

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

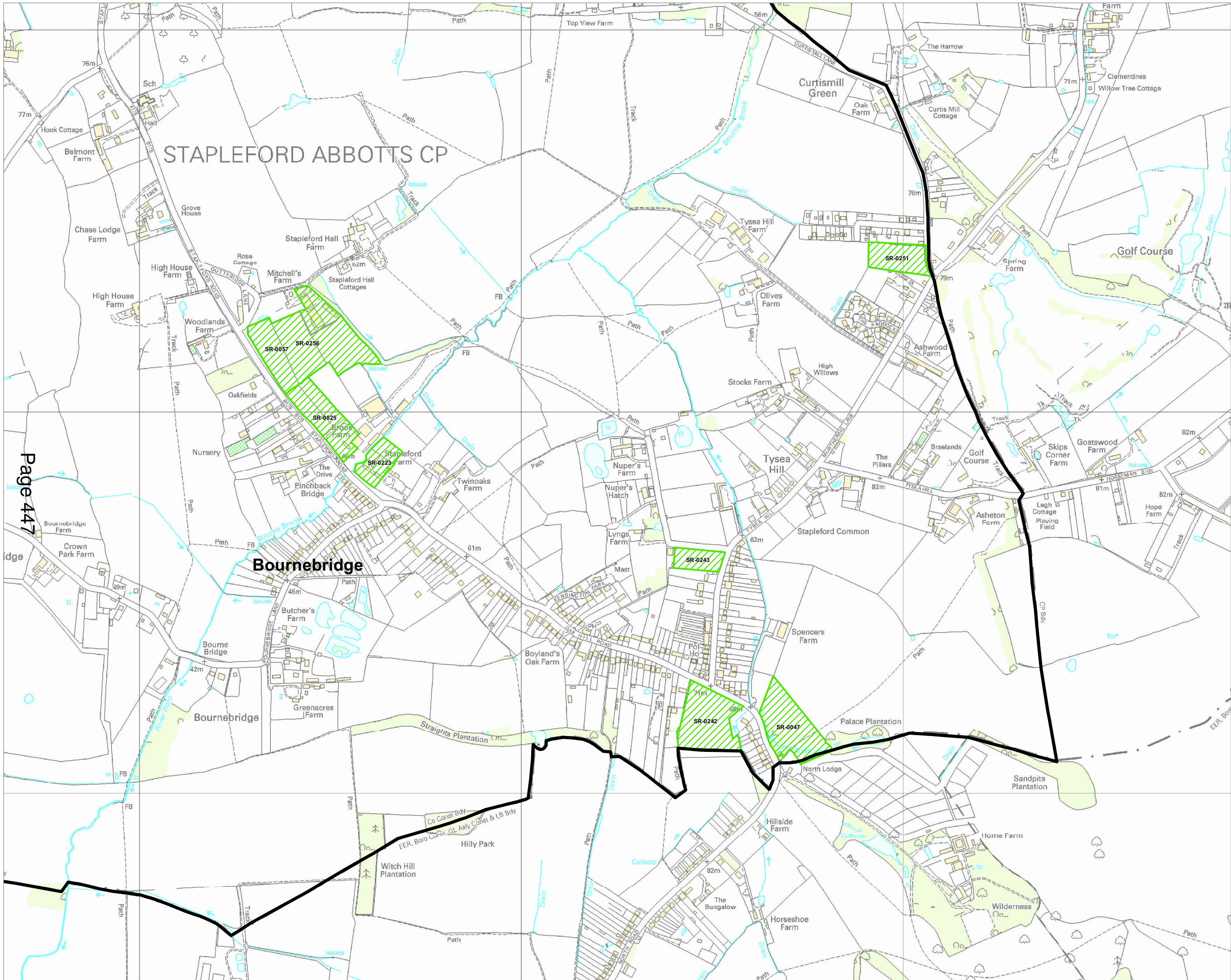
5. STRATEGIC LAND AVAILABILITY ASSESSMENT (SLAA) (Pages 443 - 482)

(Director of Planning & Economic Development) To consider the attached maps for the appendices to the main report.

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Key

Epping Forest Local Authority Boundary

Final Headline Assessment

Deliverable

Developable

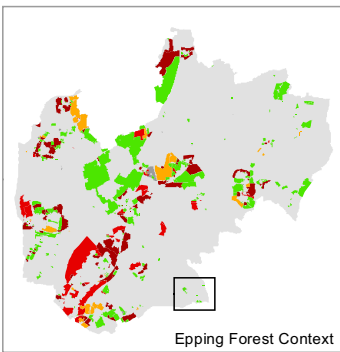
Filtered

Not Deliverable or Developable - Not Achievable

Not Deliverable or Developable - Not Available

Not Deliverable or Developable - Not Suitable

Not Deliverable or Developable - Unknown Availability



The SLAA does not allocate land for development or indicate that the Council would support its development. The sites provide a range of potential locations where development might be considered through the plan.

These maps show the emerging headline assessments from the deliverability and developability analysis of each site. They should only be interpreted alongside the full SLAA assessment for each site.

Headline site assessments relate to a site in its entirety. Constituent parts of some suitable sites, as per the boundary shown on this map, may not be suitable for development where factors affect only a portion of the site. The capacity of a site to accommodate development has been adjusted in these cases and the headline assessment relates only to the development capacity the SLAA has attributed to the site.

nlp Nathaniel Lichfield & Partners
Planning. Design. Economics.

