e.g. Stronger vs. Weaker local markets, Brownfield vs. Greenfield sites, Large vs. Small sites)
- What factors are affecting the trajectory of development and when development or sites can be delivered?

We would be grateful if you would be able to consider these questions in advance of the workshop. If you hold any current data, analysis or reports addressing the above points which you think would be useful for us in advance of the workshop, we would be pleased to receive this to enable it to inform the study from the earliest possible opportunity (please note that any information submitted to the previous call for sites exercises and/or consultation on the methodology is already feeding into the study and need not be re-submitted).

## List of Invitees

All of the following parties were invited to attend the workshop sessions, as per a list of contacts supplied by EFDC. In total over 400 technical stakeholders were invited to engage in the SLAA process.

### **Strategic Housing Market Assessment (SHMA) Neighbouring Councils**

- 1 Borough of Broxbourne
- 2 Brentwood Borough Council
- 3 East Hertfordshire District Council
- 4 Harlow Council
- 5 Uttlesford District Council

### **Other Neighbouring Authorities**

- 1 Chelmsford Borough Council
- 2 London Borough of Enfield
- 3 London Borough of Havering
- 4 London Borough of Redbridge
- 5 London Borough of Waltham Forest

### **Housing Associations**

The following 5 housing associations are the Councils current main RSL partners;

- 1 East Thames Group
- 2 Hastoe Housing Association
- 3 London and Quadrant Housing Trust
- 4 Moat Housing Society
- 5 Home Housing

### **Landowners, Housebuilders and/or Agents**

- 1 All parties that submitted a site through the Call for Sites submission exercise; and
- 2 Any agent or developer/house builder responsible for submission of an application for 6 or more dwellings in the District in the last 5 years

### **Other Agencies, Bodies and Stakeholders**

- 1 City of London Corporation
- 2 English Heritage
- 3 Environment Agency
- 4 Essex County Council and Hertfordshire County Council
- 5 Lee Valley Regional Park Authority
- 6 Natural England
- 7 Transport for London and Network Rail
- 8 Utility companies operating within the District (including Thames Water, Anglian Water, National Grid, Transco, nPower and British Telecom)
- 9 South East Local Enterprise Partnership
- 10 Retailers/employers seeking to locate in the District in the last 2 years.
- 11 Officers from relevant Epping Forest District Council departments

# Meeting Note

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Our ref            12991/MS/0  
Date              8 March 2012  
Present  
Venue             Epping Forest District Council  
Circulation

**Subject      Epping Forest - SLAA Workshop Notes**

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## Introduction

- 11.1       On the 8 March 2012 a morning and an afternoon workshop session were held at Epping Forest District Council's offices. These workshop sessions combined were attended by over 80 key stakeholders in the SLAA process including landowners, developers, Local Authority officers (from both EFDC and Harlow DC), local property agents, planning agents, registered providers (housing associations) and statutory consultees.
- 11.2       The workshop comprised a short presentation on the key aims and processes of the SLAA and round table discussions, structured around a number of key questions. This note provides a record of the many issues, views and judgements put forward by the key stakeholders.
- 11.3       These stakeholder views were used to inform and validate our assumptions made on the Developability and Deliverability of sites within the SLAA and have therefore been an important input into the SLAA process.
- 11.4       Please note, the below is only a summary of the responses made and consensus reached by stakeholders through the workshops, and any subsequent feedback from both attendees and non-attendees, on each issue. They do not include direct quotes and none of the issues, views or judgements put forward have been attributed to individual stakeholders. Necessarily, the majority of judgements and views put forward through this exercise are qualitative and/or anecdotal in nature. This does not diminish their relevancy or validity but should be considered, as they have been through the SLAA, alongside the rest of the Council's technical evidence base.

## Key Questions

### What are the key issues supporting or limiting development opportunities generally, and do these vary across the district or by locations?

11.5

General points made on this key question were as follows:

- a Public transport is very important in influencing development. Access to tube and or railway stations is a key driver for development and is reflected in development values. There is restricted public transport in some locations, particularly rural areas without regular bus services. There are no new railway stations proposed in the District and there are questions over whether the existing rail network in and around the district cope, with some locations having a poorer frequency of service.
- b The strategic road network (M25/M11) supports development of significant employment where access can be gained (e.g. lack of junctions in centre of District).
- c Capacity of community infrastructure generally will limit development capacity particularly given funding cutbacks. Education capacity and capacity of hospital services is a factor. Princess Alexandra Hospital in Harlow is main hospital, with St. Margaret's in Epping not taking general admissions. Piecemeal allocation across the District results in less strain on services and quicker immediate delivery due to lesser infrastructure requirements in any one location when growth is distributed.

11.6

Points made on this key question in relation to the key areas of the district were as follows:

- a Harlow and Surrounding Areas
  - i Harlow has a key Infrastructure deficit particularly around the transport network. The highway infrastructure is a constraint, however Harlow Town offers employment and service opportunities and a lot of background studies have been provided that support growth in this area;
  - ii Harlow District Council have aspirations for regeneration and growth in and around the town;
  - iii It should be noted within Harlow District a lot of planned growth is on the eastern side, and this needs to be considered when looking at additions within the Epping Forest District boundary, particularly around cumulative impacts.
- b Central Line – London Fringe Area
  - i In the central line areas development is constrained by the Forest, Flood Plain and the limited access onto the M11. However this location is attractive due to sustainable transport options, surrounding open land and green belt, there are plots of open space within the settlement which could provide opportunities and the area is considered to have good schools and services.

- ii In Loughton the M11 presents a key opportunity for supporting new growth, alteration to allow N/S on and off would result in greater traffic but also improve accessibility for housing or employment land.
  - iii A balance needs to be struck of benefits vs. harm in this area as it could potentially accommodate growth. Chigwell has previously been an area identified with scope for growth, with areas of low value Green Belt and areas close to underground stations.
- c Lee Valley Regional Park Authority and Western Market Towns
  - i LVRPA have had the opportunity to purchase land, but have not as yet. Some landowners in the regional park (especially in the glasshouse industry) are now struggling to find a viable future use for their land.
  - ii Re-use of redundant glasshouses is a key issue. Not classed as brownfield, but have many characteristics of brownfield sites, including contamination and permanent structures which would need to be removed (e.g. concrete foundation works). This means they are costly to remediate or turn back into agricultural use (e.g. fields) and many are therefore left to decline with no viable future. Suggested that redevelopment (e.g. for housing) is one way of dealing with such sites.
  - iii Regional Park was identified to be blighting commercial business growth, through opposition to uses that do not conform with their aspirations/policies, including expansion to glasshouses businesses.
- In Waltham Abbey a key constraint is the lack of transport. The housing market is generally strong throughout the District and the M25 is a great link for Waltham Abbey.
- d Market Towns
  - i In market town areas the Green Belt/Forest remains the main constraint, alongside infrastructure problems generally.
  - ii Ongar is isolated at present, the flood plain constrains development as does the lack of existing infrastructure in some places (e.g. the loss of a School at Ongar). Character of Ongar is a constraint, and removing traffic could assist this (e.g. a by-pass) but question over if a highway diversion would be viable
  - iii High streets in the Market Towns are suffering, vacancy rates are high and occupier demand is low. However these locations benefit from a good buffer from more urban areas and some have tube stations or good public transport links.
  - iv Traffic Congestion in Epping places a limit on development, particularly in peak hours and at weekends.

- North Weald needs significant infrastructure to support any additions. It's a good commuter area but reliant on Epping for servicing, longer term it needs infrastructure. North Weald Airfield has both a historic value as well as a key existing function as an airfield.
- e Rural Areas and Villages
    - i Services can be improved in rural areas with the addition of growth (e.g. underpinning local shops/post offices and public houses etc.) Small developments in smaller rural areas would likely increase the range of facilities available, however development in these areas is constrained by local desire to keep these areas open and rural.
    - ii Huge opportunity for affordable developments in these locations. A small well designed development could have a big positive impact in these areas and that Localism can be used to promote any site even if contrary to policies.
    - iii Thornwood has a good link to the M11 and highways.

**Are there parts of the District where cumulative levels of development may impact on suitability, availability, achievability? (e.g. impact on strategic infrastructure)?**

11.7 General points made on this key question were as follows:

- a Concern over overall issues within the development and construction industry and the capacity of these businesses to deliver development in the current economic climate. Skills gaps to deliver development does not appear to be a general issue, but it is more the general economic conditions which are reducing capacity within the industry.  
Funding and bank lending can be an issue currently, with both finance for developers constrained as well as mortgage availability for purchasers once development has been completed.
- b Education provision is required across the district and there is already an identified deficit in some areas of the district (e.g. Loughton / Buckhurst Hill).  
Any large scale development may need to be phased to allow infrastructure to be delivered alongside growth. Phased release would also prevail in all areas with cumulative development allocations, therefore development should be well distributed to minimise this in terms of achievability.

11.8 Points made on this key question in relation to the key areas of the district were as follows:

- a Harlow and Surrounding Areas
  - i Highways and infrastructure issues (as outlined above) is a constraint on cumulative levels of growth;
- b Market Towns

- i Cumulative development would have the same impacts as above, but would also lead to character change and deprive these areas of visual architectural evolution which is presently evident.
  - ii Ongar would benefit from a school, infrastructure and with more people to support a struggling high street.
- c Central Line – London Fringe Area
- i Cumulative development may impact on schools, Doctors and healthcare services, central line overload and highways. However the market is strong in these areas and would cope.
  - ii Debden has scope for growth in existing infrastructure as does Chigwell.
- d Rural Areas
- i Capacity of RSLs to deliver affordable rural exceptions scheme. This is reliant on the need to engage with landowners on expectations on land value.
  - ii Loss of character and no evidence of evolution as above.

**What are the prospects for overcoming development constraints? Or are there fundamental barriers to delivering certain types of sites or sites in certain locations?**

11.9

General points made on this key question were as follows:

- a Funding prospects is key to overcoming financial constraints, particularly in a period of limited/no grant funding. Need for innovative approaches to development finance (e.g. joint venture with land owners so developer risk is reduced)
- b A key barrier to delivery is inflated land values, with expectations of value too high. This is meaning ownership is not changing as there is no specific impetus to sell – depressed housing market/availability of funding to develop impacting on land values.
- c Over-reliance on certain types and sizes of development sites. A balance needed between piecemeal development to very large development sites and the scale of infrastructure needed. Cumulative impacts may become significant, but any single small development may not be viable if the infrastructure requirements become too onerous.
- d One constraint on development is local opposition to development – and this could be overcome by engaging more positively with communities.
- e Landscape design could overcome issues around coalescence of settlements and maintaining gaps between built up areas. Improvements could improve function of GB land in mitigation.
- f Revision of the Green Belt boundaries is necessary to overcome this key policy constraint to development. This could be in areas across the District surrounding settlements. Alternately it was suggested particular allocations in isolated Green Belt locations could be justified. Some owners of small sites in rural areas are often looking to meet family

needs, and wish to build themselves, but current policy (e.g. GB) does not permit this.

- g Employment allocations could be possible through agricultural diversification, but High Street rate levels were identified as another reason for High Street decline and this would also affect viability.
- h Local residents and key workers should also be prioritised for housing placements before people from outside the District.

11.10 Points made on this key question in relation to the key areas of the district were as follows:

- a Central Line Areas
  - i Similar results to before. Motorway access to M11, Open Space release potential if done sensitively and others are retained and improved (or new open space provided elsewhere). Possibility to develop Crime hot spots in undeveloped parcels of land. Debden regeneration is possible, existing low density in this area and opportunity to expand Debden Business park.
- b Market Towns
  - i Market towns are desperate for investment to boost high streets although suggestion that demand for retail premises is not there, and that a managed decline (e.g. through changes of use to uses other than retail/office town centre uses) or selective upgrading may be appropriate.
  - ii Ongar was identified as a clear contender for growth to support overcoming barriers to delivery e.g. with needs for school, potential for re-introduction of train services (albeit there are no current firm plans to re-open the Epping-Ongar line as a regular commuter service or similar), declining high street and too many commuters.
  - iii Suggestions of an Epping By-Pass to allow development centrally.
  - iv Value in Waltham Abbey was noted as low therefore affordable developments more likely, however differing methods of social marketing were promoted as opportunities to overcome the funding issue.
- c Harlow Fringe
  - i New/upgrades to motorway junction required to overcome barriers to development. Jobs and economy are there to support growth theoretically although expansion of employment areas may be needed.
- d Rural areas and villages
  - i Sustainability is the main barrier, perhaps enough allocation of land to allow organic growth would improve sustainability in these locations (e.g. providing shops/services). Development is often reliant on infrastructure available in neighbouring settlements.

**What is the current and future viability picture in the District for homes, employment and retail? What factors are driving viability? (e.g. stronger vs. weaker local markets, brownfield vs. greenfield sites, large vs. small, high density vs. low density)**

- 11.11 Residential development viability
- a Residential market across the District is strong, even in the current market. House prices are high (relative to other areas) and are driven by the accessibility of District to central London. Residential development is very viable due to high prices, and costs can be either overcome through development values or alternatively spread/share across allocations.
  - b Although viability is generally good, market is sluggish due to constraints on demand (e.g. mortgage availability) and poor affordability (with many sellers having unrealistic value expectations). This has not substantially impact the local market for residential development, which is seen as a better prospect than comparative areas due to high values.
  - c Main viability issues arise from where developers have paid over the odds for land at the peak of the market.
  - d Requirements of planning process are a key factor affecting viability e.g. affordable housing, CIL / s106, development standards required etc. These need to be flexible to ensure development can go ahead.
  - e RSLs are currently purchasing properties at 'less than build cost' as there is insufficient grant available. Also links back to the funding available for land purchase where land is offered to RSLs. Means that viable development for affordable housing is difficult.
  - f Brownfield development is more expensive to deliver due to costs associated with site preparation works etc. This is also the case for sites such as glasshouses, which are not classed as brownfield.
  - g The market across the district largely driven by houses rather than flats, and these are considered more developable.
- 11.12 Employment and Retail development viability
- a A number of main employment centres outside of the District influence the market for commercial space in Epping Forest. Draw of Harlow as employment/retail centre means that many businesses look to the town as main economic centre. Potential for impacts of growth at Stansted Airport on EF district – further airport expansion not planned at present, but this may be revisited.
  - b Areas closer to main highways are more viable for employment areas, and the lack of a central motorway junction (and one way junction only at Loughton/Debden on M11) is a drawback. Sites closer to underground stations are also more sought after (e.g. for workers coming to work).
  - c Viability of employment development is reasonable, although lower development costs of some development types helps this.

- d Market towns are struggling with retail uses due to online shopping and changing consumer trends. More housing is required to support, but also more freedom in High Streets for leisure and recreation use to create environment similar to Brentwood. Demand from retailers (either chain or independent) for 'high street' shops is minimal meaning viability of town centre retail only development is low and high risk.
- e For retail demand, the exception is supermarkets, with supermarkets requiring (actively looking for) sites in all of the main settlements. Supermarkets could provide an anchor use for any larger town centre schemes.
- f In rural areas one of the attractions is to be away from employment areas and high streets. Opportunities for Live work units and these were identified as the best opportunities for reuse of brown field land or redundant sites. Business/employment can detract from character in villages and housing presents opportunities to improve character in rural areas.

Glasshouses remain a viable option in some rural areas.