Project Epping Forest SLAA

Title Deliverability - Stapleford Abbots

Client Epping Forest District Council

Date 09.05.2012

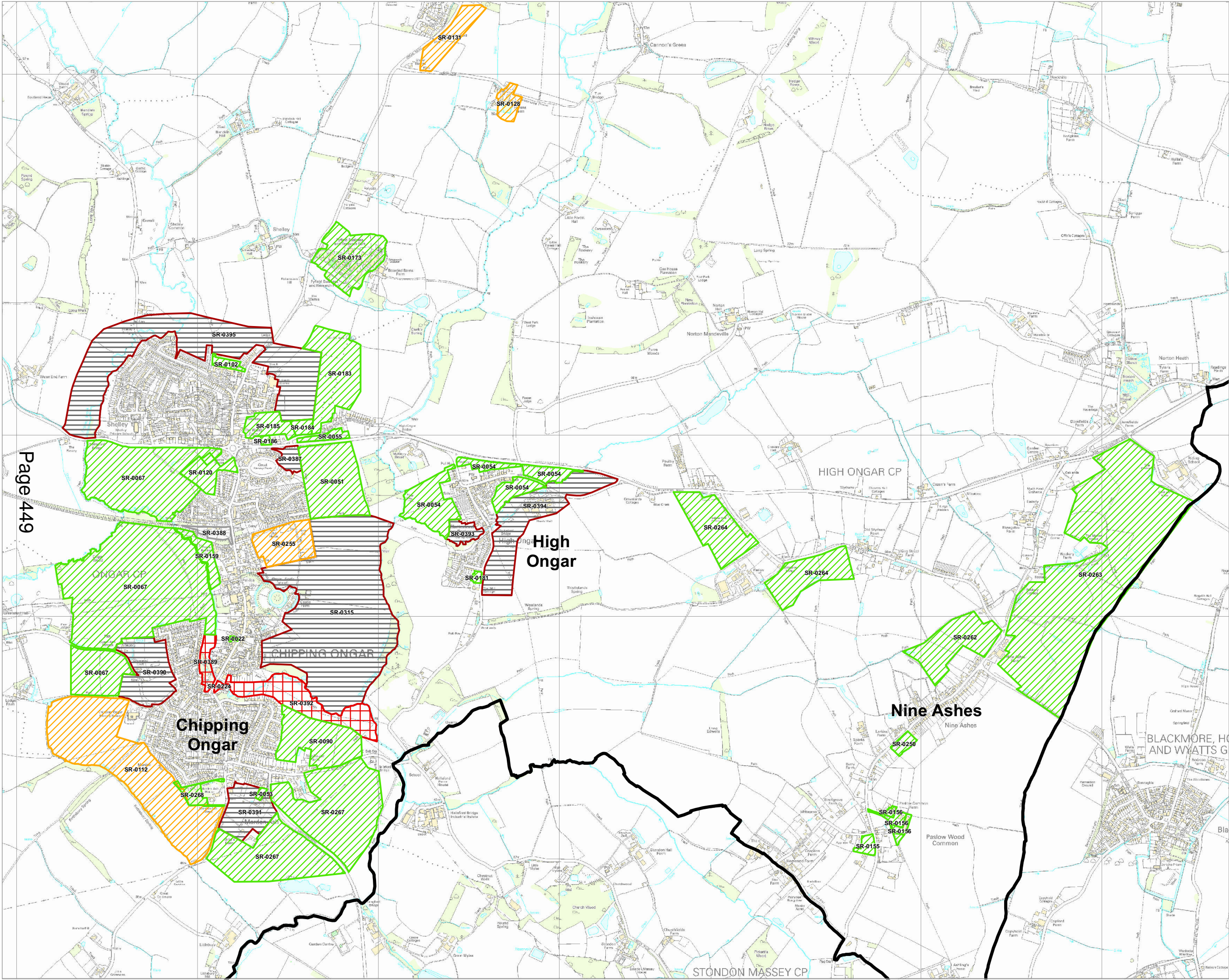
Scale -

Drawn by MAR

Drp. No GIS12991-021

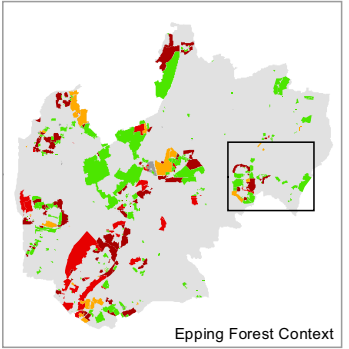
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GIS Reference: S:\CL12991 - Epping Forest SLAA\CL12991 - Epping Forest SLAA - SLAA Sites (003) - Deliverability - 11.04.2012.mxd

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Key

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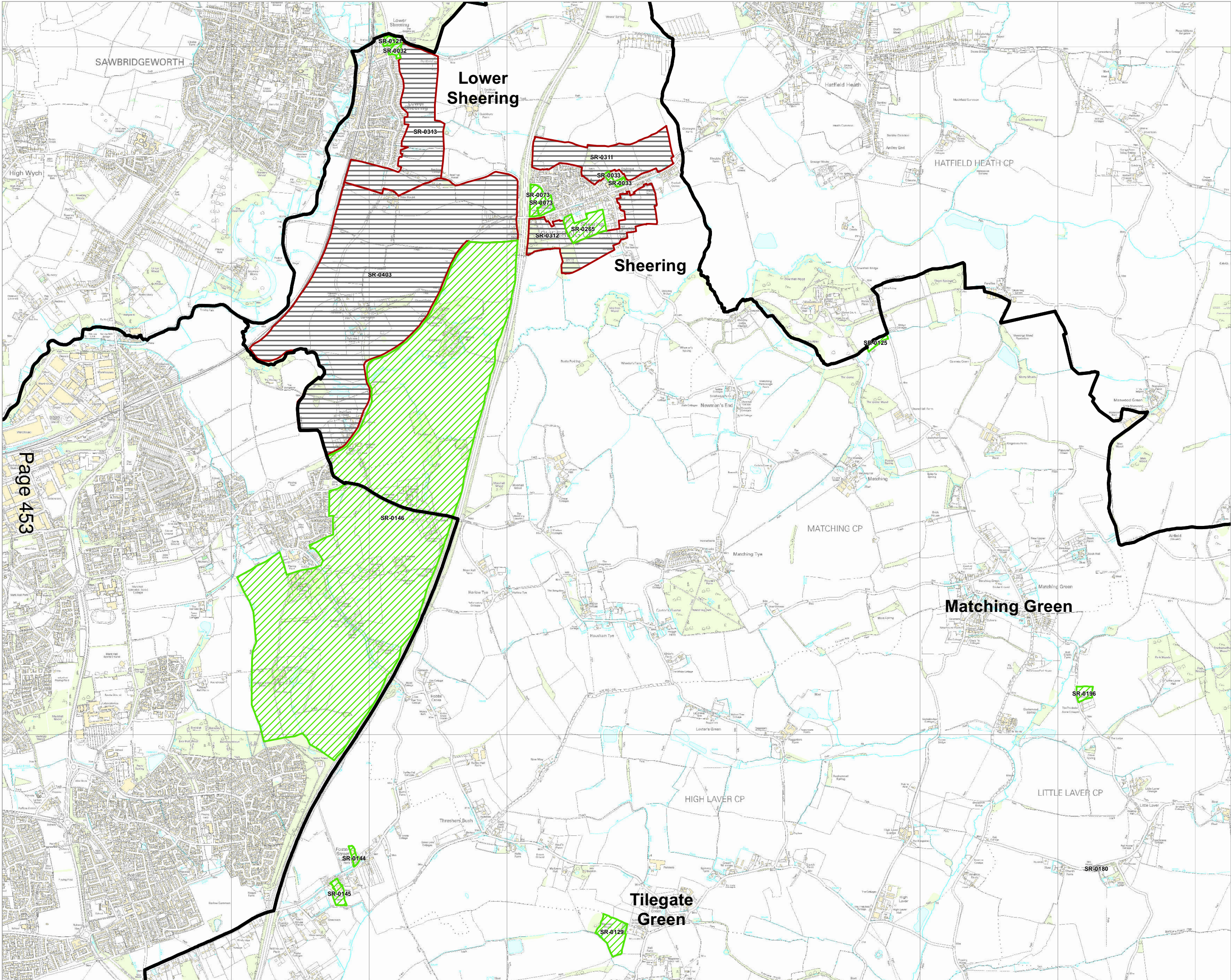
nlp Nathaniel Lichfield & Partners
Planning. Design. Economics.