#### **What factors are affecting timetables for the delivery of development or sites?**

11.13

General points made on this key question were as follows:

Generally the issues influencing delivery were felt to be the same across the district. There are generic issues with the planning system and associated delays, with the Local Plan process being too slow.

- a The economy has had a major impact upon the timetables for delivery of development, with many proposals being postponed or progressed at a slow pace to wait for better economic and market conditions.
- b Many infill plots available that could provide many small development sites, but current policy does not permit, and process to change policy to allow them to deliver development is too slow. Edges of the Green Belt could be "rounded off".

Infrastructure capacity is limited and is preventing development from coming forward. Large sites may need to 'front load' in terms of infrastructure provision. Smaller sites may need less infrastructure so could come forward more quickly.

Greenfield sites are quickest to deliver, however, it was acknowledged that brownfield should come forward first. Town sites often have issues with easements, access, improvements required and legal agreements between a number of parties.

## Appendix 3      Site Appraisal Sheet

## SITE APPRAISAL SHEET

Site Name/Address	Ownership
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### Method

The Appraisal sheet uses a traffic light scoring system to calculate the potential suitability of a site for development. A green light is where there is no impact or issue and scores 1. Amber is where there is an impact or issue although this can be mitigated or it is not significant – this scores 2. A red light is where there is a significant issue and scores 3. (There is one instance of an ‘amber/red light’, which is between amber and red, and scores 2.5).

After all questions have been answered the score for the site is totalled to allow comparison with other sites in terms of potential suitability for development – the lower the total the less constraints applicable to the site and future development. The figures should not be interpreted or otherwise used as a definite identification of development sites – any such decisions will have to be subject to full community engagement and consultation. The totals will, however, be used as evidence to inform future stages in the preparation of the Local Plan alongside the qualitative data gathered during site appraisals, particularly in regard to mitigation possible.

Stage A (Strategic Constraints) is a filter for the minimum requirements for a site to be suitable. Sites will be discounted if there is a red light for questions 1) or 2) or 3).

All remaining sites will be tested against Stages B and C (Local and Other Constraints). For Stage B one or more red lights means the site is unlikely to be suitable although it will not be discounted at this stage and further investigation will be required.

If a partial site area proves too constrained for development, then the remainder of the site which is not identified as constrained shall be carried forward in the appraisal process as long as it is a parcel of 0.2ha or greater or capable of accommodating 6 or more units..

For questions where it is a subjective judgement as to whether it is a green, amber or red light the decision will be made on the best available information and in liaison with the Project Manager.

It should be noted that the Council recognises the local importance of the character and appearance of the Green Belt, and that it will refer to current Green Belt policy in the assessment of potential sites under local constraints.

**NB the SLAA process is only an *initial* assessment of the potential suitability of sites for future development; there would necessarily be much further testing of sites in future before they would have any planning standing.**

### **Stage A – Strategic Constraints**

1) Is the site within Flood Risk Zone 3b (Functional Floodplain)?

(Green - G) No – Zone 1, little or no risk

(Amber – A) No – Zone 2, low to medium risk

(Amber – A) No – Zone 3a, high risk - exception test required (

(Red – R) Yes – site is discounted

2) Is the site within or does it impact a European Site of Nature Conservation (Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar site), Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Ancient Woodland, Epping Forest Land, or Epping Forest Buffer Land?

(G) No

(A) Yes – adverse impact/impacts that can be mitigated against

(R) Yes – within or significantly impacts - site will be discounted

3) Would development of the site affect Listed Buildings, Scheduled Ancient Monuments or Historic Parks & Gardens?

(G) Opportunity to enhance/no significant adverse impact

(A) Significant adverse impact that can be mitigated

(R) Significant adverse impact that cannot be mitigated – site will be discounted

### **Stage B – Local Constraints**

4) Is the site in the Green Belt?

(G) No

(R) Yes

5) Is it a Greenfield or Brownfield<sup>#</sup> site and is it within or adjoining an existing settlement?

(G) Brownfield site within an existing settlement boundary\*

(A) Brownfield site adjoining an existing settlement boundary\*

(A) Brownfield site not within or adjoining an existing settlement boundary\*

(A/R) Greenfield site within or adjoining an existing settlement boundary\*

(R) Greenfield site not within or adjoining an existing settlement boundary\*

<sup>#</sup> Greenfield and Brownfield elements within a single site shall be clearly identified in the site notes.

\* This refers to those settlements shown on the Local Plan Proposals Map as being outside the area of Green Belt policy and which therefore have a settlement boundary.

6) How would development of the site impact on the character of the landscape?

(G) Opportunity to enhance/no adverse impact

(A) Adverse impact/impact that can be mitigated

(R) Significant adverse impact that cannot be mitigated against

7) Is the site a Local Nature Reserve or Local Wildlife Site, or does it contain any Biodiversity Action Plan Priority Species or Habitats?

(G) Opportunity to enhance/no adverse impact

(A) Adverse impact/impact that can be mitigated

(R) Significant adverse impact that cannot be mitigated against

8) Are there any trees on the site protected by tree preservation orders (TPOs)?

(G) No

(A) Yes – adverse impact/impact that can be mitigated

(R) Yes – significant impact on the protected trees that cannot be mitigated against

9) Is there any relevant planning history (planning applications/decisions/appeals and/or consideration at Local Plan Inquiries)?

(G) No

(G) Yes – relevant but does not preclude development

(A) Yes – relevant issues raised that can be mitigated against

(R) Yes – relevant issues that cannot be mitigated against

10) Is the site allocated/being considered for development in the Minerals and Waste Plan/LDF?

(G) No

(A) Yes – proposed

(R) Yes – allocated

11) Is the site (or part of it) within the boundary of the Lee Valley Regional Park (LVRP)?

(G) No

(A) Yes – impact on the LVRP is minimal

(R) Yes – impact on the LVRP is significant

12) Is the site within (a) 30m of an underground electricity transmission cable; (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline?

(G) No

(A) Yes – distance scores ‘Moderate’ on relevant National Grid risk table

(R) Yes – distance scores ‘High’ on relevant National Grid risk table

13) Is the site within or adjacent to a Conservation Area?

(G) No

(A) Yes it is adjacent to, or not prominent within, a Conservation Area

(R) Yes it is prominent within a Conservation Area

### **Stage C – Other Constraints**

The distances below are assumed to equate approximately to the following times for walking:

400m – 5 minutes; 800m – 10 minutes; 1200m – 15 minutes; 1600m – 20 minutes; 2400m – 30

minutes; 3200m – 40 minutes

Distances will be measured from the central area of the site being assessed as a boundary measurement could provide a more favourable result for larger sites.

Services outside the district boundary will be considered.

14) Accessibility – distance from the following:

(a)(i) Bus stop (with at least hourly day service)

(G) Within 400m

(A) More than 400m and less than 800m

(R) More than 800m

(a)(ii) Central Line station (recognising that this serves only 5 settlements in the district)

(G) Within 800m

(A) More than 800m and less than 1600m

(R) More than 1600m

(a)(iii) Railway station (recognising there is only one (Roydon) in the district, so take into account those close to the district boundary i.e. Waltham Cross, Cheshunt, Broxbourne, Harlow, Harlow Mills and Sawbridgeworth)

(G) Within 1600m

(A) More than 1600m and less than 3200m

(R) More than 3200m

(b) local employment provision (i.e. employment sites and principal, smaller or district centres as defined on the Local Plan and Alterations Proposals Maps)

(G) Within 1600m

(A) More than 1600m and less than 2400m

(R) More than 2400m

(c) nearest primary school

(G) Within 800m

(A) More than 800m and less than 1200m

(R) More than 1200m

(d) existing (village) shop/post office

(G) Within 800m

(A) More than 800m and less than 1200m

(R) More than 1200m

(e) GP surgery/health centre

(G) Within 800m

(A) More than 800m and less than 1200m

(R) More than 1200m

(f) nearest secondary school (recognising that only Buckhurst Hill, Chigwell, Epping, Loughton and Waltham Abbey have secondary schools)

(G) Within 1600m

(A) More than 1600m and less than 2400m

(R) More than 2400m

(g) nearest principal/smaller/district centre as defined in the Local Plan Alterations

(G) Within 800m

(A) More than 800m and less than 1600m

(R) More than 1600m

(h) nearest local centre as defined in the Local Plan Alterations

(G) Within 400m

(A) More than 400m and less than 800m

(R) More than 800m

15) Is there potential contamination on site?

- (G) Opportunity to enhance/no adverse impact  
(A) Adverse impact/impact that can be mitigated  
(R) Significant adverse impact that cannot be mitigated against

16) Are there potential noise problems with the site?

- (G) No  
(A) Adverse impact/impact that can be mitigated  
(R) Significant adverse impact that cannot be mitigated against

17) Could the topography constrain development of the site?

- (G) No  
(A) Adverse impact/impact that can be mitigated  
(R) Significant adverse impact that cannot be mitigated against

18) Would development of the site be likely to affect, or be affected by, an Air Quality Management Area?

- (G) No  
(A) Adverse impact/impact that can be mitigated  
(R) Significant adverse impact that cannot be mitigated against

19) Are there issues with car parking in the area?

- (G) No significant issues  
(A) Significant issues that can be mitigated against  
(R) Significant issues

20) Is there sufficient access to the site?

- (G) Yes - access is suitable  
(A) No - however access issues can be overcome  
(R) No - significant issues with access

21) Is the site used to access nearby properties/businesses/roads or pathways?

- (G) No - not used for access  
(A) Yes - however there are alternative means of access  
(A) Yes - however alternative access can be provided  
(R) Yes - providing alternative access may preclude against development

22) Do any nearby buildings overlook or front onto the site?

- (G) No  
(A) Yes although site could be designed to overcome this problem without reducing housing capacity  
(R) Yes to overcome this problem housing capacity on the site would need to be reduced

23) Is the site part of a larger site or could it prejudice the development of any strategic sites?

- (G) No  
(A) Yes it is part of a larger site although this would not prejudice the development of strategic sites  
(R) Yes it is part of a larger site and would prejudice the development of strategic sites

24) Would development of the site affect any locally listed buildings (e.g. Buildings of Local Interest)?

(G) No

(A) Yes - not adversely

(A) Yes - impact could be mitigated against

(R) Yes – significant impact

25) Would development of the site affect a Protected Lane (as defined by the Local Plan Proposals Map)?

(G) No

(A) Yes – impact could be mitigated

(R) Yes – significant impact

26) Would development of the site affect any heritage assets or their settings?

(G) No

(A) Yes – not adversely

(A) Yes – impact can be mitigated against

(R) Yes – significant impact

27) Does the shape of the site impact upon its potential for development?

(G) No

(A) Yes – not adversely

(A) Yes – impact can be mitigated against

(R) Yes – significant impact

28) Does the site relate well with existing communities?

(G) Yes

(A) No – although the problems can be overcome

(R) No

29) Is the site (or part of it) Common Land?

(G) No

(R) Yes

30) Is the site identified in the Employment Land Review

(G) No

(R) Yes

31) Is the site Urban Open Space as shown on the Local Plan Proposals Map?

(G) No

(A) Yes, but impact or loss can be mitigated

(R) Yes – significant impact on, or loss of, open space



## Appendix 4      Summary Site Appraisals

The following table provides a summary of the site assessments undertaken for each site appraised through this SLAA. It comprises an extract from the SLAA database which contains full and detailed assessments of each site, although a summary of the key factors informing each assessment is outlined here.



Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location															
SR0001	Prospect Nursery, Old Nazeng Road, Nazeng, Broxbourne	Nazeing			1.43	Housing		43								
SR0002	Wealdstead, Toot Hill Road, Greensted, Ongar, Essex, CM5 9JU	Stanford Rivers			4.25	Housing		127								
SR0003	Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex	North Weald Bassett			9.14	Housing		200								
SR0004	Land opposite The White House, Middle Street, Nazeing, Essex, EN9 2LW	Nazeing			1.5	Housing		45								
SR0005	54 Centre Drive, Epping	Epping			0.19	Housing		12								
SR0006	Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF	North Weald Bassett			2.35	Employment	Housing	70	9400							

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling (sqm)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location															
SR-0007	Land at Manor Road (South Side, Lambourne Road), Chigwell, Essex, IG7 5PD	Chigwell		5.19	Housing			100								
SR-0007x	Land at Manor Road and Lambourne Road, lying south of junction with Vicarage Road, Chigwell	Chigwell	Filtered (Duplicate Site)	5.19												
SR-0007x	Land at the south side of Lambourne Road, Chigwell	Chigwell	Filtered (Duplicate Site)	5.19												
SR-0007x	Manor Road/ Lambourne Road, Chigwell (Opposite Vicarage Road)	Chigwell	Filtered (Duplicate Site)	5.19												
SR-0008	Tower Nursery, Netherhall Road, Roydon	Roydon		6.07	Housing	Employment	182	24000								

Reference	Site Details		Site Information			Development Type			Adopted Development Yield (After Constraints)			Site Assessment		
	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Assessment
SR0009	Land north side of Epping Road, known as 'Halls Green'	Roydon		15.44	Housing	Employment	120	61000		Suitable - Outside Current Policy (Green Belt)	1.806	Available	Unknown or Marginal	Developable
SR010	Leaside Nursery, Sedgemoor Green, Nazeing, Essex	Nazeing		0.56	Housing	Employment	17	2240		Suitable - Outside Current Policy (Green Belt)	1.688	Available	Unknown or Marginal	Developable
SR0011	St. Leonard's Road, Nazeing Essex. (Known as 'Perry Hill')	Nazeing		8.73	Housing	Employment	262	34900		Suitable - Outside Current Policy (Green Belt)	1.644	Available	Achievable	Deliverable
SR0012	Land to the south of 62 Hoe Lane Abbridge Romford Essex RM4 1AU	Lambourne		7.61	Housing		25			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable
SR0013	Land east of Sewardstone Road	Waltham Abbey		7.38	Employment (E13)					Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability		Achievability		Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location																	
SR0014	Land adjoining 40A Hainault Road, Chigwell, Essex, IG7 6QX	Chigwell			0.39	Housing		10			Suitable - Outside - Current Policy (Green Belt)	1.600	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.		
SR0015	Providence Nursery, Normandy Nursery and Sarina Nursery	Waltham Abbey			3.01	Housing		20			Suitable - Outside - Current Policy (Green Belt)	1.644	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.		
SR0016	Culora, Beechview Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH	Waltham Abbey			0.56	Housing		17			Suitable - Outside - Current Policy (GB+Other)	1.625	Available	Achievable	Deliverable	Site is suitable and whilst it is within the Green Belt (and therefore outside of current policy) it is a brownfield site, being used as a haulage depot and within use class B8. Redevelopment for housing would therefore be also contrary to employment land policy.		
SR0017	Home Farm, Chigwell Lane, Chigwell	Chigwell			23.45	Housing		133			Suitable - Outside - Current Policy (Green Belt)	1.744	Available	Achievable	Deliverable	Site is potentially suitable, but is within the Green Belt and majority of site is within buffer zone for a Gas Pipeline and capacity for development may be reduced accordingly. The Eastern edge of the site is adjacent to SAM (Moated Site Known as Marshalls) and there are Grade II Listed Stables on site near Rolls Park Corner.		

Reference	Site Details			Development Type			Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment		
	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0018	Former Bank of England sports ground. Now part is the Academy Britannia Club, Langston Road, Loughton	Loughton		6.24	Housing	Employment	94	30,200		Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Southern half of site along M11 within Flood Risk Zone 3b/3a and small band within Flood Risk Zone 2 which would reduce development capacity accordingly.
SR0019	Side of Argosons, Kents Lane, Kents Lane Nursery, North Weald, Epping, CM16 6AX	Moreton, Bobbingworth and the Lavers	Filtered (Below Site Threshold)	0.58	Housing						n/a			Site filtered - below site size threshold	
SR0020	Land at Paternoster Hill, Waltham Abbey	Waltham Abbey		17.9	Housing		260			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Large band through centre of site within Flood Risk Zone 3b/3a meaning circa half of site would be unsuitable for housing development.
SR0021	Land lying to the North of Honey Lane and west of Mason Way, Ninefields, Waltham Abbey, Essex	Waltham Abbey		0.24	Housing		10			Suitable - Within Current Policy	1.588	Available	Achievable	Deliverable	Site is suitable and is within urban area. Front of site on Mason Way within Flood Risk Zone 3a. Access would need to be improved and existing waterway on edge of site may need works (e.g. culverting) to achieve access/development.
SR0022	Rear of 101-103 High Street, Chipping Ongar	Ongar		0.098	Housing		5			Suitable - Within Current Policy	1.575	Available	Achievable	Deliverable	Site is suitable and within urban area. Conservation area status and nearby listed buildings would mean a sensitive scheme would be required, but could be delivered.

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location															
SR0023	Weald Place Farm, Thornwood, Epping, Essex	North Weald Bassett		0.63	Housing			19								
SR0024	Weald Place Farm, Thornwood, Epping, Essex (different plot)	North Weald Bassett		Filtered (Other Use)	46.13	Sport & Recreation						n/a				
SR0025	Brook Farm, Stapleford Road, Stapleford Abbotts, Essex	Stapleford Abbotts		1.65	Housing			51								
SR0026	Land adjacent to Theydon Bois bound by M25, M11, Coopersale Lane, Abridge Road & Central Line	Theydon Bois		30.23	Housing	Employment	960									
Page 344																
SR0027	Woodgrange Poultry Farm, 52 e Ongar Road, Abridge, Essex, RM4 1UH	Lambourn e		3.48	Housing			104								

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment		
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Final Headline Assessment
Site Ref: SR-#####x	Address/ Site Location														
SR0028	Land adjacent to Waterman's Way North Weald	North Weald Bassett			0.33	Housing		0							
SR0029	Land East of Thornhill, North Weald	North Weald Bassett	Filtered (Duplicate Site)		14.13	Housing					n/a				
SR0030	Land East of Tempest Mead, North Weald	North Weald Bassett	Filtered (Duplicate Site)		19.93	Housing					n/a				
SR0031	Land adjacent to Skip's Corner, High Road, North Weald	North Weald Bassett	Filtered (Duplicate Site)		1.57	Housing					n/a				
SR0032	Land at Lower Sheering	Sheering			0.64	Housing		19							
Page 35															
SR0033	Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU	Sheering			0.67	Housing		20							
SR0034	Land to East of Waltham Abbey	Waltham Abbey			21.83	Housing		500							

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location															
SR0035	Land at Epping Road, Roydon	Roydon			0.18	Housing		7								
SR0036	Land at Blumanns, North Weald (two sites)	North Weald Bassett			10.78	Housing		323								
SR0037	Land off Chigwell Road, Chigwell, Essex	Chigwell			14.55	Housing		366								
SR0038	Land at Tylers Cross Farm, Water Lane, Tylers Cross, Harlow	Roydon			1.03	Housing		15								
SR0039	Land at Bourne Farm, Water Lane, Tylers Cross, Harlow	Roydon			2.16	Housing		65								

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment		
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score			Final Headline Assessment	Summary of Key Factors Affecting Site	
SR0040	Land to the rear of 11 Woodfield Terrace and The Lodge, Thorntwood Common, Near Epping, Essex, CM16 6LL	North Weald Bassett	Stage A. Unsuitable (Strategic Constraint )	0.25	Housing								Not Suitable	n/a	n/a	Not Deliverable or Developable - Not Suitable	
SR0041	1 Cartersfield Road, Waltham Abbey, EN9 1JD	Waltham Abbey	Filtered (Commitment)	0.92	Employment	Retail									Filtered	Filtered - development permitted and implemented. Now a Lidl Foodstore.	
SR0042	Land North and West of Park Place, Woodsidge, Nr. Epping	North Weald Bassett		3.09	Housing			100					Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable
SR0043	Land at Weald Hall Lane, Thorntwood	North Weald Bassett		5.7	Housing	Employment	86	11,400					Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable
SR0044	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	Waltham Abbey		3.51	Housing	Employment	24	5,000					Suitable - Outside Current Policy (Green Belt)				Site is suitable, but is within the Green Belt.
SR0045	Luxborough Lane, Chigwell, Essex, Rear of Little West Hatch	Chigwell		3.18	Housing			96					Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable
Page 47																Site is suitable, but is within the Green Belt.	

Reference	Site Details				Site Information				Development Type			Adopted Development Yield (After Constraints)		Site Assessment		
	Site Ref: SR#####x		Address / Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Assessment
SR0046	Latton Priory Farm, London Road, Harlow	North Weald Bassett	252.31	Housing	Employment	2,000	64000					Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable
SR0047	Land to East of Oak Hill Road, Stapleford Abbotts, Romford, Essex, RM4 1JH	Stapleford Abbotts	2.14	Housing		64						Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable
SR0048	Land North of Ongar Road, Fyfield, Ongar Essex	Fyfield	4.09	Housing		123						Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable
SR0049	Land South east of Ongar Road, Fyfield, Essex	Fyfield	2.65	Housing		80						Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable
SR0050	Land to East of Fyfield, Fyfield	Fyfield	7.7	Housing		231						Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)												
SR0051	Land to south of A414 Chelmsford Road, Chipping Ongar, Essex	Ongar		12.49	Housing	Employment	375	49,960		Suitable - Outside Current Policy (Green Belt)		Achievable	Deliverable			
SR0052	Land at East End Farm, Harlow (part of this site is not within EFDC)	Roydon		93.95	Housing	Employment	1880	25,000		Suitable - Outside Current Policy (Green Belt)		Developable				
SR0053	Land East of Brentwood Road, Marden Ash.	Ongar		0.23	Housing		7			Suitable - Outside Current Policy (Green Belt)		Achievable	Deliverable			
SR0054	Land Surrounding High Ongar, High Ongar, Essex	High Ongar		12.35	Housing		370			Suitable - Outside Current Policy (Green Belt)		Achievable	Deliverable			
SR0055	Land between A414 and High Ongar	Ongar		1.04	Housing		31			Suitable - Outside Current Policy (Green Belt)		Achievable	Deliverable			

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units (sqm)	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)												
SR0056	Land to west of Millers Lane, Chigwell Row, Essex	Chigwell		1.21	Housing				36			Suitable - Outside Current Policy (Green Belt)		Achievable	Deliverable	
SR0057	Land to North of Brook Farm, Oak Hill Road, Stapleford Abbotts, Essex	Stapleford Abbotts	Filtered (Duplicate Site)	3.91	Housing					1.663						
SR0058	Land to North of Clay's Lane, Loughton, Essex, IG10 2RZ	Loughton		2.59	Housing				78			Suitable - Outside Current Policy (Green Belt)				
SR0059	Land at 20 Albion Hill, Loughton	Loughton		0.29	Housing				10			Suitable - Within Current Policy		Available	Deliverable	
SR0060	Land at Patches Farm, Waltham Abbey	Waltham Abbey		1.13	Housing				34			Suitable - Outside Current Policy (Green Belt)		Available	Deliverable	
SR0061	Land adjacent to north and south of A121, south of Waltham Abbey	Waltham Abbey		50.51	Housing	Employment	758	100,000				Suitable - Outside Current Policy (Green Belt)		Available	Deliverable	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location															
SR0063	Former Haulage Yard, Sewardstone Hall, Chingford, London, E4 7RH	Waltham Abbey		3.67	Housing			150			Suitable - Outside Current Policy (Green Belt)					
SR0064x	Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	Nazeing	Filtered (Duplicate Site)	0.92	Housing						n/a			Filtered		Filtered - site is a duplicate of SR-0064
SR0064	Sedge Green Nursery, Sedge Green, & Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	Nazeing		2.9	Housing			100			Suitable - Outside Current Policy (Green Belt)					
SR0065	Land south of Honey Lane, north of M25 and west of Junction 26 of M25	Waltham Abbey		37.87	Housing	Employment	685	20,000			Suitable - Outside Current Policy (GB+Other)					
SR0066	Harlow Park Nursery, London Road, North Weald Bassett	North Weald Bassett		7.19	Employment			28,760			Suitable - Outside Current Policy (Green Belt)					

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment		
	Site Information		Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling (sqm)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0067	Land to the west of Ongar	Ongar	72.07	Housing		1,620											
Page 68	Land to the west of Summers (bounded in part by Water Lane and Epping Road, Tylers Cross (also partly within Epping Upland and Harlow DC)	Roydon	53.62	Housing	Employment	1200	20,000										
SR0069	Land at Ivy Chimneys Road, Epping	Epping	1.89	Housing		56											
SR0070	Land at Forest Drive, Theydon Bois	Theydon Bois	0.93	Housing		28											

Reference	Site Details				Development Type			Adopted Development Yield (After Constraints)		Suitability		Availability		Achievability		Assessment	
	Site Information		Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling (sqm)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0071	Land at Standards Hill, Epping	Epping	14.5	Housing		300					Suitable - Outside Current Policy (Green Belt)						Site is suitable, but is within the Green Belt. A number of TPO's spread throughout site and development may involve loss of trees but could be achievable with a very sensitive masterplan.
SR0072	Land at Tylers Farm [271 High Road], North Weald	North Weald Bassett	1.29	Housing		38					Suitable - Outside Current Policy (Green Belt)						Site is suitable, but is within the Green Belt. Tyler's Farmhouse is Grade II Listed Building on site and a prominent feature forming a significant portion of site, reducing development capacity.
SR0073	Land to the East of the M11, Sheering	Sheering	4.7	Housing	Employment	71	9,400				Suitable - Outside Current Policy (Green Belt)						Site is suitable, but is within the Green Belt.
SR0073x	Land at Sheering, title number EX773617. Ordnance survey map ref: TL5013NW. Plot centred on TL502138	Sheering	Filtered (Duplicate Site)	~	Housing						n/a						Filtered - site is adjacent to other SR-0073 plot and has been assimilated into that site to be assessed jointly.
SR0074	Land to the east of the A414, New House Farm, Harlow	North Weald Bassett	10.34	Housing	Employment	155	20,680				Suitable - Outside Current Policy (Green Belt)						Site is suitable, but is within the Green Belt.

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	0.73	Housing	Employment	11	1,460		Suitable - Outside - Current Policy (Green Belt)	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.	
SR0075	Land to the north of Church Road, Ongar	Moreton, Bobbingw orth and the Lavers													Site is suitable, but is within the Green Belt.	
SR0076	Land south of Vicarage Lane, North Weald	North Weald Bassett		6.04	Housing	Employment	91	12,080		Suitable - Outside - Current Policy (Green Belt)	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.		
SR0077	Land at Thornwood Common, North Weald, Essex	North Weald Bassett		20.68	Housing	Employment	310	41,360		Suitable - Outside - Current Policy (Green Belt)	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.		
SR0078	Sovereign Fields, Bury Road, Sewardstonebury Chingford, London, E4 7QN	Waltham Abbey		8.26	Housing		248			Suitable - Outside - Current Policy (Green Belt)				Site is suitable, but is within the Green Belt. Sewardstone Green Paddocks Local Wildlife Site is included within part of the site and would need to be planned around. Small part of western tip of site adjacent to Epping Forest SSSI/SAC, although impacts could be mitigated.		
Page 54																
SR0079	Sewardstone Nurseries Ltd, Mott Street, Chingford, Essex, E4 7RW	Waltham Abbey	Filtered (Duplicate Site)	4.12	Housing					n/a				Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0079	
SR0080	Coppice Farm, Coppice Row, Theydon Bois, Essex, CM16 7OS	Theydon Bois		2.28	Housing		68			Suitable - Outside - Current Policy (Green Belt)					Site is suitable, but is within the Green Belt. Site is adjacent to Epping Forest SSSI/SAC. Well designed scheme at appropriate density likely to be able to mitigate adverse impacts.	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment			
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location															
SR0081	Hamlet Hill Land, Hamlet Hill, Roydon, Essex	Roydon			15.93	Housing		478			Suitable - Outside Current Policy (Green Belt)	1.769	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. A high pressure gas pipeline runs through southern part of site and would reduce the developable area.
SR0082	Weald Bridge Nursery, Kents Lane, North Weald, Essex	Moreton, Bobbingw orth and the Lavers			0.41	Housing		6			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR0083	Paternoster Nursery, Paternoster Hill, Waltham Abbey (2 sites to be considered together)	Waltham Abbey	Filtered (Duplicate Site)	~		Housing					n/a				Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0020
SR0084	Pendowes and Grange Hill Nurseries, Sewardstone Road Daines Nursery, Sewardstone Nursery, Pritchard's Nursery, Mott Street Nursery, Cedar Lodge, Mott Street, London E4	Waltham Abbey		6.4	Housing			320								Site is suitable, but is within the Green Belt.

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)			Site Assessment			Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling (Units)	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling (Units)	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0085	Former Royal Gunpowder Factory Site, Beau lieu Drive, Waltham Abbey, Essex, EN9 1JY	Waltham Abbey	Stage A. Unsuitable (Strategic Constraint )	62.43	Housing	Employment									Not Suitable due to strategic constraint - Part Flood Risk Zone 3 (both a and b across site), Cormill Stream & Oil SSSI across site. Adjacent to SPA/RAMSA site to west and Waltham Abbey Royal Gunpowder Factory Scheduled Ancient Monument (SAM) across majority of site.	
SR-0086	Land to the west, and Game Farm nursery, Old House Lane, Roydon, Essex	Roydon	Filtered (Duplicate Site)	5.62	Housing							n/a	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Deliverable or Developable - Not Suitable
SR-0087	Pound Field, Bell Common, Epping, Essex	Epping		2.81	Housing		0					n/a	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Deliverable or Developable - Not Suitable
SR-0088	Land in School Lane, Chigwell	Chigwell		3.67	Housing		150			Suitable - Outside Current Policy (Green Belt)		Available	Achievable	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0089a	Land Lying to the West side of Galley Hill Road, Northern Portion	Waltham Abbey		11.37	Housing		341			Suitable - Outside Current Policy (Green Belt)		1.669	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Access route along Galley Hill Road would need improvements.