Project	Epping Forest SLAA
Title	Deliverability - Chipping Ongar, High Ongar & Nine Ashes
Client	Epping Forest District Council
Date	09.05.2012
Scale	-
Drawn by	MAR
Drp. No	GIS12991-022

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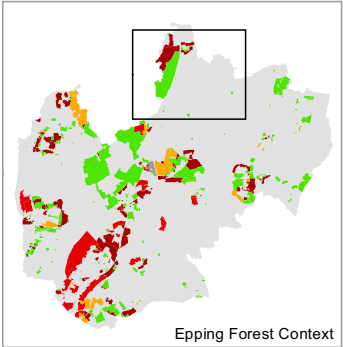
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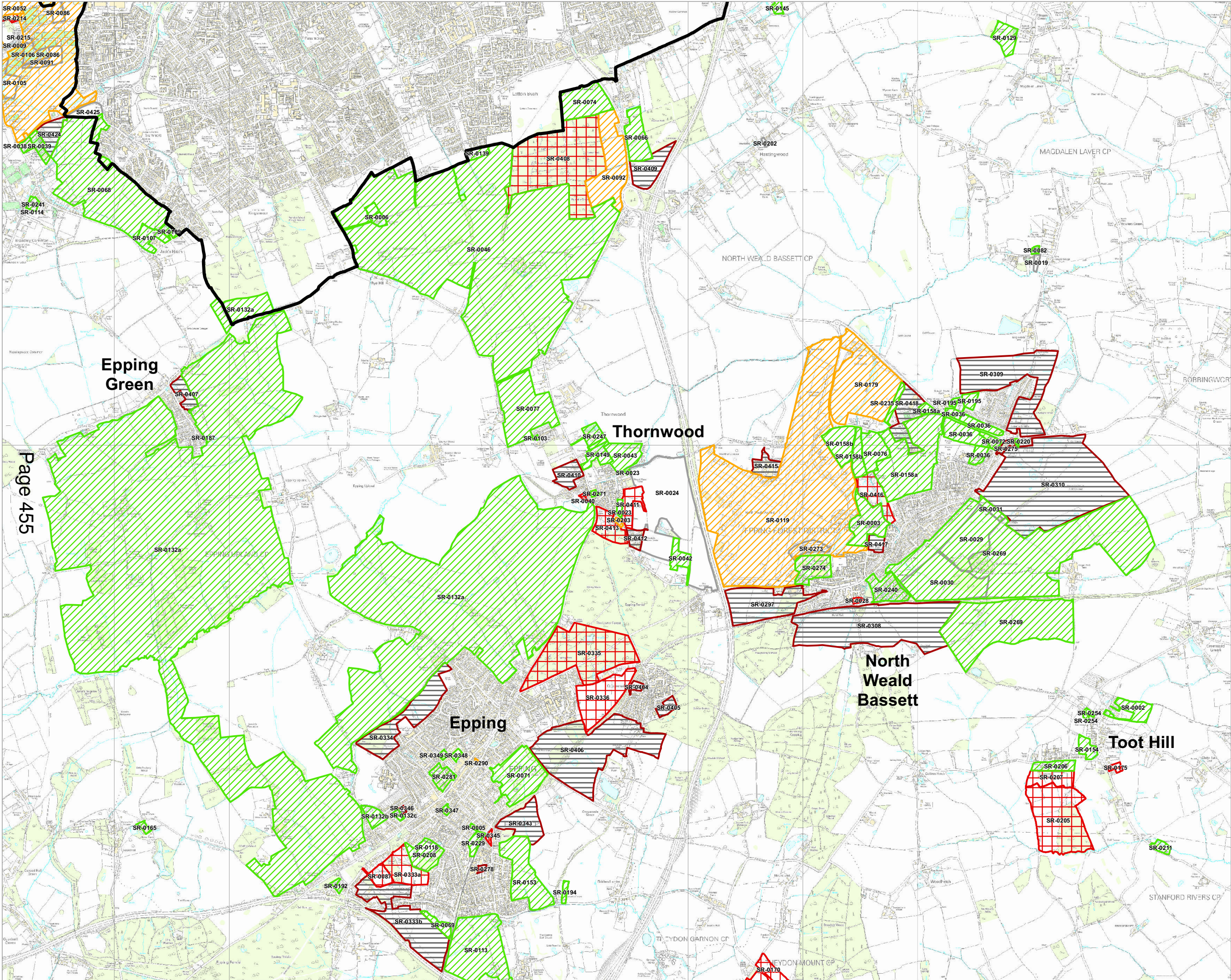
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Planning. Design. Economics.

Project	Epping Forest SLAA
Title	Deliverability - Lower Sheering, Matching Green, Sheering & Tilegate Green
Client	Epping Forest District Council
Date	09.05.2012
Scale	-
Drawn by	MAR
Dwg. No	GIS12991-024

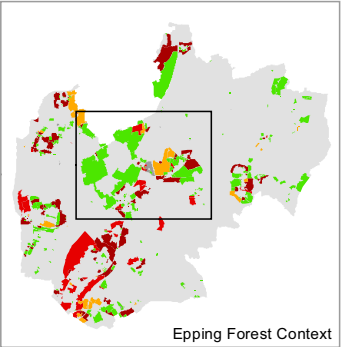
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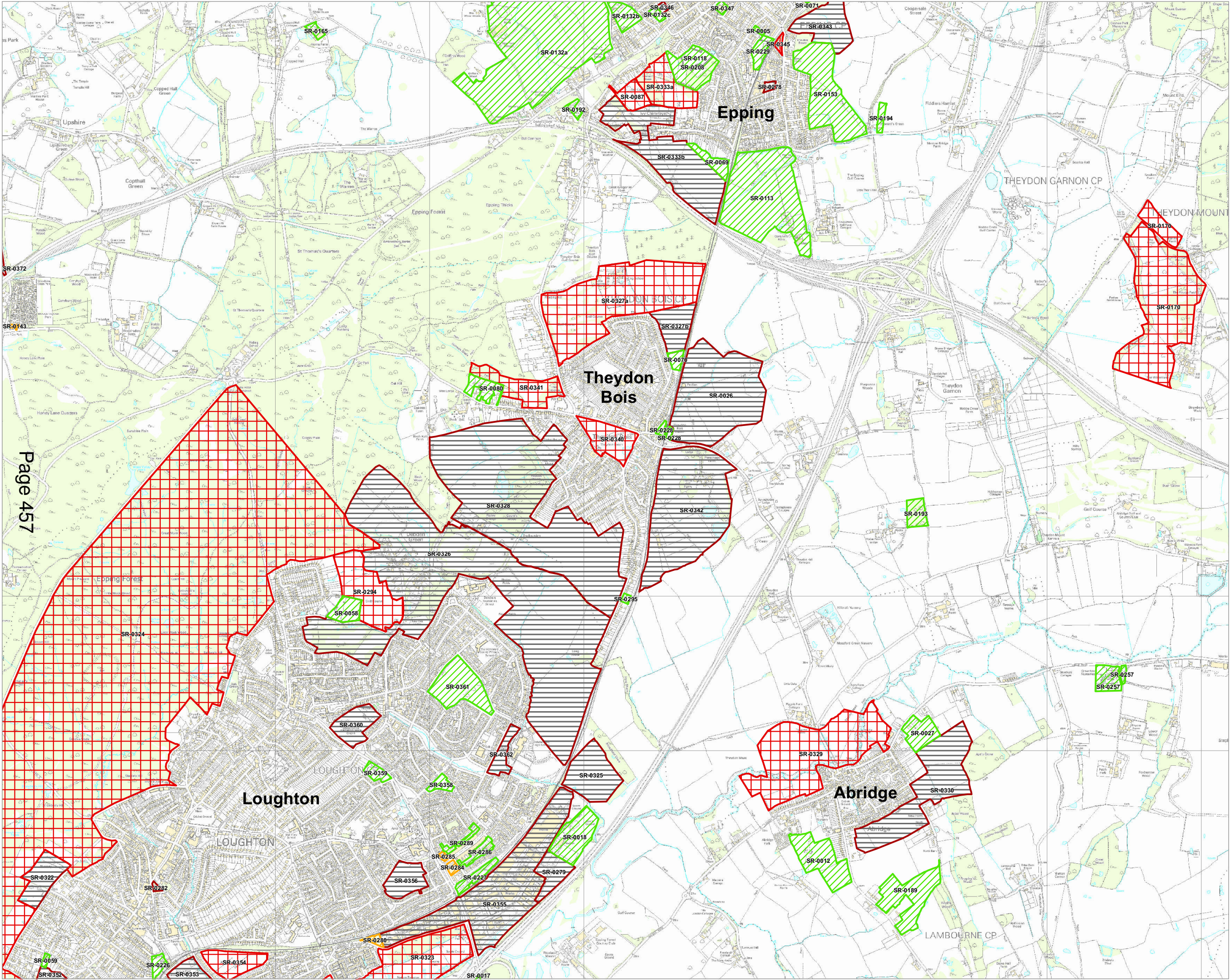
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nlp Nathaniel Lichfield & Partners
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Project	Epping Forest SLAA
Title	Deliverability - Epping, Epping Green, North Weald Bassett, Thornwood & Toot Hill
Client	Epping Forest District Council
Date	09.05.2012
Scale	-
Drawn by	MAr
Drp. No	GIS12991-025

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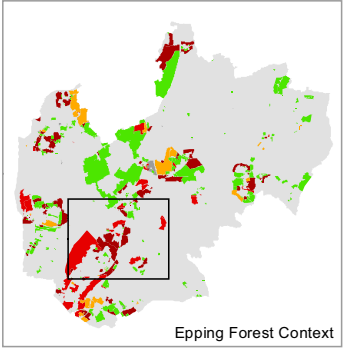
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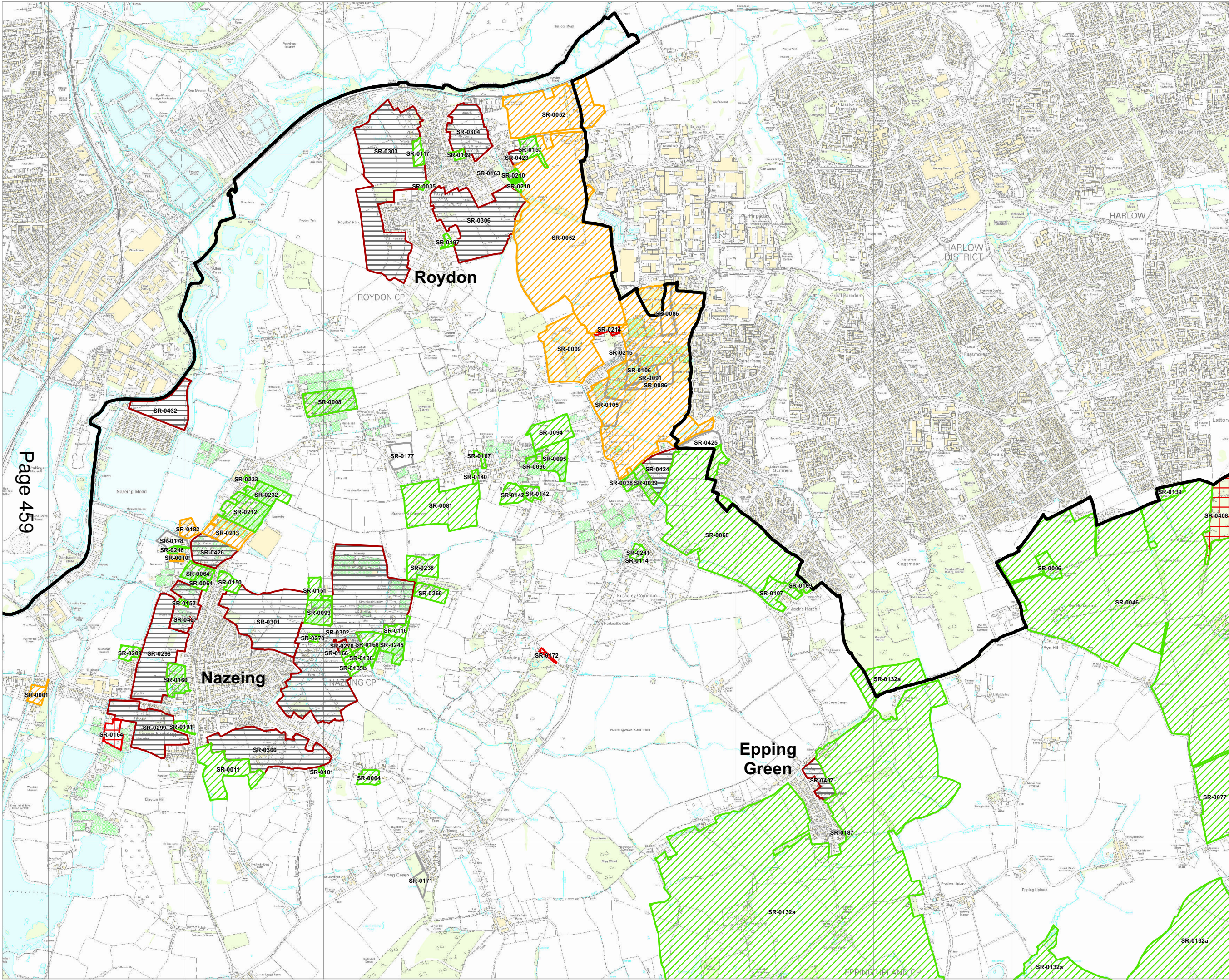
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Project	Epping Forest SLAA
Title	Deliverability - Abridge, Epping, Loughton & Theydon Bois
Client	Epping Forest District Council
Date	09.05.2012
Scale	-
Drawn by	MAr
Dwg. No	GIS12991-026

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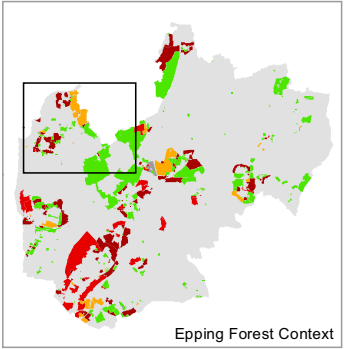


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nlp Nathaniel Lichfield & Partners
Planning. Design. Economics.