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score					
SR0089b	Land Lying to the West side of Galley Hill Road, Southern Portion	Waltham Abbey		7.41	Employment (E13)							Suitable - Outside Current Policy (Green Belt)	1.656	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability
SR0090	Land to east of Longfields, Ongar	Ongar		3.82	Housing		114					Suitable - Outside Current Policy (Green Belt)	1.644	Available	Achievable	Deliverable
SR0091	Land to the west of Harlow between Old House Lane, Epping Road, Water Lane and Kathernes (also partly within Harlow DC)	Roydon		74.1	Housing	Employment	1778	59280				Suitable - Outside Current Policy (Green Belt)	1.706	Available In Future	Achievable	Developable
SR0092	Latton Park, London Road, Harlow	North Weald Bassett		17.81	Employment				71240			Suitable - Outside Current Policy (Green Belt)	1.688	Available In Future	Achievable	Developable
SR0093	No 3 Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing		3.33	Housing		100					Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling (sqm)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location															
SR-0094	Land at North of Villa Nursery, Reeves Lane, Roydon, Essex	Roydon			5.15	Employment (E13)	Housing	154								
SR-0095	Merry Weather Nursery, Reeves Lane, Roydon, Essex	Roydon			4.22	Employment (E13)	Housing	126								
SR-0096	Villa Nursery, Reeves Lane, Roydon, Essex	Roydon			0.71	Employment (E13)	Housing	21								
SR-0097	Tylers Farm, 271 High Road, North Weald, Essex	North Weald Bassett	Filtered (Duplicate Site)	~		Housing					n/a				Filtered	
SR-0098	Land bounded by Courtland Drive/ Chigwell Brook, the London Underground Central Line and Vicarage Lane, Chigwell, Essex	Chigwell			37.03	Housing	Employment	750	12000							
SR-0099	Lea Valley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey			16.67	Housing		100								

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment			
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location															
SR-0100	Land off Honey Lane (South of the junction of Margherita Road and Honey Lane), Waltham Abbey, Essex	Waltham Abbey	Filtered (Duplicate Site)	12.96	Housing											Filtered - site is a duplicate and has been subsumed and superseded into SR-0065
SR-0101	Netherbowers, Perry Hill, Nazeing, Essex	Nazeing	0.23	Housing	7											
SR-0102	Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar	Ongar	0.8	Housing	8											
SR-0103	Upper Clapton Football Club, Upland Road, Thornewood Common, Epping, Essex, CM16 6NL	North Weald Bassett	0.15	Housing	10											
SR-0104	Land adjoining Parklands, Waltham Abbey	Waltham Abbey	4.34	Housing	150											
SR-0105	Longfield Nursery, Epping Road, Roydon, CM19 5DU	Roydon	Filtered (Duplicate Site)	4.63	Housing											Filtered - site is a duplicate and has been subsumed and superseded into SR-0091

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)			Site Assessment			Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-#****x	Address/ Site Location															
SR0106	Ganne Farm Nursery, Old House Lane, Roydon	Roydon	Filtered (Duplicate Site)	2.94	Housing							n/a			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0091.
SR0107	Land at Epping and Parsloe Road, Roydon, Essex (Blakes Farm)	Roydon		3.36	Housing			135								Site is suitable, but is within the Green Belt.
SR0108	Land to west of Chigwell Chigwell Park drive and to north of Luxborough Lane, Chigwell	Chigwell		10.18	Housing			150								
SR-0109	Richmonds Farm, Parsloe Road, Epping Green, CM16 6QB	Epping Upland		1.26	Housing			37								
SR-0110	Land adjoining 174 Crooked Mile, Waltham Abbey, EN9 2ES	Waltham Abbey	Filtered (Below Site Threshold)	0.05	Housing							n/a				
SR0111	Oaks Farm Land, Vicarage Lane, Chigwell, Essex	Chigwell		4.95	Housing			148								
SR-0111x	Front field, Oaks Farm, Vicarage Lane, Chigwell, Essex	Chigwell	Filtered (Duplicate Site)	~	Housing							n/a			Filtered	Filtered - site is adjacent to other SR-0111 plot and has been assimilated into that site to be assessed jointly.

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability		Achievability		Assessment	
	Site Information		Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling (sqm)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site	
SR-0112	Land to the west of Stanford Rivers Road, Ongar	Ongar	31.88	Housing	Employment	765	25,500				Suitable - Outside Current Policy (Green Belt)						Site is suitable, but is within the Green Belt. Existing tenant farmer means site not currently available, but could be in the future.	
SR-0113	Land South of Brook Road, Epping	Epping	26.08	Housing		250					Suitable - Outside Current Policy (Green Belt)						Site is suitable, but is within the Green Belt. Gardner's Farmhouse and Nearby Barn are Both Grade II listed and design would need to respond to this. Southern part of site is within buffer zone of overhead electricity lines.	
SR-0114	Rosewood Farm, Common Road, Broadley Common, Nazeing	Roydon	Filtered (Duplicate Site)	0.57	Housing						Suitable - Outside Current Policy (Green Belt)						Filtered - site is a duplicate and has been subsumed and superseded into SR-0241	
SR-0115	Metropolitan Police Chigwell Sports Club, Chigwell Hall, High Road, Chigwell, Essex, IG7 6BD	Chigwell	19.24	Housing		575					Suitable - Outside Current Policy (Green Belt)						Site is suitable, but is within the Green Belt. Chigwell Hall Grade II Listed Building at centre of site. Building is prominent feature of site and any development will need to mitigate any impact on the setting of the building. Site is currently in use and promoter identifies would only be available in the future.	
SR-0116	Land to the rear of Oakley Hall, Nazeing	Nazeing	1.51	Housing		45					Suitable - Outside Current Policy (Green Belt)						Site is suitable, but is within the Green Belt.	

Reference	Site Details			Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site	
Site Ref: SR-#####x	Address/ Site Location	Roydon	Roydon	1.3	Housing			39							
SR0117	The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW														
SR0118	[Land at] Theydon Place, Epping	Epping	Filtered (Duplicate Site)	1.71	Housing							n/a			
SR0119	North Weald Airfield, Merlin Way, North Weald Essex, CM16 6AA	North Weald Bassett		154.21	Employment	Housing		735	42000						
SR0120	Bowes Field, Chipping Ongar	Ongar		3.3	Housing			100							
SR0121	Land at Sheering Lower Road, Sawbridgeworth	Sheering		0.48	Housing			14							

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability		Achievability		Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location																	
SR0122	Dreams, Beech Road, Willingale, Essex	Willingale			1.6	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.719	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. Site promoter identifies site is only available in future (5-10 years).		
SR0123	School Lane, Beauchamp Roding, Fyfield, Essex	Abbess Beaucha mp and Berners Roding			0.49	Housing		8			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.		
SR0124	Wood Field, Dunnon Road, Beauchamp Roding, Essex	Abbess Beaucha mp and Berners Roding			0.97	Housing	Employment	2	3,200		Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.		
SR0125	Brick Kiln, Downhall Road, Matching Green, Essex	Matching			0.72	Housing		6			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt and poorly located for services and amenities.		
SR0126	Stonals, Wardens Hall, Willingale, Essex	Willingale			1.35	Housing	Employment	5	5,400		Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.		
SR0127	Church Field (2ha site), Willingale, Essex	Willingale			1.43	Housing		43			Suitable - Outside Current Policy (Green Belt)	1.719	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. Site promoter identifies site is only available in future (5-10 years).		

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0128	Hurons Farm (1.75ha site), Hurons Lane, Fyfield, Essex, CM5 0RQ	Fyfield			1.99	Housing		10								
SR0129	The Nursery, School Lane, Magdalen Laver, Essex	Moreton, Bobbingw orth and the Lavers			4.14	Housing		10								
SR0130	Church Field (1ha site), Willingale, Essex	Willingale			0.92	Housing		10								
SR0131	Hurons Farm (6ha site), Hurons Lane, Fyfield, Essex, CM5 0RQ	Fyfield			4.4	Housing		130								
SR0132a	Land extends from South West of Epping adjacent to the M25 motorway to Northern Edge of Epping and also to Thornwood Common and Epping Green	Epping Upland			782.87	Housing	Employment	5,000	10,000	4000						

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Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment		
	Site Information		Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0132b	Epping Sports Club	Epping	2.34	Housing	70												
SR0132c	Tower Road Allotments	Epping	0.5	Housing	40												
SR0133	New Barns Farm, off Chigwell Rise, Chigwell (North of Underground line and east and west of M11) (also partly in Chigwell Parish)	Chigwell	64.12	Housing	450												
SR0134	Beech Farm, High Road, Loughton	Loughton	3.79	Housing	114												
SR0135a	Stoneyfield, Hoe Lane, Nazeing	Nazeing	0.4	Housing	Employment	12	1600										

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
SR0135b	Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing			0.68	Housing	Employment	21	2720		Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR0136	Burleigh Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing			1.05	Housing	Employment	32	4200		Suitable - Outside Current Policy (Green Belt)	1.725	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. TPO's along rear part of site would need to be retained.
SR0137	Knollys Nursery, Pick Hill, Waltham Abbey, Essex, EN9 3LF	Waltham Abbey			4.01	Housing		120			Suitable - Outside Current Policy (Green Belt)					Site is suitable, but is within the Green Belt.
SR0138	Northfield Nurseries, Sewardstone Road, E4 7RG	Waltham Abbey			5.46	Housing		164			Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Circa rear 1/3 of site in Flood Risk Zone 2 and site is also within LVRP.
SR0139	Riddings Lane, Hastingleigh Road, Hastingleigh, North Harlow, Essex, CM18 7HT	North Weald Bassett			1.5	Housing		45			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR0140	Hill Farm Nursery, Hamlet Hill, Roydon, Harlow, Essex	Roydon			0.38	Housing		12			Suitable - Outside Current Policy (Green Belt)	1.631	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR0141	The Paddock, Ongar Road, Fyfield, Essex	Fyfield	Filtered (Below Site Threshold)		0.12	Housing					n/a				Filtered	Site filtered - below site size threshold

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-####x	Address/ Site Location															
SR0142	Beale Oaken, Tylers Road, Roydon Hamlet, Essex	Roydon			3.03	Housing		91								
SR0143	Woodbine Cottage, Honey Lane, Waltham Abbey, EN9 3QT	Waltham Abbey			0.1	Housing		3								
SR-44	Foster Street Farm, Foster Street, Harlow Common, Harlow, Essex	North Weald Bassett			0.55	Housing		15								
SR0145	Cecil House, Foster Street, Harlow Common, CM17 9HY	North Weald Bassett			1.28	Housing		38								

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)										
SR0146	Land East of Harlow, North of Church Langley and South of Sheering Road	Sheering		317.43	Housing	Employment	1,500	50,000		Suitable - Outside Current Policy (Green Belt)	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Large site with two bands of Flood Risk Zone 3a/2 running through site and numerous listed buildings, but masterplanned approach could mitigate impacts.
SR0147	Land to the north boundary of Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell		3.26	Housing		0							Site is not suitable as it is landlocked with no appreciable means of suitable site access. The majority of the site is within the buffer zone of a gas pipeline. A planning appeal against development was dismissed in 2008 citing similar suitability constraints.
SR0148	Pick Hill Farm, Pick Hill, Waltham Abbey, Essex		Waltham Abbey	Filtered (Below Site Threshold)	0.1	Housing				n/a	n/a		Not Deliverable or Developable - Not Suitable	
SR0149	Tudor House, High Road, Thornwood, with adjacent land.		North Weald Bassett		3.58	Housing		175		Suitable - Outside Current Policy (Green Belt)	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR0150	The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY	Nazeing		1.43	Housing		43			Suitable - Outside Current Policy (Green Belt)	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location															
SR0151	Land at Birchwood Industrial Estate, Hoe Lane, Nazeing, EN9 2RJ	Nazeing	1.67	Employment												
SR0152	Lakeside Nursery, Pecks Hill, Nazeing, EN9 2NW	Nazeing	0.24	Housing				7								
SR0153	Land north of Stewards Green Road, Epping	Epping	14.64	Housing				400								
SR0154	Land behind Rose Cottage, Toot Hill, Ongar	Stanford Rivers	2.2	Housing				66								
<b>Page 369</b>																
SR0155	Land at Junction of Nine Ashes Road and Woolmongers Lane, Paslow Common, Inglesstone, Essex, CM4 0JX	High Ongar	0.86	Housing				12								
SR0156	Paslow Common Farm, Nine Ashes Road, Paslow Common, Inglesstone, Essex	High Ongar	1.75	Housing				20								

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment		
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site			
SR0157	Mount Pleasant House, Harlow Road, Roydon, Essex	Roydon		2.03	Housing			60					Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable
SR0158a	Land at North Weald Bassett, South of Vicarage Lane	North Weald Bassett		29.06	Housing			1150					Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable
SR0158b	Vicarage Lane/ East/West of Church Lane (East of Merlin Way), North Weald	North Weald Bassett		10.12	Housing			152					Suitable - Outside Current Policy (Green Belt)	1.725	Available	Achievable	Deliverable
SR0159	Bansons Yard, High Street, Chipping Ongar, Essex, CM5 9AR	Ongar		2.17	Housing			6					Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable
SR0160	Fernbank Nursery, Nazeing Road, Nazeing, Essex	Nazeing		3.03	Housing			73					Suitable - Outside Current Policy (Green Belt)	1.638	Available	Achievable	Deliverable

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)			Site Assessment			Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0161	Pickfield Nursery, Pick Hill, Waltham Abbey, Essex	Waltham Abbey	Filtered (Duplicate Site)	4.2	Housing							n/a			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0020
SR0162	Land lying to the east of the Crooked Mile, adjacent to Clapgate Lane/ Eagle Gate	Waltham Abbey		17.75	Housing			533							Site is suitable, but is within the Green Belt.	
SR0163	Land to the rear of Tregarth, Grange Lane, Roydon, Essex	Roydon	Filtered (Below Site Threshold)	0.13	Housing							n/a			Site filtered - below site size threshold	
Page 371	Esham, Paynes Lane, Nazeing, Essex	Nazeing	Stage A. Unsuitabl e (Strategic Constraint )	2.15	Housing										Filtered	
	Home Farm, Copped Hall Estate, Epping, Essex, CM16 5HS	Epping Upland	0.63	Housing	8										Not Suitable	Not Suitable due to strategic constraint - majority of site within Flood Zone 3b
SR0165	Spinney Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	0.42	Housing	13										Suitable - Outside Current Policy (Green Belt)	Site is suitable but in Green Belt. Site is also in Conservation area and near to Copped Hall Listed Buildings which would need a sensitively planned development.
SR0166	Belmont, Hamlet Hill, Roydon	Roydon	0.44	Housing	13										Suitable - Outside Current Policy (Green Belt)	Site is suitable, but is within the Green Belt.
SR0167															Available	Site is suitable, but is within the Green Belt.

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Site Assessment		Assessment	
	Site Information		Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site	
SR-0168	Green Leaves Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9	Nazeing	2.61	Housing				78									Site is suitable but in Green Belt. Western boundary of site along area of Flood Risk Zone 3a and 3b following watercourse with TPO trees also along boundary. Part of site is in existing use a mobile home site.	
SR-0169	The Old Coal Yard, off 32 High Street, Roydon	Roydon	0.53	Housing				16									Site is suitable, but is within the Green Belt.	
SR-0170	Land off Mount Road, Theydon Mount, Epping	Theydon Mount	36.73	Housing													Not Suitable	
SR-0171	Land off The Meadows, Waltham Road, Bumbles Green, Nazeing	Nazeing	1.2	Filtered (Other Use)													Filtered - promoted for other use only (gypsy & traveller)	
Page 372																	Filtered	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units (sqm)	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	0.27	Housing	0							
SR0172	Vine Cottage, Betts Lane, Nazeing, EN9 2DA	Nazeing												
Page 373	Fyfield Research and Business Park, Fyfield Road, Chipping Ongar, CM5 0GZ	Ongar		9.47	Employment	Housing	90	17000	Suitable - Outside Current Policy (Green Belt)					
SR0174	The Street, Willingale, Near Ongar, Essex	Willingale	Filtered (Below Site Threshold)	0.06	Housing					n/a			Filtered	Site filtered - below site size threshold
SR0175	Site adjoining 'Covers Mead' Toot Hill, Ongar, Essex	Stanford Rivers		0.69	Housing	0								Site is not suitable as the trees which cover the front half of the site have Tree Preservation Orders on them. Any development would have significant impact on the protected trees through their removal to achieve development on site.

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment		
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site			
SR0176	St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD	Buckhurst Hill		1.23	Housing			40					Suitable - Outside Current Policy (Green Belt)	1.594	Available	Achievable	Deliverable
SR0177	Hamlet Hill Farm, Roydon, Essex, CM19 5JU	Roydon	Filtered (Other Use)	2.57	Gypsy/Trave ller Site							n/a					Filtered - promoted for other use only (Gypsy & traveller)
SR0178	Holmfield Nursery, Meadgate Road, Nazeng, EN9 2PB	Nazeing	Filtered (Other Use)	1.69	Gypsy/Trave ller Site							n/a					Filtered - promoted for other use only (Gypsy & traveller)
SR0179	Part of North Weald Golf Club, Rayley Lane, North Weald, Essex, CM16 6AR	North Weald Bassett		30.87	Housing			740					Suitable - Outside Current Policy (Green Belt)	1.738	Available In Future	Achievable	Developable
SR0180	Steel's Transport Yard, Little Laver / Mill House and Mill Cottage, Little Laver, CM5	Moreton, Bobbingw orth and the Lavers	Filtered (Below Site Threshold)	0.13	Housing							n/a					Site filtered - below site size threshold

Reference	Site Details		Site Information			Development Type			Adopted Development Yield (After Constraints)			Site Assessment		
	Address / Site Location		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability
SR0181	Mill Lane, High Ongar, CM5 9RQ	High Ongar	0.32	Housing	10	Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.			
SR0182	Lignacite Ltd, Meadgate Works, Nazeing, Waltham Abbey, Essex, CM19 5EG	Nazeing	1.48	Housing	44	Suitable - Outside Current Policy (GB+Other)	1.675	Available	Unknown or Marginal	Developable	Site is suitable, but is within Green Belt and LVRP albeit is previously developed/brownfield land. Site is also in existing employment use and redevelopment for housing would be outside of current policy. Cost factors associated with demolition and remediation could make viability more marginal.			
SR0183	Land to the East of Old Ongar County Secondary School, High Ongar	Ongar	11.21	Housing	336	Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.			
SR0184	0.96 ha plot of land adjacent to High Ongar Road, High Ongar	Ongar	0.88	Housing	26	Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.			
SR0185	2.9 ha plot of land adjacent to High Ongar Road, High Ongar	Ongar	3.06	Housing	92	Suitable - Outside Current Policy (Green Belt)	1.638	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.			

Reference	Site Details				Development Type			Adopted Development Yield (After Constraints)		Suitability		Availability		Achievability		Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site	
SR0186	Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar	Ongar			0.27	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.613	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt. Site is adjacent to Stoney School Conservation Area.	
SR0187	Land adjacent No. 2 Pump Lane, Epping Green	Epping Upland		Filtered (Below Site Threshold)	0.08	Housing					n/a				Filtered	Site filtered - below site size threshold	
SR0188	Land to the Rear of Albany House, Epping New Road, Buckhurst Hill	Buckhurst Hill			1.22	Housing		30			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt. Site is adjacent to Epping Forest SSS/SAC albeit impacts could be mitigated. Vehicle access would need to be improved.	
SR0189	Land at Hoe Lane/ New Farm Drive, Abridge, Essex	Lambourn e			8.12	Housing		244			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Site is distinct from Abridge settlement.	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment		
	Site Information		Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling (sqm)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0190	Land at Luxborough Lane, Chigwell, Essex, IG7 5AA	Chigwell	8.95	Employment	Housing	0	34000										
SR0191	Royd St Leonards Road, Nazeing	Nazeing	0.67	Housing	6												
SR0192	Land adjacent to Mill House Farm, Bell Common, Epping, Essex	Epping	0.63	Housing	19												
SR0193	Land adjacent to Hydes Farm, Epping Lane, Abridge, Essex	Theydon Gamon	2.12	Housing	64												

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
SR-0194	Littlefields, 60 Stewards Green Road, Epping, Essex	Epping			0.78	Housing		20			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0195	Land adjoining the Hynning, Vicarage Lane, North Weald, CM16 6AP	North Weald Bassett			1.92	Housing		40			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0196	Field adjacent to Fainlight, Little Laver Road, Nr Matching Green	Moreton, Bobbing orth and the Lavers			1.07	Housing		30			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0197	Land adjacent to Kingsmead, Epping Road, Roydon, Essex	Roydon			0.48	Housing		5			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0198	Plot to north of Shillibeer Walk	Chigwell	Filtered (Duplicate Site)		3.67	Housing					n/a				Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0252 (a re-submission of site, albeit with amended boundary - main part of site remains the same)
SR-0199	Site of 19 Lambourne Road and adjacent plot	Chigwell			0.3	Housing		5			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0200	Plot to west of Vicarage Lane	Chigwell			18.3	Housing		549			Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.

Reference	Site Details		Site Information			Development Type			Adopted Development Yield (After Constraints)			Site Assessment		
	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Assessment
SR#****x														
SR0202	Threshers, Hastinglewood Road, Hastinglewood, Nr Harlow, Essex	North Weald Bassett	Filtered (Commitment)	0.28	Housing						n/a			Summary of Key Factors Affecting Site
SR0203	Randalls Yard, Woodside, Thornwood Common	North Weald Bassett		0.3	Housing									Filtered - now a commitment as skip depot site has planning permission for 14 dwellings
SR0204	Netherhouse Farm, Sewardstone Road, Waltham Abbey, E4 7RJ	Waltham Abbey	Filtered (Duplicate Site)	1.39	Housing	Employment					n/a			Site is suitable, and although within the Green Belt and adjacent to an SSSI, it is previously developed/brownfield land. Site is also in existing employment use and redevelopment for housing would be outside of current policy. Current lease on units would mean site is only available in future, and site clearance/remediation works would be necessary with potential costs impacting upon viability.
SR0205	Land adjacent Maybanks Farm (site C), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Stanford Rivers		25.05	Housing		0							Site is not suitable as it is landlocked with no apparent means of independent access. Site is also poorly located in terms of access to key services and amenities.
														Not Deliverable or Developable - Not Suitable
														n/a
														Not Suitable 1.738

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Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment		
	Site Information		Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling (sqm)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0206	Land adjacent Maybanks Farm (site A), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Stanford Rivers	3.02	Housing	91						Suitable - Outside Current Policy (Green Belt)						Site is suitable but is within the Green Belt and poorly located for services (in Toot Hill). 7-9 Epping Road and Outbuildings to North of Freeman's Farmhouse both Grade II Listed, and any development would need to be sensitive.
SR0207	Land adjacent Maybanks Farm (site B), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Stanford Rivers	5.21	Housing	0												Site is not suitable as it is landlocked with no apparent means of independent access. Site is also poorly located in terms of access to key services and amenities.
SR0208	Theydon Place, Epping	Epping	5.93	Housing	60						Suitable - Outside Current Policy (Green Belt)						Site is not suitable as it is landlocked with no apparent means of independent access. Site is also poorly located in terms of access to key services and amenities.
SR0209	Broxlea Nursery, Nazeing	Nazeing	1.27	Housing	16						Suitable - Outside Current Policy (Green Belt)						Site is suitable but is within the Green Belt. Southern edge of site within Flood Risk Zone 3a, majority of rest of site within Flood Risk Zone 2. Site is within LVRP - Impact could be significant given relative openness of rear half of site
SR0210	The Moores Estate, Church Lane, Roydon, Essex, CM19 5HS	Roydon	1.18	Housing	35						Suitable - Outside Current Policy (Green Belt)						Site is suitable but is within the Green Belt. Existing access road off of Little Brook Road is a small lane and would need to be upgraded.



Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
SR0215	Land next to Tanfield Nursery, Old House Lane, Roydon, Harlow, Essex, CM19 5DN	Roydon	Filtered (Below Site Threshold)	0.05	Housing							n/a		Site filtered - below site size threshold	Filtered	
SR0216	Site adjacent to Council Houses, Berners Roding, North Ongar, Essex	Abbess Beauchamp and Berners Roding	0.4	Housing	12	Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable				Site is suitable but is within the Green Belt. Small part of Eastern edge of site is within Flood Risk Zone 2.		
SR0217	Site adjacent to Poplar Cottages, Berners Roding, Near Ongar, Essex	Abbess Beauchamp and Berners Roding	0.64	Housing	19	Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable				Site is suitable but is within the Green Belt.		
SR0218	Chigwell Row Nurseries, Gravel Lane, Chigwell, IG7 6DQ	Chigwell	0.98	Housing	29	Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable				Site is suitable but is within the Green Belt.		
SR0219	Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA	Waltham Abbey	0.64	Housing	16	Suitable - Within Current Policy	1.513	Available	Achievable	Deliverable				Site is suitable, and is within urban area not in Green Belt.		
SR0220	1-2 Marconi Bungalows, High Road, North Weald, Epping, CM16 6EQ	North Weald Bassett	0.17	Housing	6	Suitable - Within Current Policy	1.606	Available	Achievable	Deliverable				Site is suitable, and is within urban area not in Green Belt. Existing residential properties on site are brownfield, with remainder of site gardens.		
SR0221	Former BPI Unit, Brook Road, Buckhurst Hill, IG9 5TU	Buckhurst Hill	Filtered (Commitment)	0.45	Housing							n/a		Filtered - now a commitment as site has planning permission for residential	Filtered	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location	Waltham Abbey	0.99	Housing	15											
SR-0222	The Rockery, Pynest Green Lane, High Beech, EN9 3QL															
SR-0223	Stapleford Farm, Oak Hill Road, Stapleford Abbotts, Essex, RM4 1EH	Stapleford Abbotts	0.82	Housing	25											
SR-0224	Allotments, Adjacent to 1-3 Coopers Hill, Chipping Ongar, Essex, CM5 9EE	Ongar	0.19	Housing	0											
SR-0225	Queens Road, Lower Car Park, Buckhurst Hill, IG9 5	Buckhurst Hill	0.43	Housing	55				Suitable - Within Current Policy							
SR-0226	Loughton LU Car park, adjacent to station, off old station road, IG10 4	Loughton	1	Housing	160											
SR-0227	Dobden LU Car Park and land adjacent to station, off Chigwell Lane, IG10 3	Loughton	1.66	Housing	Retail	244		1,950								

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment
SR0228	Theydon Bois LU Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	0.61	Housing				43								Site is suitable, and developable half is within urban area not in Green Belt. Site is currently used for Car parking and impact on parking in area would need to be considered if site were to be redeveloped.
SR0229	Epping LU Car Park and land adjacent to station, off station road, CM16 4	Epping	1.6	Housing				220								Site is suitable, and is within urban area not in Green Belt. Site is currently used for Car parking and impact on parking in area would need to be considered if site were to be redeveloped.
SR0230	Former electricity sub-station, off station way, Roding Valley, Buckhurst Hill, IG9	Buckhurst Hill	0.17	Housing				12								Site is suitable, and is a brownfield site (former electricity sub-station) within urban area not in Green Belt.
SR0231	Land at Lippitts Hill (Adjacent Owl PH/ Owl caravan park), High Beach, Lougton, IG10 4AL	Waltham Abbey	1.66	Housing				40								Site is suitable, but is within the Green Belt. Small area of NW edge of site covered by TPOs although impacts mitigable through site layout.
SR0232	Low Hill Nursery, Sedge Green, Roydon, Essex, CM19 5JR	Roydon	3.35	Housing				101								Site is suitable, but is within the Green Belt. Row of trees along boundary to rear have TPO's on them although they can be retained.

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score			Final Headline Assessment	Summary of Key Factors Affecting Site
SR0233	Nazeleow, Sedge Green, Roydon, Essex, CM19 5JR	Roydon	0.16	Housing	5						Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable and is also predominantly brownfield, however, it is in the Green Belt and therefore outside of current policy.
SR0235	Vicarage Lane, North Weald Bassett	North Weald Bassett	1.48	Housing	44						Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Narrow and long shape of site impacts upon the potential for development and a suitable design would be required.
SR0236	Brooklyn Nursery (and other nurseries) off Mott Street, Sewardstone, Chingford	Waltham Abbey	2.02	Housing	61						Suitable - Outside Current Policy (Green Belt)	1.644	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR0237	Berwick Hall, Abbess Roding, Essex, CM5 0JS	Abbess Beauchamp and Berners Roding	1.16	Housing	30						Suitable - Outside Current Policy (Green Belt)	1.744	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR0238	Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RN	Nazeing	3.37	Housing	24	3794					Suitable - Outside Current Policy (Green Belt)	1.756	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Part of site is existing industrial estate, although site partly promoted for employment development and consistent with existing use.