Project Epping Forest SLAA

Title Deliverability - Epping Green, Nazeing & Roydon

Client Epping Forest District Council

Date 09.05.2012

Scale -

Drawn by MAR

Drp. No GIS12991-027

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DELIVERABILITY AND DEVELOPABILITY

Key to drawings provided

PDF numbers correspond as follows:

- 1) Waltham Abbey, Theydon Bois, south part of Epping, north part of Loughton, most of Debden, part of Abridge
- 2) Loughton and Debden, Buckhurst Hill, Chigwell, Grange Hill and Chigwell Row, Abridge, south part of Theydon Bois, part of High Beach
- 3) Stapleford Abbots
- 4) Ongar and High Ongar
- 5) Fyfield, Willingale, Matching Green and Matching Tye, Moreton, the Lavers, part of the Rodings
- 6) Hastingwood, Sheering, Lower Sheering, Matching Green and Matching Tye, east of Harlow, northern part of North Weald, part of the Lavers
- 7) North Weald, north part of Epping, Coopersale, Thornwood, Hastingwood, Epping Upland, Epping Green, south of Harlow, west of Harlow
- 8) Theydon Bois, Abridge, Theydon Garnon, Theydon Mount, south part of Epping, north part of Loughton, most of Debden
- 9) Nazeing, Roydon, Epping Green, west of Harlow, part of Epping Upland

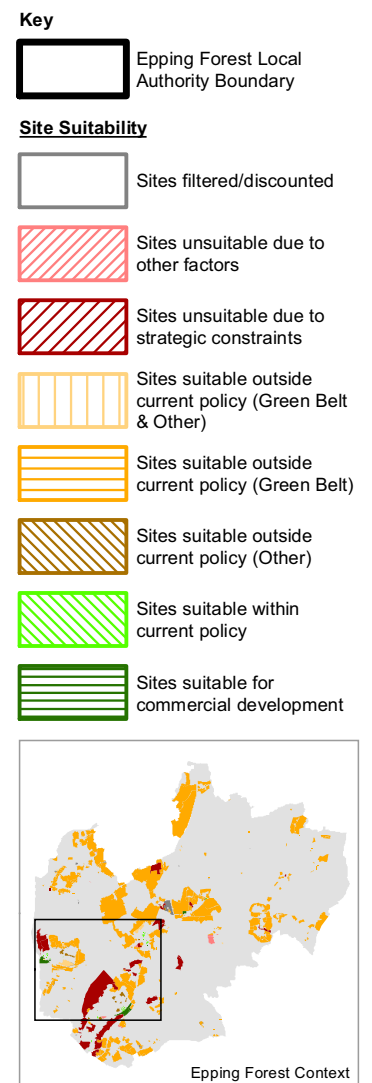
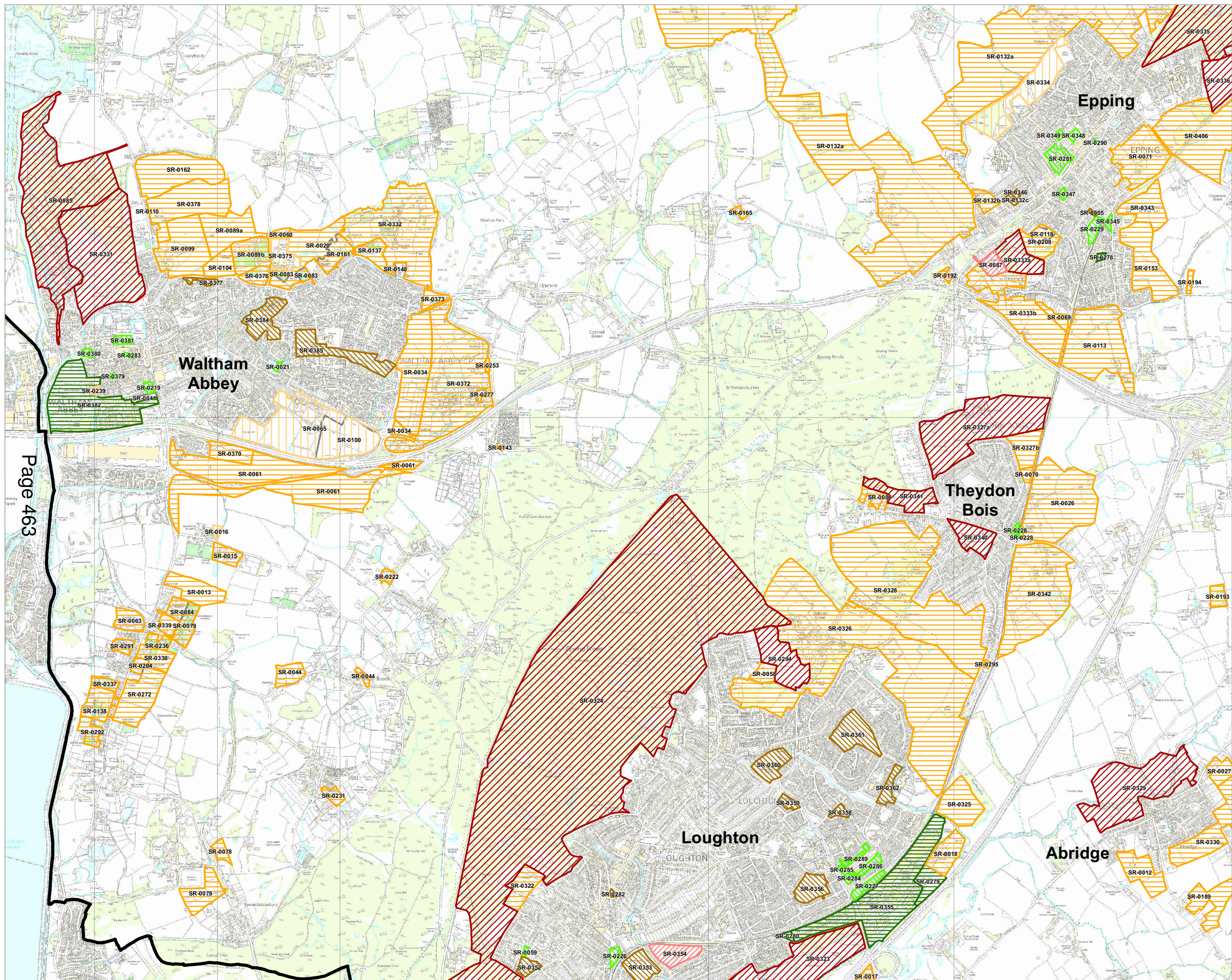
Drawing Key

Blue sites: Sites identified for Assessment in order to ensure a comprehensive study.

Red Sites: Sites identified through the Call for Sites process

Please be clear the scope of the SLAA assessment is not indicative of the scale of future development. The aim of the study is to provide a series of options for future growth for consideration in the plan process.

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Project Epping Forest SLAA

Title	Suitability - Abridge, Epping, Loughton, Theydon Bois & Waltham Abbey
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Client Epping Forest District Council

Date 09.05.2012

Scale

Drawn by MAr

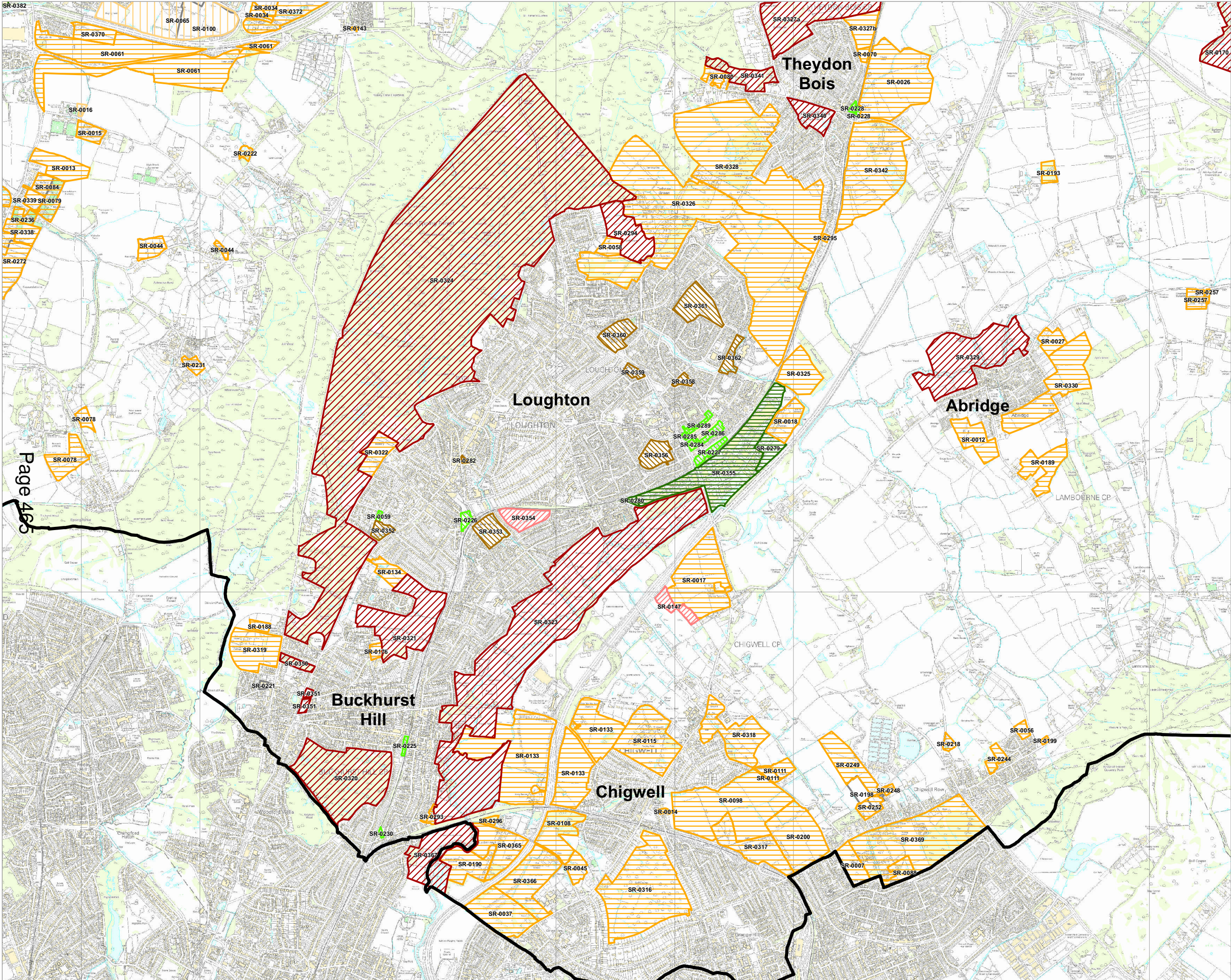
Drg. No GIS12991-010

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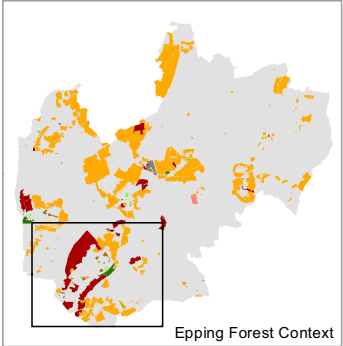


Key

- Epping Forest Local Authority Boundary

Site Suitability

- Sites filtered/discounted
- Sites unsuitable due to other factors
- Sites unsuitable due to strategic constraints
- Sites suitable outside current policy (Green Belt & Other)
- Sites suitable outside current policy (Green Belt)
- Sites suitable outside current policy (Other)
- Sites suitable within current policy
- Sites suitable for commercial development



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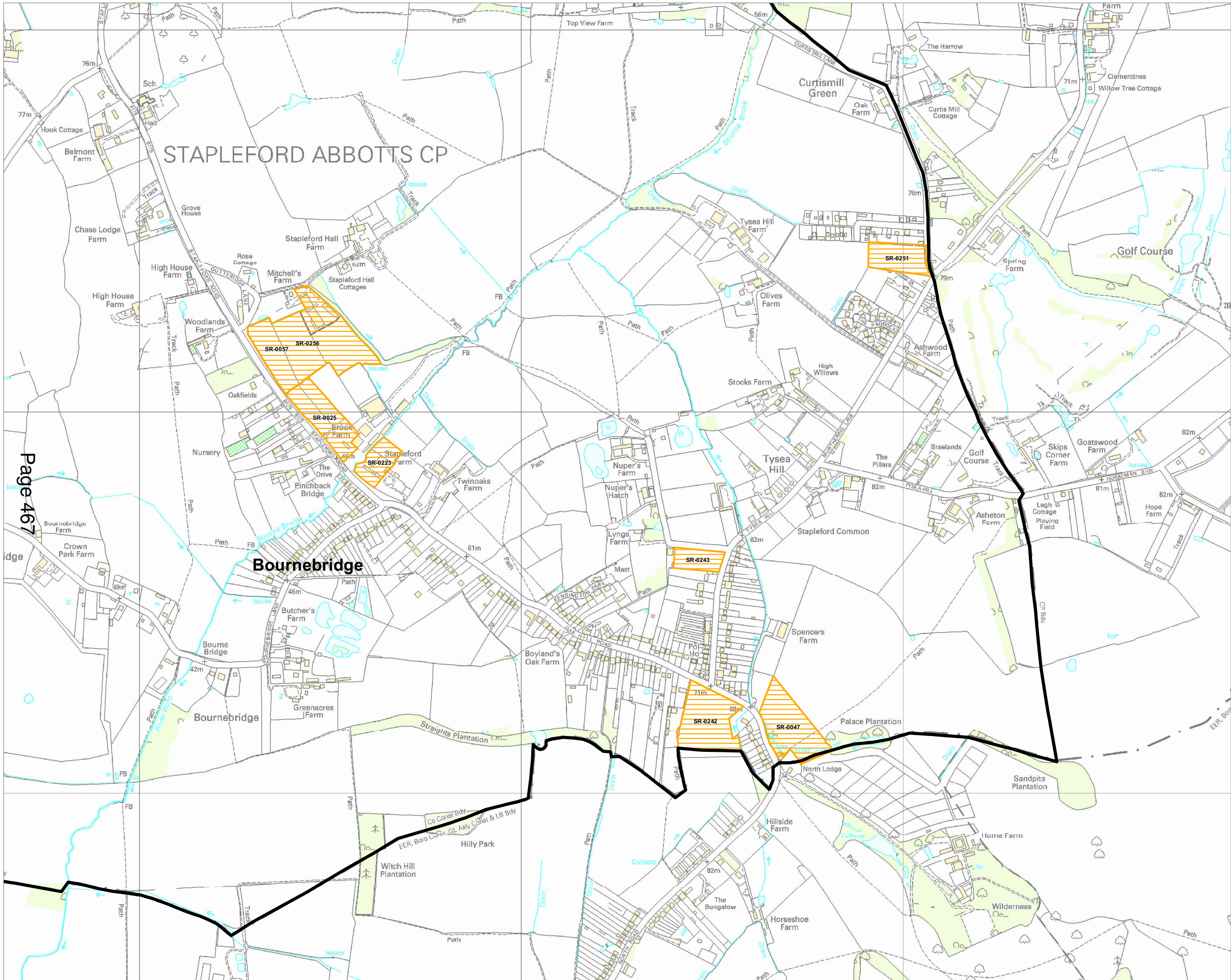
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nlp Nathaniel Lichfield & Partners
Planning. Design. Economics.