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location															
SR0239	Town Mead Depot, Orchard Gardens, Waltham Abbey, EN9 1RS	Waltham Abbey		0.49	Housing			25								
SR0240	The Kings Head Public House, High Road, North Weald, Essex, CM16 6BU	North Weald Bassett		5.75	Housing			14								
SR0241	Land on South side of Common Road (Rosewood Farm), Broadley Common, Essex and land at rear of Meadow Lodge, Epping Road, Nazeing, Essex	Roydon		0.94	Housing			30								
SR0242	Land situated at Oak Hill Road, Stapleford Abbotts and Haringey-at-Bower, Essex	Stapleford Abbotts		2.15	Housing			65								

Reference	Site Details				Development Type			Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score		Final Headline Assessment	Summary of Key Factors Affecting Site
SR0243	Two Acres, Tysea Hill, Stapleford Abbotts, Romford, Essex, RM4	Stapleford Abbotts	0.67	Housing	9					Suitable - Outside Current Policy (Green Belt)		1.694	Available	Achievable	Deliverable
SR0244	Land North of Lambourne Road and Marden Close, Chigwell	Chigwell	2.17	Housing	50					Suitable - Outside Current Policy (Green Belt)		1.675	Available In Future	Achievable	Developable
SR0245	Coronation Nursery, Hoe Lane, Nazeing, Essex	Nazeing	2.85	Housing	Employment	86		11,400		Suitable - Outside Current Policy (Green Belt)		1.731	Available	Achievable	Deliverable
SR0246	Leaside Nursery, Sedge Green, Nazeing, Essex	Nazeing	0.38	Housing	Employment	11		1520		Suitable - Outside Current Policy (Green Belt)		1.713	Available	Achievable	Deliverable
SR0247	Land at Happy Grow Garden Centre, High Road, Thornwood, Epping, CM16 6LX	North Weald Bassett	3.1	Housing	Retail	93		2,000		Suitable - Outside Current Policy (Green Belt)		1.669	Available	Achievable	Deliverable

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	0.62	Housing	Employment	19	2480		Suitable - Outside Current Policy (Green Belt)	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.	
SR-0248	The Stables, Grove Lane, Chigwell Row, Essex, IG7 6JQ	Chigwell													Site is suitable, but is within the Green Belt. Access from Grove Lane would need to be improved.	
SR-0249	Tutein Farm, Grove Lane, Chigwell Row, Essex, IG7 6JQ	Chigwell			9.96	Housing	Employment	239	7900		Suitable - Outside Current Policy (Green Belt)	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.	
SR-0250	Land opposite Larkins Farm [no. 199], Nine Ashes Road, High Ongar, Essex, CM14 0JY	High Ongar			0.95	Housing		6			Suitable - Outside Current Policy (Green Belt)	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.	
SR-0251	Land at Curtis Mill Lane [opposite Little Bumpkins], Stapleford Abbotts, RM4 1JT	Stapleford Abbotts			1.12	Housing		30			Suitable - Outside Current Policy (Green Belt)	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt and relatively poorly located for services and amenities (Stapleford Abbotts).	
SR-0252	Land rear of Orchard House, 243 Lamourne Road, Chigwell, Essex, IG7 5HG	Chigwell			2.84	Housing		85			Suitable - Outside Current Policy (Green Belt)	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Significant issues with access and would need substantial upgrading with potential access from lane alongside Canterbury Close or alternatively incorporating adjacent property which may present ransom strip issues on availability.	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location	Waltham Abbey	0.34	Housing	5											
SR0253	Land at Woodgreen Farm, Honeypot Lane, Waltham Abbey, Essex, EN9 3SG															
SR0254	Land lying to the West of Toot Hill Road, Ongar, Essex	Stanford Rivers	0.54	Housing	16											
SR0255	All that land comprising the recreation field and sports club at Love Lane, Ongar. Including all buildings especially the garage sports club and former Council Offices.	Ongar	6.44	Housing	193											
SR0256	Land at Mitchells Farm, Stapleford Abbotts, Romford, RM4 1EJ	Stapleford Abbotts	4.67	Housing	Employment	112	3700									

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site	
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)										
SR0257	Land at 156 and 162 Ongar Road, Abridge, Essex	Lambourne	e	2.94	Housing	88			Suitable - Outside Current Policy (Green Belt)			Deliverable	Site is suitable, but is within the Green Belt. High pressure gas pipeline runs to south of site and would constrain capacity of site. Site is distinct from Abridge settlement.	
SR0258	Land at Berners Hall, Berners Roding	Abbess Beauchamp and Berners Roding		17.48	Housing	Employment	419	14000	Suitable - Outside Current Policy (Green Belt)			Deliverable	Site is suitable, but is within the Green Belt. Berners Roding Church Meadow Local Wildlife Site is included within the site. Berner's Hall, Two Barns adjacent, Church and Parsonage Cottage all Grade II Listed Buildings on site. Any adverse impacts can be mitigated, through sensitive masterplanning.	
SR0259	Land North of Shallow Road, Willingale	Willingale		33.84	Housing	Employment	812	27000	Suitable - Outside Current Policy (Green Belt)			Deliverable	Site is suitable, but is within the Green Belt. TPO's along road up to Hall although alternative access not affecting trees could be achieved. Schedule Ancient Monument, Grade II* Listed Torrell's Hall is Grade II* and Grade II Listed Cart Lodge, Garden Walls and Farm Buildings all on site. Site is large and layout of any development would need to respond to the heritage constraints on site.	
SR0260	Land to East of Ongar Road, Berners Roding	Abbess Beauchamp and Berners Roding		4.75	Housing	Employment	143	3800	Suitable - Outside Current Policy (Green Belt)			Deliverable	Site is suitable, but is within the Green Belt.	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site	
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)										
SR-0261	Land at Abbeys Roding, Abbeys Roding, Essex	Abbeys Beauchamp and Berners Roding		117.68	Housing	Employment	2800	94,000						
									Suitable - Outside Current Policy (Green Belt)					
SR-0262	Land West of Rookery Road, Nine Ashes, Blackmore	High Ongar		9.08	Housing	Employment	217	7,200						
									Suitable - Outside Current Policy (Green Belt)					
SR-0263	Land to East of Rookery Road, Nine Ashes, Blackmore	High Ongar		65.48	Housing	Employment	1570	52,000						
									Suitable - Outside Current Policy (Green Belt)					
SR-0264	Land at King Street, Blackmore	High Ongar		16.87	Housing		250							
									Suitable - Outside Current Policy (Green Belt)					
SR-0265	Land to South of Chambers Farm, Sheering	Sheering		4.46	Housing	Employment	110	3,500						
									Suitable - Outside Current Policy (Green Belt)					

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	2.43	Housing			49			Suitable - Outside Current Policy (Green Belt)				
SR0266	Oldfield Spring, Hoe Lane, Nazeing, EN9 2RW	Nazeing										Available	Achievable	Deliverable		
SR0267	Land to the South East of Ongar	Ongar		44.17	Housing	Employment	1325	35,000				Suitable - Outside Current Policy (Green Belt)				
												Available	Achievable	Deliverable		
Page 39	Land to the South of Kettlebury Way, Ongar	Ongar		1.44	Housing		43					Suitable - Outside Current Policy (Green Belt)				
SR0268												Available	Achievable	Deliverable		
SR0269	Ongar Park Estate, North Weald Bassett	North Weald Bassett		164.58	Housing	Employment	1,200	30,000				Suitable - Outside Current Policy (Green Belt)				
												Available	Achievable	Deliverable		

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location															
SR0270	Halston Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing			0.38	Housing		11								
SR0271	(Former Coachworks) Popplewells, High Road, Thornewood, Epping, Essex	North Weald Bassett			0.3	Housing		10								
SR0272	Netherhouse Farm, Sewardstone Road, Waltham Abbey, E4 7RJ	Waltham Abbey			12.79	Housing	Employment	300	10,000							
Page 93	North Weald Extension Employment Extension (i)	North Weald Bassett	Filtered (Duplicate Site)		3.17	Employment					n/a				Filtered	
	Hurricane Way Industrial Estate, North Weald Bassett	North Weald Bassett			0.76	Employment					3,000					
SR0275	High Road, North Weald, Industrial Estate, CM16 6EG	North Weald Bassett			1	Employment					2,400					

Reference	Site Details					Site Assessment					Suitability			Achievability	
	Site Information			Development Type		Adopted Development Yield (After Constraints)		Suitability			Overall Suitability	Weighted Average Score	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site	
SR-0276	Birchwood Industrial Estate	Nazeing		0.64	Employment					Suitable - Outside Current Policy (Green Belt)	1.713	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is assessed for and suitable for commercial development and is within an urban area and therefore within current policy. Ownership is unknown and therefore availability is unknown.
SR-0277	Woodgreen Road/Southend Lane, Employment	Waltham Abbey	Filtered (Duplicate Site)	0.47	Employment						n/a			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0372
SR-0278	Bower Hill Industrial Estate, Employment	Epping		0.38	Employment						1,520			Not Deliverable or Developable - Unknown Availability	Site is assessed for and suitable for commercial development and is within an urban area and therefore within current policy. Ownership is unknown and therefore availability is unknown. Contamination with potential high cost of remediation may impact upon viability given small scale of site.
SR-0279	Oakwood Hill Industrial Estate (East)	Loughton		3.87	Employment						7,740			Not Deliverable or Developable - Unknown Availability	Site is assessed for and suitable for commercial development and is within an urban area and therefore within current policy. Ownership is unknown and therefore availability is unknown.

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Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)										
SR0280	Oakwood Hill Industrial Estate (West)	Loughton		0.55	Employment				2,200					
SR0281	St Johns Road Area, Epping Town Centre	Epping		3.05	Town Centre	Housing	50		4,000					
SR-0282	Browns Car Show Room, Loughton Town Centre	Loughton		0.27	Town Centre				4000	2000	Suitable - Outside Current Policy (Other)		Not Deliverable or Developable - Unknown Availability	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)			Site Assessment		Assessment		
	Site Information		Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Final Headline Assessment
SR-####x	Quaker Lane Car Park, Waltham Abbey Town Centre	Waltham Abbey	0.32	Town Centre					4000	2000						
SR0283	Sainsbury's Supermarket Site, Loughton Broadway Town Centre	Loughton	0.52	Town Centre	Housing	41				3,800						
SR-####x <sup>34</sup>	Sainsbury's Supermarket Site, Loughton Broadway Town Centre	Loughton	0.24	Town Centre	Housing	19				1,500						
SR0285	Winston Churchill Public House, Loughton Broadway Town Centre	Loughton	0.24	Town Centre	Housing	19				1,513						

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Weighted Average Score	Overall Suitability	Overall Availability	Final Headline Assessment	Summary of Key Factors Affecting Site				
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	1.28	Housing			80		Suitable - Within Current Policy		Achievable	Deliverable		
SR0286	Burton Road, Loughton Broadway	Loughton							1,000		1.519	Available			Site is suitable, and is within urban area not in Green Belt. Site is part of Loughton Broadway development brief.	
SR0289	Vere Road, Loughton Broadway	Loughton			0.97	Housing			41		Suitable - Within Current Policy		Achievable	Deliverable		
SR0290	Epping Magistrates Court	Epping			0.06	Housing			8		Suitable - Within Current Policy		Achievable	Deliverable		
Page													Unknown or Marginal	Developable		
															Site is available as surplus public land, and could be converted/ redeveloped, although costs associated could make development viability marginal at the current time.	
SR0291	Seawardstone Lane, Rear of Butlers Drive	Waltham Abbey			1.71	Housing			51		Suitable - Outside Current Policy (Green Belt)		Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	
SR0292	Seawardstone Lane (nr Chapel Field Nursery)	Waltham Abbey			2.96	Housing			66		Suitable - Outside Current Policy (Green Belt)				Site is suitable but is within the Green Belt. Site is within LVRP and impact could be significant given relative openness of site. Part of site within Flood Risk Zone 3a and Flood Risk Zone 2 which could reduce capacity of site by around 1/4. Ownership is unknown and therefore availability is unknown.	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment		
	Site Information		Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0293	Land Lying to the East of Hornbeam Road, Rear of Bourne House Buckhurst Hill.	Buckhurst Hill		0.71	Housing		21			Suitable - Outside Current Policy (Green Belt)	1.569	Available	Achievable	Deliverable	Site is suitable but majority is within the Green Belt (only garages are outside of Green Belt).
SR0294	Loughton Golf Course	Loughton	Stage A. Unsuitable (Strategic Constraint )	12.09	Housing					Not Suitable	n/a	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Epping Forest Buffer Land designation
SR0295	Land on the South East side of Theydon Bois Road, Theydon Bois.	Theydon Bois		0.29	Housing	9				Suitable - Outside Current Policy (Green Belt)	1.644	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.
SR0296	Land on the North Side of Luxborough Lane, Chigwell.	Chigwell		0.77	Employment				3,080					Site is suitable but is within the Green Belt. Northern part of site within Flood Risk Zone 3a, with small band of Flood Risk Zone 2. Site is former landfill and remediation costs may make development more marginal and therefore it may only be achievable in the future.	

Reference	Site Details		Site Information		Development Type		Adopted Development Yield (After Constraints)		Site Assessment		Assessment		
	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability
SR-0297	North Weald Bassett, South West Area	North Weald Bassett	North Weald Bassett	4.83	Housing		145						
SR-0298	Lower Nazeing, West Area	Nazeing		16.57	Housing		372						

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units (sqm)	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)										
SR0299	Lower Nazeing, South West Area	Nazeing		11.88	Housing	90								
SR0300	Lower Nazeing, South Area	Nazeing		18.63	Housing	Employment	447	14,900	Suitable - Outside Current Policy (Green Belt)					
SR0301	Lower Nazeing, North Area	Nazeing		21.77	Housing	653			Suitable - Outside Current Policy (Green Belt)					
SR0302	Lower Nazeing, South East Area	Nazeing		58.17	Housing	Employment	1,396	46,500	Suitable - Outside Current Policy (Green Belt)					

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	40.01	Housing	1,200									
SR0303	Roydon, West Area	Roydon														
SR0304	Roydon, North East Area	Roydon			9.11	Housing	273									
SR0306	Roydon, South East Area	Roydon			23.42	Housing	703									
SR0308	North Weald Bassett, South Area	North Weald Bassett			46.34	Housing	1,390									
SR0309	North Weald Bassett, North East Area	North Weald Bassett			30.59	Housing	918									

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location															
SR0310	North Weald Bassett, Blakes Golf Course (East Area)	North Weald Bassett			69.22	Housing		2,077			Suitable - Outside Current Policy (Green Belt)			Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Site is located within a designated Ancient Landscape. Ownership is unknown and therefore availability is unknown.	
SR0311	Sheering, North Area	Sheering			22.75	Housing		683			Suitable - Outside Current Policy (Green Belt)			Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.	
SR0312	Sheering, South Area	Sheering			21.31	Housing		639			Suitable - Outside Current Policy (Green Belt)			Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.	
SR0313	Lower Sheering (Sawbridgeworth )	Sheering			33.85	Housing		1,016			Suitable - Outside Current Policy (Green Belt)			Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.	
SR0315	Ongar, East Area	Ongar			53.74	Housing		1,289			Suitable - Outside Current Policy (Green Belt)			Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. East and South fringe of site within Flood Risk Zone 3a and 2. Ownership is unknown and therefore availability is unknown.	
SR0316	Chigwell Golf Course	Chigwell			40.71	Housing					Suitable - Outside Current Policy (Green Belt)			Site is suitable but is within the Green Belt. Golf Club House is Grade II listed building and would need to be retained.		

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)												
SR0317	Land between Frogshall Lane and Railway Line, Chigwell	Chigwell		5.33	Housing				160			Suitable - Outside Current Policy (Green Belt)		Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.	
SR0318	Chigwell, North East Area	Chigwell		14.92	Housing				448			Suitable - Outside Current Policy (Green Belt)		Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. A number of trees with TPO's around Chigwell Primary school would need to be retained. Ownership is unknown and therefore availability is unknown.	
P019	Land West of Epping New Road, Buckhurst Hill	Buckhurst Hill		12.3	Housing				369			Suitable - Outside Current Policy (Green Belt)		Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Site adjacent Epping Forest SSSI/SAC. Ownership is unknown and therefore availability is unknown. Site is former landfill and remediation costs may make development more marginal and therefore it may only be achievable in the future.	
SR0320	Buckhurst Hill, South Area	Buckhurst Hill	Stage A. Unsuitable (Strategic Constraint)	36.64	Housing							Not Suitable	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Epping Forest SSSI/SAC and Ancient Woodland
SR0321	Land Between Buckhurst Hill & Loughton	Buckhurst Hill	Stage A. Unsuitable (Strategic Constraint)	25.49	Housing							Not Suitable	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Majority of site is within Epping Forest Buffer Land designations

Reference	Site Details		Site Information				Development Type			Adopted Development Yield (After Constraints)			Site Assessment		
	Address / Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0322	Land West of Nursery Road, Loughton Broadway	Loughton		4.5	Housing					Suitable - Outside Current Policy (Green Belt)	1.663	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Small part of site within Epping Forest SSSI/SAC and part of site also within Epping Forest Land and these areas are not suitable for development. The Nursery on site is outside of these designations. Ownership is unknown and therefore availability is unknown.
SR0323	Loughton, South East Area	Loughton	Stage A. Unsuitable (Strategic Constraint )	139.4	Housing					Not Suitable	n/a	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Vast majority of area within Flood Zone 3b. Northern part of Area within Roding Valley Meadow SSSI
SR0324	Loughton, West Area	Loughton	Stage A. Unsuitable (Strategic Constraint )	391.15	Housing					Not Suitable	n/a	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Within Epping Forest SSSI/SAC and Ancient Woodland
SR0325	Loughton, Langston Road North	Loughton		9.06	Employment					Suitable - Outside Current Policy (Green Belt)	272			Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.