Project	Epping Forest SLAA
Title	Suitability - Abridge, Buckhurst Hill, Chigwell, Loughton & Theydon Bois
Client	Epping Forest District Council
Date	09.05.2012
Scale	-
Drawn by	MAR
Dwg. No	GIS12991-011

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Key

Epping Forest Local Authority Boundary

Site Suitability

Sites filtered/discounted

Sites unsuitable due to other factors

Sites unsuitable due to strategic constraints

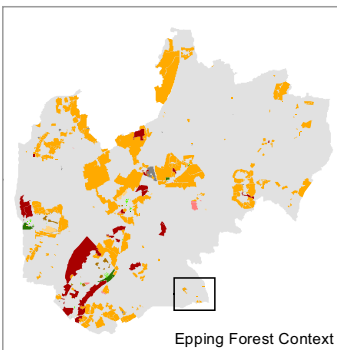
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Sites suitable outside current policy (Green Belt)

Sites suitable outside current policy (Other)

Sites suitable within current policy

Sites suitable for commercial development



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Project Epping Forest SLAA

Title Suitability - Stapleford Abbots

Client Epping Forest District Council

Date 09.05.2012

Scale -

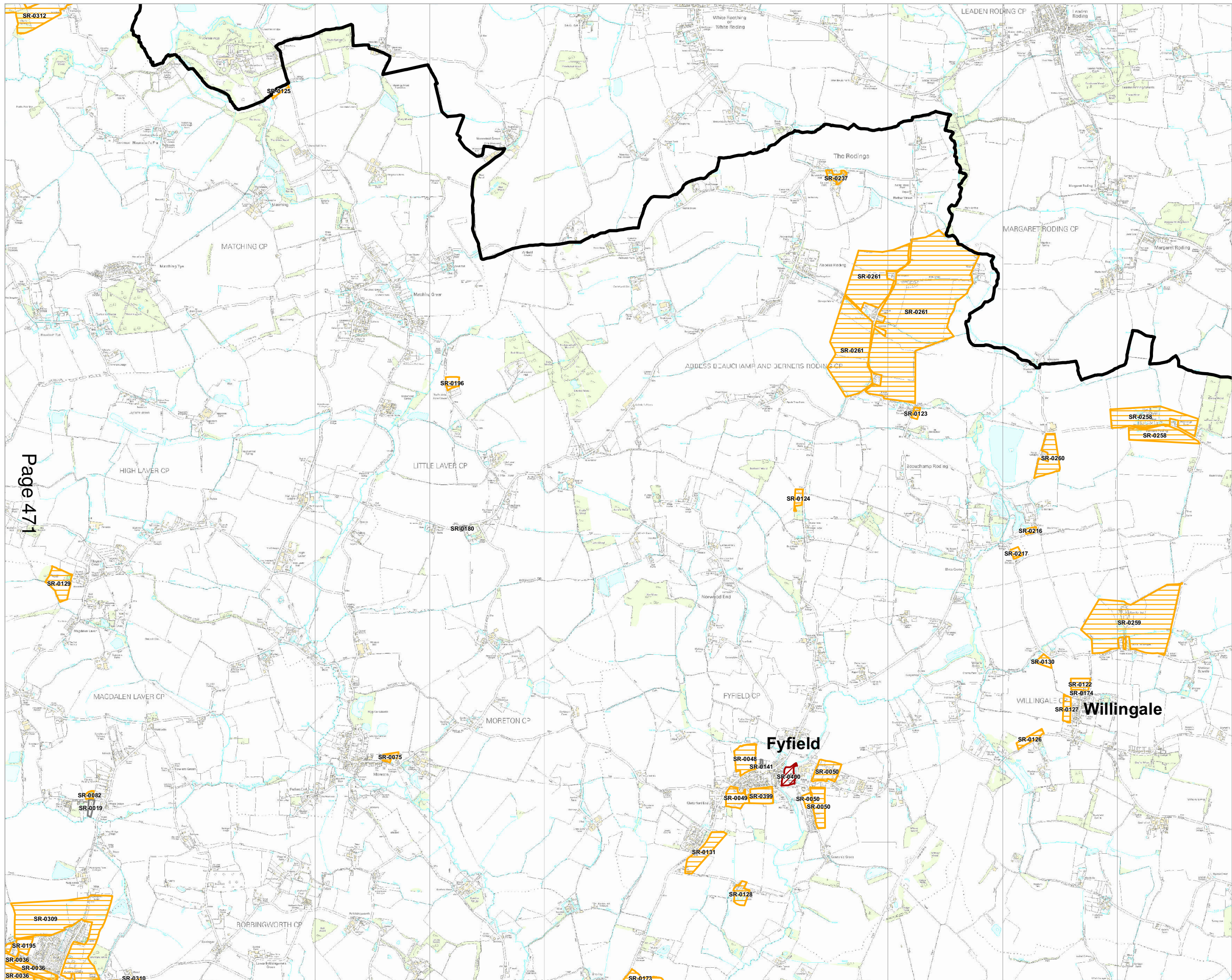
Drawn by MAR

Drp. No GIS12991-012

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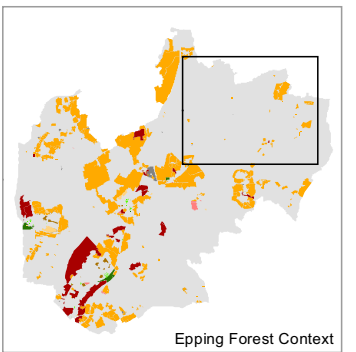
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Key

Site Suitability

- Sites filtered/discounted
- Sites unsuitable due to other factors
- Sites unsuitable due to strategic constraints
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- Sites suitable outside current policy (Green Belt)
- Sites suitable outside current policy (Other)
- Sites suitable within current policy
- Sites suitable for commercial development