Reference	Site Details		Site Information			Development Type			Adopted Development Yield (After Constraints)			Site Assessment			Assessment	
	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site	
SR0326	Loughton North Area, Including Debden Green, Debden House Camping Site	Loughton		118.27	Housing											
SR0327a	Theydon Bois Golf Course and Land to East	Theydon Bois	Stage A. Unsuitable (Strategic Constraint )	35.58	Housing											
SR0327b	Theydon Bois, Area East of Dukes Avenue	Theydon Bois		5.7	Housing											

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Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)										
SR-0328	Theydon Bois, South Area	Theydon Bois		75.28	Housing		1,300							
SR-0329	Abridge, North Area	Theydon Bois	Stage A. Unsuitable (Strategic Constraint)	31.31	Housing									
SR-0330	Land east and west of New Farm Drive, South Abridge	Lambourne		21.38	Housing	427								
SR-0331	Waltham Abbey, North West Area	Waltham Abbey	Stage A. Unsuitable (Strategic Constraint)	46.53	Housing									

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)										
SR0332	Waltham Abbey, North East Area	Waltham Abbey		37.65	Housing	847								
P033a	Epping, South West Area	Epping	Stage A. Unsuitable (Strategic Constraint )	7.79	Housing									
SR0333b	Epping, South West Area	Epping		23.11	Housing	520								

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment				
	Site Information		Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling (sqm)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site		
SR0334	Epping, North West Area	Epping	16.66	Housing	250											Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt and part of site is also playing fields providing open space/recreational function and development would be outside existing policy. Swains Green Local Wildlife Site covers wooded west end of site and would need to be retained. Ownership is unknown and therefore availability is unknown.		
Page 35	Epping, North Area	Epping	31.34	Housing												Not Suitable	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Within Epping Forest SSSI & Ancient Woodland
SR0336	Land between Epping and Coopersale	Epping	13.46	Housing												Not Suitable	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Within Epping Forest Buffer Land designation
SR0337	Hannah Nursery Sewardstone Road	Waltham Abbey	1.83	Housing	55											Not Suitable	n/a	Not Deliverable or Developable - Not Suitable	Site is suitable but is within the Green Belt. TPOs along north edge of site would need to be retained. Ownership is unknown and therefore availability is unknown.
SR0338	Brookfield Nursery/Sewardstone Rd, London E4 7RJ	Waltham Abbey	4.06	Housing	122											Suitable - Outside Current Policy (Green Belt)	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)												
SR-0339	Land to rear of The Plough pub, Mott Street, Sewardstone	Waltham Abbey		2.02	Housing											
SR-0340	Theydon Green, Theydon Bois	Theydon Bois	Stage A. Unsuitable (Strategic Constraint )	6.14	Housing											
SR-0341	Theydon Plain, Theydon Bois	Theydon Bois	Stage A. Unsuitable (Strategic Constraint )	7.26	Housing											
SR-042	Thritts Hall Farm	Theydon Bois		35.94	Housing				1,078							
SR-0343	Land East of Garnon Cottage, Bower Hill, Epping	Epping		8.29	Housing				249							

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	0.4	Housing			20		Suitable - Within Current Policy			Not Deliverable or Developable - Not Available		
SR-0345	Conniston Court	Epping								1.544	Not Available	n/a				
SR-0346	Tower Road Allotments (East)	Epping			0.33	Housing	10				Suitable - Outside Current Policy (Other)			Not Deliverable or Developable - Unknown Availability		
SR-0347	Epping Sports Centre	Epping			0.43	Housing	Town Centre	35	2,000		Suitable - Within Current Policy			Deliverable		
SR-0348	Cottis Lane Car Park	Epping			0.56	Town Centre	Housing	45	2,240		Suitable - Within Current Policy			Deliverable		
SR-0349	Bakers Lane Car Park	Epping			0.42	Town Centre	Housing	34	1,680		Suitable - Within Current Policy			Deliverable		
Page		10														

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment		
	Site Information		Site Status/ Filtering	Site Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Site Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0350	Land south of Ardmore Lane between Epping New Road and High Road	Buckhurst Hill	Stage A. Unsuitable (Strategic Constraint)	1.96	Housing							n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Within Epping Forest Land
SR0351	Land East of High Road, Russell Road, Buckhurst Hill	Buckhurst Hill	Stage A. Unsuitable (Strategic Constraint)	1.22	Housing							n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Within Epping Forest Land
SR0352	Land South of Oakland School, High Road/Warren Hill, Loughton	Loughton		1.87	Housing		75					n/a	n/a	Not Deliverable or Developable - Not Suitable	Site is suitable and is in an urban area. Use as existing school playing field means it is greenfield urban open space and outside existing policy. Ownership is unknown and therefore availability is unknown.
SR0353	Roding Gardens Sports Pitches	Loughton		4.84	Housing		194							Not Deliverable or Developable - Unknown Availability	Site is suitable, and is within urban area (not in Green Belt), however, is urban open space which would be lost and therefore outside of current policy. Majority of site is within Flood Risk Zone 3a and would be subject to the exceptions test. Ownership is unknown and therefore availability is unknown.

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)												
SR0354	Allotments north of Standards Hill, Loughton	Loughton		5.22	Housing	0										
SR0355	Oakwood Hill/Langston Road Industrial Estate	Loughton		33.51	Employment		20,000									
SR0356	Borders Lane Playing Fields, Opposite Epping College	Loughton		4.78	Housing	191			Suitable - Outside Current Policy (Other)							
SR0358	Sandford Ave/Westall Road Amenity Open Space	Loughton		1.04	Housing	42			Suitable - Outside Current Policy (Other)							

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site	
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)										
SR0359	Newmans Lane/Rectory Lane Amenity Open Space	Loughton		1.22	Housing				49					
SR0360	Hillyfields Open Space, Loughton	Loughton		4.97	Housing				199					
Page 413	Colebrook Lane/Jessel Drive Amenity Open Space	Loughton		8.03	Housing				321					
SR0362	Willingale Road Allotments	Loughton		2.45	Housing				98					

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)												
SR0365	Spurs Lodge & London Guildhall University Sports Centre	Chigwell		11.4	Employment	Housing	342	45,600			Suitable - Outside Current Policy (Green Belt)			Not Deliverable or Developable - Unknown Availability		
SR0366	West Hatch High school Playing Fields and adj land	Chigwell		16.07	Employment	Housing	361	48,000			Suitable - Outside Current Policy (Green Belt)			Not Deliverable or Developable - Unknown Availability		
SR0367	Bancroft RFC	Chigwell	Stage A. Unsuitable (Strategic Constraint)	18.73	Employment	Housing					Not Suitable	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Part of site which falls within EFDC boundary is almost wholly within Flood Risk Zone 3b.	
SR0368	Frogshall Lane Cemetery	Chigwell	Filtered (Existing Ongoing Use)	7.05	Housing						n/a			Filtered	Filtered - Existing use as a cemetery	
SR0369	South of Lambourne Road, Chigwell Row	Chigwell		41.7	Housing						Suitable - Outside Current Policy (Green Belt)	1.719	Unknown	Achievable	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)										
SR0370	Land off Beechfield Walk	Waltham Abbey		4.62	Housing				139				Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.
SR0372	Land west of Woodgreen Road, including Southend Lane and Skillet Hill Farm	Waltham Abbey		45.42	Housing	Employment	950	54,500					Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Small part of site is Woodgreen Road/Southend Lane business area, where redevelopment for other uses would be outside existing policy. Small watercourse in south western corner of site, with Flood Risk Zone 3a. Several Grade II listed buildings located on large site, which would need to be retained. Ownership is unknown and therefore availability is unknown.
SR0373	Upshire Primary School	Waltham Abbey		2.1	Housing				84				Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.

Reference	Site Details		Site Information		Development Type		Adopted Development Yield (After Constraints)		Site Assessment		Assessment				
	Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0375	Galley Hill Road Industrial Estate	Waltham Abbey	4.44	Employment	Housing	130	17,760							Not Deliverable or Developable - Unknown Availability	Site is suitable, and although in the Green Belt (and therefore outside of current policy) is a Brownfield Site with existing development on it (Car servicing/Car scrap etc.). Access route along Galley Hill Road would need improvements. Ownership is unknown currently and therefore availability is unknown.
SR0376	Abbeyview Nursery, Parklands	Waltham Abbey	2.72	Employment	Housing	81	10,880							Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.
SR0377	Parklands/Newt eswell Drive amenity open space	Waltham Abbey	0.92	Housing		37								Not Deliverable or Developable - Unknown Availability	Site is suitable, and is within urban area (not in Green Belt), however, is performing a function as amenity open space which would be lost and therefore outside of current policy.
SR0378	Crooked Mile Allotments and adjacent land	Waltham Abbey	18.35	Housing		734								Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.
SR0379	Land off Town Mead Road	Waltham Abbey	0.15	Housing		6								Not Deliverable or Developable - Unknown Availability	Site is suitable and within urban area, albeit is greenfield as an area of private garden. Ownership is unknown and therefore availability is unknown.

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Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)										
SR0380	Abbey Gardens/Darby Drive Car Park	Waltham Abbey		0.51	Housing	Town Centre	41		3,000					
								Suitable - Within Current Policy		1.663	Available	Achievable	Deliverable	
SR0381	Town Mead/Green Yard Car Park	Waltham Abbey		0.97	Town Centre	Housing	15		1,700					
								Suitable - Within Current Policy		1.644	Available	Achievable	Deliverable	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment		
	Site Information		Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling (sqm)	Commercial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR0382	Town Mead Sports Complex	Waltham Abbey	28.36	Employment	Housing	0	10,000									Not Deliverable or Developable - Unknown Availability	Half of site is playing fields and is within Flood Risk Zone 3a is Green Belt and within the LVRP and is not suitable for development. Rest of site (industrial estate) is assessed for and suitable for commercial development (through intensification) and is within an urban area and therefore within current policy. Ownership is unknown and therefore availability is unknown. Contamination with potential high cost of remediation may impact upon viability given small scale of site.
SR0383	Sainsbury's Distribution Centre	Waltham Abbey	20.82	Employment												Filtered - Existing use as Distribution Centre	
SR0384	King Harold School (Business & Enterprise Academy)	Waltham Abbey	6.89	Housing	220											Filtered	
SR0385	Ninefields, Land at Hillhouse Drive inc. Abbey Youth Football Ground and Stoney Bridge Drive Allotments	Waltham Abbey	9.45	Housing	378											Site is suitable, and is within urban area (not in Green Belt), however, part of site is school playing fields and open space which would be lost and therefore outside of current policy. Ownership and availability is unknown.	
																Site is suitable, and is within urban area (not in Green Belt), however, site is Ninefield's playing fields, allotments and open space which would be lost and therefore outside of current policy.	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling (Units)	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	1.49	Housing										
SR0387	Land off Great Stoney Park	Ongar														
SR0388	Epping Ongar Railway, Ongar Railway Station Yard	Ongar	Filtered (Commitment)	1.23	Housing	Employment										
SR0389	Land between High Street and Rodney Road, Ongar	Ongar	Stage A. Unsuitable (Strategic Constraint)	1.88	Housing	Employment										
SR0390	Greenstead Road, Ongar	Ongar		9.08	Housing				272			Suitable - Outside Current Policy (Green Belt)				
SR0391	Land between Stamford Rivers Road and Brentwood Road, Ongar	Ongar		6.51	Housing				195			Suitable - Outside Current Policy (Green Belt)				

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site			
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	9.61	Housing						Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Majority of site is within Flood Risk Zone 3b			
SR0392	Land north east of Longfields, Ongar	Ongar	Stage A. Unsuitable (Strategic Constraint)							n/a	n/a	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Southern Half of Site within Flood Risk Zone 3a and subject to exceptions test. This would reduce capacity of site. Ownership is unknown and therefore availability is unknown.			
SR0393	Land north of Millfield, Ongar	High Ongar		1.85	Housing	28				n/a	n/a	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Grade II listed building on site, with any impacts able to be minimised through sensitive scheme. Ownership is unknown and therefore availability is unknown.			
SR0394	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar	High Ongar		14.62	Employment	Housing	307	17,500	Suitable - Outside Current Policy (Green Belt)	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Large band of eastern part of site located within Flood Zone 3b reducing site capacity by circa 1/2. Ownership is unknown and therefore availability is unknown.			
SR0395	Land to North of Ongar	Ongar		12.72	Housing	191				n/a	n/a	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.			
SR0399	Houchin Drive Playing Fields	Fyfield		2.76	Housing	83				n/a	n/a	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.			

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)			Site Assessment		
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units	Commercial (sqm)	Retail/Leisure (sqm)	Overall Suitability	Weighted Average Score	Availability	Achievability	Assessment		
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)								Final Headline Assessment	Summary of Key Factors Affecting Site	
SR0400	Land North of Willingdale Road, Fyfield	Fyfield	Stage A. Unsuitable (Strategic Constraint)	1.62	Housing	Employment				n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Flood Risk Zone 3b	
SR0403	Land off Sheering Lower Road and Harlow Road	Sheering		167.21	Housing		2,000					Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Pinney Brook Meadows Local Wildlife Site covers small part of site and would need to be retained. A number of Grade II* and Grade II listed building are on site, albeit large nature of site means a sensitive masterplan could avoid impacts. Ownership is unknown and therefore availability is unknown.	
SR0404	Institute Road Allotments, Coopersale	Epping		0.79	Housing		24					Not Deliverable or Developable - Unknown Availability	Site is suitable, and is within urban area (not in Green Belt), however, is performing a function as local amenity open space as allotments which would be lost and therefore outside of current policy.	
SR0405	Coopersale Cricket Club & Coopersale and Theydon Garnon Primary School Playing Fields	Epping		1.72	Housing		52					Not Deliverable or Developable - Unknown Availability	Site is suitable but is within Green Belt and is also playing fields performing a local amenity open space function. Site is adjacent to Epping Forest SSSI. Ownership is unknown and therefore availability for development is also unknown.	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commer cial (sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-#####x	Address/ Site Location															
SR0406	Land South of Coopersale, East & West of Hounlons Hill	Epping			41.15	Housing		1235								
SR0407	Land East of Epping Road, Epping Green	Epping Upland			3.16	Housing		95								
SR0408	Rundell's Grove Wood	North Weald Bassett	Stage A. Unsuitabl e (Strategic Constraint )	46	Housing											
SR0409	Land at J7 of M11	North Weald Bassett		7.17	Employment				28,680							
SR0410	Land East of High Road, Thornwood	North Weald Bassett		4.18	Housing			125								

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Site Assessment		Assessment	
	Site Information		Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units (sqm)	Commercial (sqm)	Retail/Leisure (sqm)	Weighted Average Score	Overall Availability	Overall Achievability	Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site	
Site Ref: SR-#####x	Address/ Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling Units (sqm)	Commercial (sqm)	Retail/Leisure (sqm)	Weighted Average Score	Overall Availability	Overall Achievability	Achievability	Final Headline Assessment
SR0411	Weald Place Farm, Thorndon, Epping, Essex	North Weald Bassett	Stage A. Unsuitable (Strategic Constraint )	4.1	Housing						n/a	n/a	n/a	Not Deliverable or Developable - Not Suitable
SR0412	Woodside Business Estate, Thorndon	North Weald Bassett		1.99	Employment	Housing	60	8,000	Suitable - Outside Current Policy (GB+Other)	1.688	Unknown	Achievable		Not Deliverable or Developable - Unknown Availability
SR0413	Land South of Woodside, Thorndon	North Weald Bassett	Stage A. Unsuitable (Strategic Constraint )	5.43	Housing						n/a	n/a	n/a	Not Deliverable or Developable - Not Suitable
SR0415	Weald Hall Farm Industrial Estate	North Weald Bassett		3.76	Employment			3,000	Suitable - Outside Current Policy (Green Belt)	1.681	Unknown	Achievable		Not Deliverable or Developable - Unknown Availability

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability	Achievability	Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score			Final Headline Assessment	Summary of Key Factors Affecting Site
Site Ref: SR-####x	Address/ Site Location															
SR-0416	Queens Road Allotments & Sewage Works, North Weald Bassett	North Weald Bassett	Stage A. Unsuitable (Strategic Constraint )	6.44	Housing										Not Suitable due to strategic constraint - Area of Flood Risk Zone 3b in centre of site along watercourse. Given location of floodplain central to site covering a significant proportion, this is likely to render site unsuitable.	
SR-0417	Land east of Church Lane /West of Harrison Drive, North Weald Bassett	North Weald Bassett		1.83	Housing			55				n/a	n/a	n/a	Not Deliverable or Developable - Not Suitable	
SR-0418	Chase Farm & Redricks Nursery and North Weald Nursery	North Weald Bassett		8.32	Employment	Housing		125	16,640	Suitable - Outside Current Policy (Green Belt)				Not Deliverable or Developable - Unknown Availability	Site is suitable but is within Green Belt. Part of site is existing industrial estate and is suitable for commercial development/ intensification. Ownership is unknown and therefore availability is unknown.	
SR-0423	Land East of Little Brook Road, Roydon	Roydon		0.89	Housing			27		Suitable - Outside Current Policy (Green Belt)				Not Deliverable or Developable - Unknown Availability	Site is suitable but is within Green Belt. Ownership is unknown and therefore availability for development is also unknown.	
SR-0424	Water Lane Cottage & Adjacent Field	Roydon		4.36	Housing			131		Suitable - Outside Current Policy (Green Belt)				Not Deliverable or Developable - Unknown Availability	Site is suitable but is within Green Belt. Site is within Conservation area Nazeing and area, albeit not necessarily a prominent location. Ownership is unknown and therefore availability for development is also unknown.	

Reference	Site Details				Development Type				Adopted Development Yield (After Constraints)		Suitability		Availability		Achievability		Assessment	
	Site Information		Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwelling s (Units)	Commercial sqm)	Retail/ Leisure (sqm)	Overall Suitability	Weighted Average Score	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site		
Site Ref: SR-#####x	Address/ Site Location																	
SR0425	Land on Corner of Water Lane and Broadley Way		Filtered (Site Outside Boundary)	2.7	Housing								n/a			Filtered	Filtered - site outside EFDC boundary	
SR0426	Nurseries to North of Sedge Green	Nazeing		5.39	Housing			162								Not Deliverable or Developable - Unknown Availability	Site is suitable but within Green Belt. Ownership is unknown and therefore availability for development is also unknown.	
SR0427	Nursery between Nursery Road and Pick's Hill and Lake Road Nursery	Nazeing		5.61	Housing			168								Not Deliverable or Developable - Unknown Availability	Site is suitable but within Green Belt. Site is within LVRP although impact would be minimal given existing built form on site. Ownership is unknown and therefore availability for development is also unknown.	
SR0432	Land North of Dobbs Weir Road	Roydon		7.74	Housing			110								Not Deliverable or Developable - Unknown Availability	Site is suitable but within Green Belt. Site is within Flood Risk Zone 3a and would be subject to the exceptions test. Eastern half of site is crossed by underground cable, overhead cable and gas pipeline (high risk - NG Risk Table) - reducing site capacity by 1/2. Lea Valley Park North Local Wildlife Site covers small part of north of site and would need to be retained. Ownership is unknown and therefore availability for development is also unknown. Site is former landfill and remediation costs may make development viability marginal.	



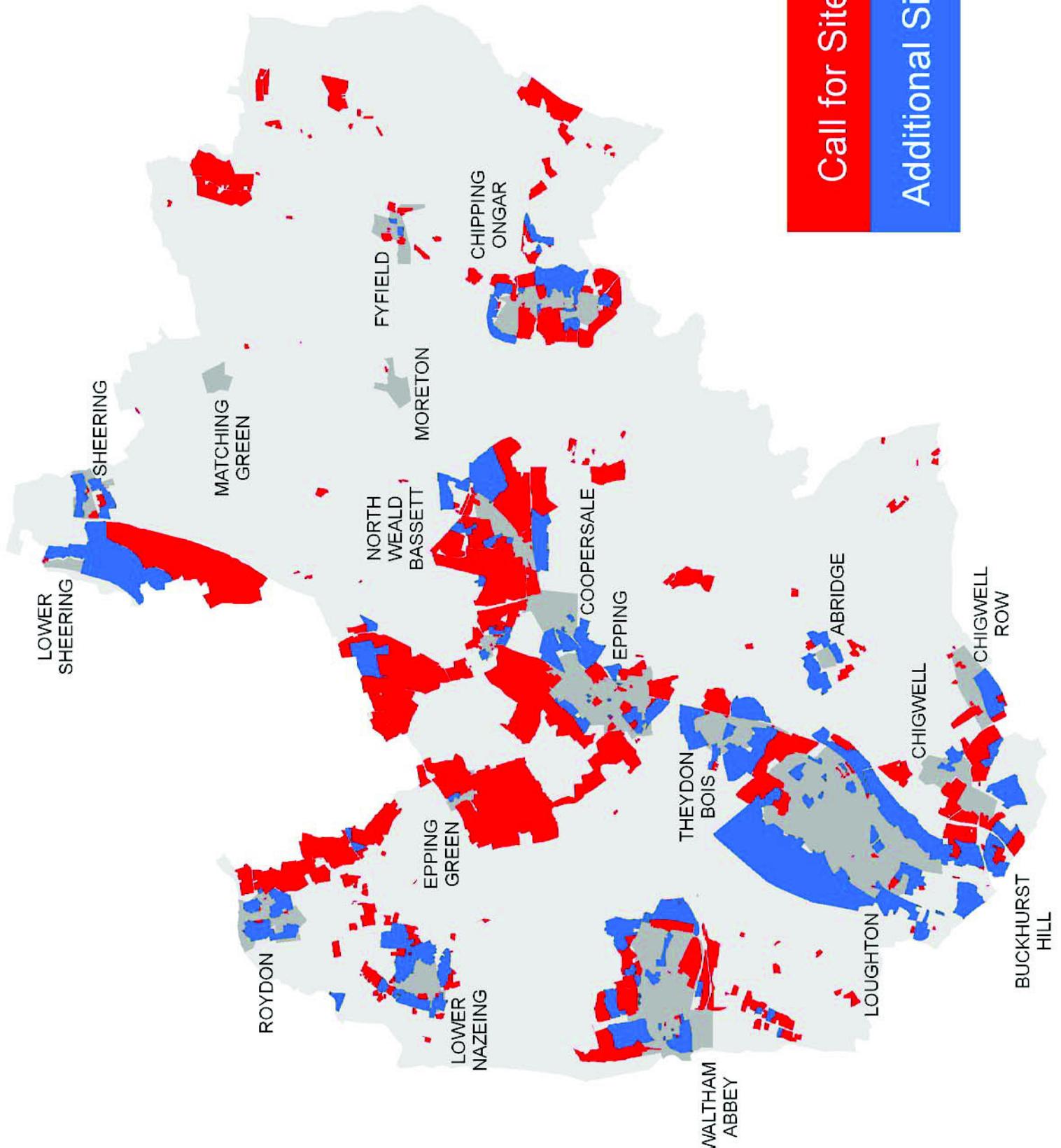
## **Appendix 5      Site Appraisal Maps - Suitability**



## **Appendix 6      Site Appraisal Maps - Deliverability and Developability**

## **Appendix 7      Distribution of ‘long list’ sites**

Call for Sites  
Additional Sites









## Appendix 8      Source Data

<b>Assessment Criteria</b>	<b>Source of Data</b>
Suitability	
Flood Risk	GIS mapping of Flood Risk Zones 1, 2 and 3 (supplied by EFDC) and Epping Forest Strategic Flood Risk Assessment - Level 1 (2011)
National/international environmental and natural/ecological designations	GIS mapping of environmental, ecological and natural designations (supplied by EFDC and obtained from magic.gov.uk)
National heritage assets including Listed Buildings, Scheduled Ancient Monuments and Historic Parks & Gardens	GIS mapping of Listed Buildings, Scheduled Ancient Monuments and Historic Parks and Gardens (supplied by EFDC) cross referenced with English Heritage's National Heritage List for England ( <a href="http://list.english-heritage.org.uk/">http://list.english-heritage.org.uk/</a> )
Green Belt	GIS mapping supplied by EFDC
Greenfield and Brownfield (Previously Developed Land) and proximity to existing settlements	GIS mapping supplied by EFDC (for proximity to existing settlements using above Green Belt boundaries). Assessment from site visits and Google Earth aerial imaging.
Landscape character	Epping Forest Landscape Character Assessment (2010) with associated GIS layers. Assessment from site visits
Local environmental and natural/ecological designations	GIS mapping supplied by EFDC (Local Plan proposals map)
Tree Preservation Orders	GIS mapping of all TPOs supplied by EFDC
Relevant planning history	EFDC iPlan system ( <a href="http://www.eppingforestdc.gov.uk/Council_Services/planning/iPlan.asp">http://www.eppingforestdc.gov.uk/Council_Services/planning/iPlan.asp</a> ) Information from Call For Sites submissions
Minerals and Waste Plan allocations	Adopted Essex and Southend Waste Local Plan (2001) Essex Minerals Development Document - Preferred Approach and Additional Minerals Sites Consultation Document (2011) Essex Waste Development Document - Preferred Approach Consultation Document (2011)
Lee Valley Regional Park	GIS mapping supplied by EFDC
Underground and overhead electricity transmission lines/cables and high pressure gas pipelines	GIS mapping of Electricity Lines/Cables and Gas Pipelines supplied by EFDC National Grid – Development Planning Risk Tables
Conservation areas	GIS mapping supplied by EFDC Assessment from site visits

<b>Assessment Criteria</b>	<b>Source of Data</b>
Distance from: Bus stop with hourly service	Bus stops identified from site visits and Google Earth aerial imaging (including bus stop mapping overlay). Bus Routes/frequency identified from Essex County Council Public Transport Maps ( <a href="http://www.essex.gov.uk/Travel-Highways/Public-Transport/Pages/Public-Transport-Maps.aspx">http://www.essex.gov.uk/Travel-Highways/Public-Transport/Pages/Public-Transport-Maps.aspx</a> ) Other frequency data from Traveline ( <a href="http://www.travelinesoutheast.org.uk/">http://www.travelinesoutheast.org.uk/</a> ) and Transport for London ( <a href="http://www.tfl.gov.uk">www.tfl.gov.uk</a> )
Distance from: Central Line station	GIS mapping supplied by EFDC
Distance from: Railway station	GIS mapping supplied by EFDC
Distance from: Local employment provision	GIS mapping supplied by EFDC (Local Plan proposals map)
Distance from: Primary school	GIS mapping of Primary School locations using Edubase ( <a href="http://www.education.gov.uk/edubase/home.xhtml">http://www.education.gov.uk/edubase/home.xhtml</a> )
Distance from: Secondary school	GIS mapping of Secondary School locations using Edubase ( <a href="http://www.education.gov.uk/edubase/home.xhtml">http://www.education.gov.uk/edubase/home.xhtml</a> )
Distance from: Existing village/local shop/post office	GIS mapping supplied by EFDC (shopping centres), Site Visits and Google Earth aerial imaging (including local shop/post office mapping overlaid)
Distance from: GP surgery or health centre	GIS mapping of GP Surgery locations using NHS information ( <a href="http://www.nhs.uk/Pages/HomePage.aspx">http://www.nhs.uk/Pages/HomePage.aspx</a> )
Distance from: Principal/smaller/ district shopping centre	GIS mapping supplied by EFDC (Local Plan proposals map)
Distance from: Local shopping centre	GIS mapping supplied by EFDC (Local Plan proposals map)
Potential for contamination on site	GIS mapping supplied by EFDC
Potential for noise problems	Assessment from site visits and Google Earth aerial imaging (surrounding uses).
Topography of site	Assessment from site visits and assessment from mapping (OS map contours)
Air Quality Management Areas	GIS mapping supplied by EFDC (note – none currently in the District)
Car parking	Assessment from site visits Epping Forest Controlled Parking Zones ( <a href="http://www.eppingforestdc.gov.uk/Council_Services/parking/where_can_I_park.asp">http://www.eppingforestdc.gov.uk/Council_Services/parking/where_can_I_park.asp</a> )
Site access	Assessment from site visits and assessment from mapping
Access and egress to other properties across site	Assessment from site visits and assessment from mapping
Overlooking/ adjacent buildings	Assessment from site visits and Google Earth aerial imaging (surrounding uses).

<b>Assessment Criteria</b>	<b>Source of Data</b>
Prejudicial impact upon a larger strategic site	Assessment from site visits and assessment from mapping
Locally listed buildings	GIS mapping supplied by EFDC Epping Locally Listed Buildings List ( <a href="http://www.eppingforestdc.gov.uk/Council_Services/planning/conservation/LocalList.asp">http://www.eppingforestdc.gov.uk/Council_Services/planning/conservation/LocalList.asp</a> )
Protected lanes	GIS mapping supplied by EFDC (Local Plan proposals map)
Other heritage assets	GIS mapping supplied by EFDC (Local Plan proposals map) Assessment from site visits and assessment from mapping (e.g. marked features on OS maps) and Google Earth aerial imaging
Shape of site	Assessment from site visits and assessment from mapping and Google Earth aerial imaging
Relationship with existing communities	Assessment from site visits and assessment from mapping and Google Earth aerial imaging
Common land	GIS mapping supplied by EFDC
Identified employment sites	GIS mapping supplied by EFDC (Local Plan proposals map) and Epping Forest & Brentwood Employment Land Review (2010)
Urban open space or performing a similar amenity function	GIS mapping supplied by EFDC (Local Plan proposals map) Assessment from site visits
Availability	
Ownership	EFDC Land Terrier database of Council Owned Land (GIS mapping supplied by EFDC) Information from Call For Sites submissions
Ransom Strips	Information from Call For Sites submissions Assessment of potential for strips of ransom land from mapping
Attitude to Development	Information from Call For Sites submissions
Achievability	
Cost Factors	Information from Call For Sites submissions Assessments of constraints from suitability analysis Stakeholder Consultation as part of SLAA (March 2012)
Economic Viability and Market Factors	Information from Call For Sites submissions Strategic Housing Market Assessment (SHMA) Viability Testing (2010) Stakeholder Consultation as part of SLAA (March 2012)



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