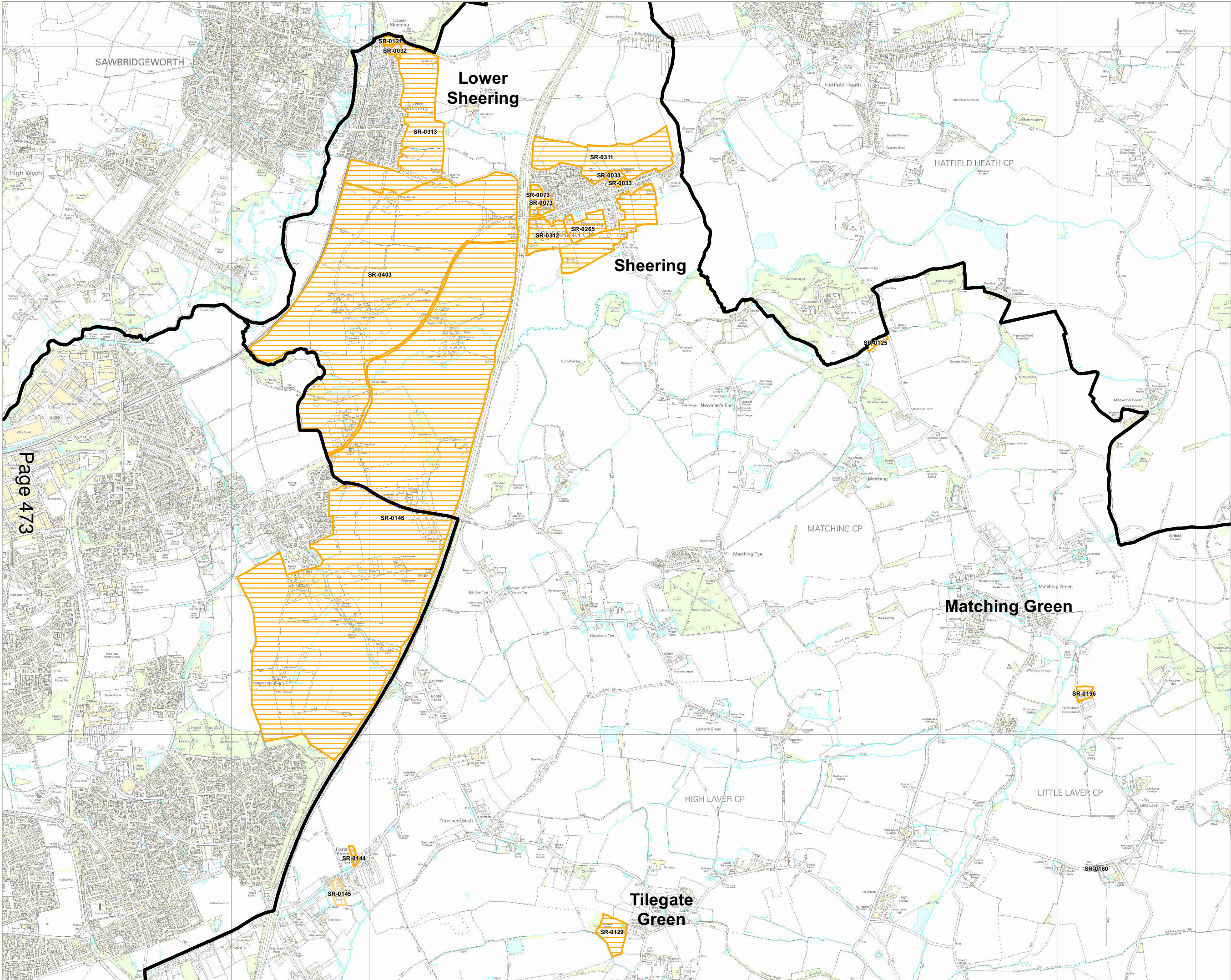
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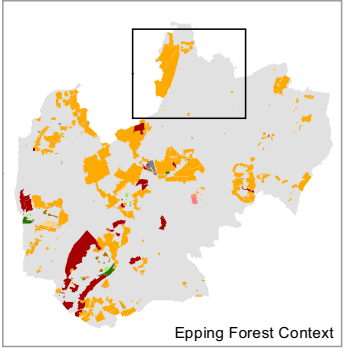
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	Nathaniel Lichfield & Partners Planning. Design. Economics.
Project	Epping Forest SLAA
<hr/>	
Title	Suitability - Fyfield & Willingale
Client	Epping Forest District Council
Date	09.05.2012
Scale	-
Drawn by	Mar
Ref. No	GIS12991-014
	

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- Key**
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Planning. Design. Economics.

Project Epping Forest SLAA

Title Suitability - Lower Sheering, Matching Green, Sheering & Tilegate Green

Client Epping Forest District Council

Date 09.05.2012

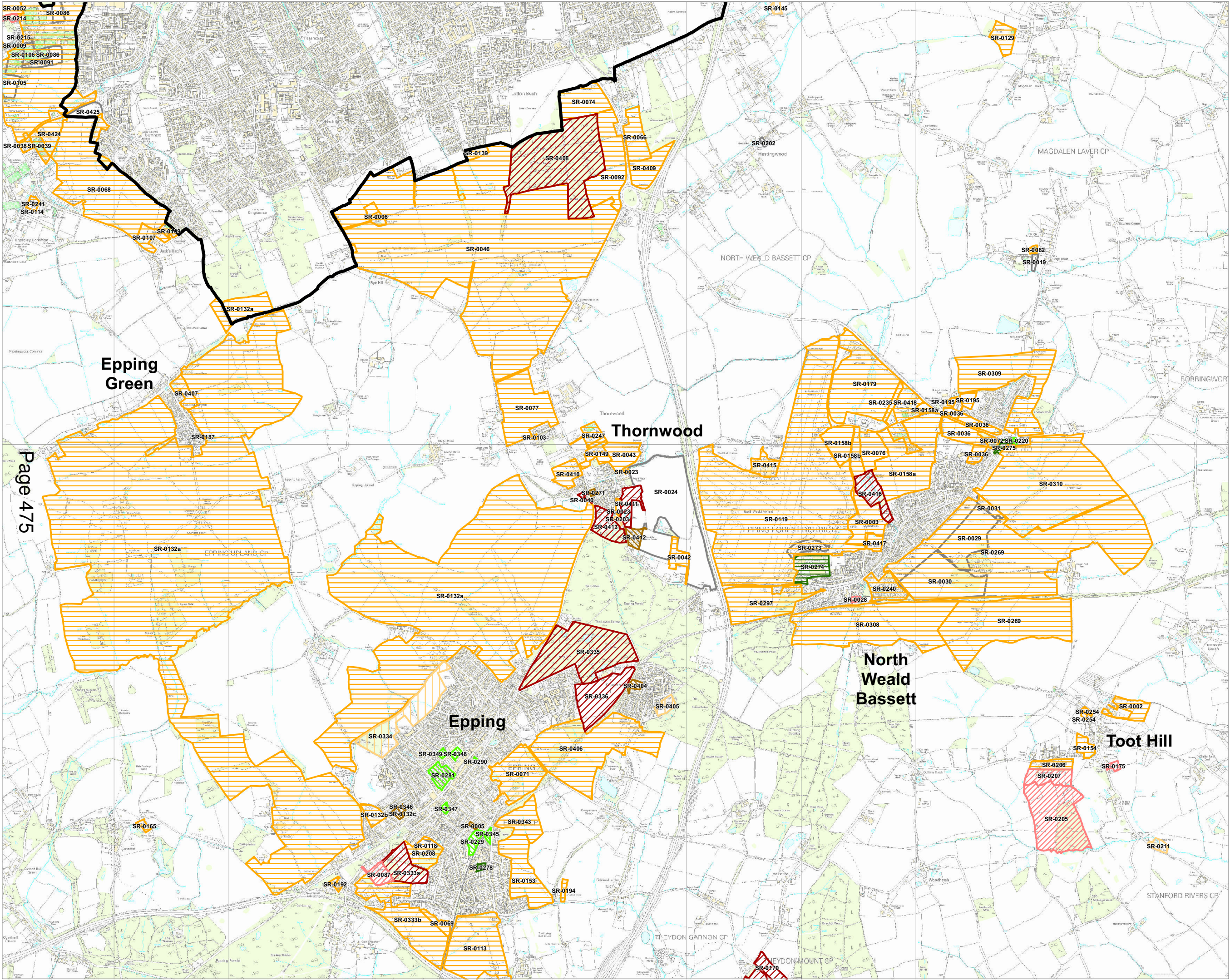
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Drawn by MAR

Drg. No GIS12991-015

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Key

Epping Forest Local Authority Boundary

Site Suitability

Sites filtered/discounted

Sites unsuitable due to other factors

Sites unsuitable due to strategic constraints

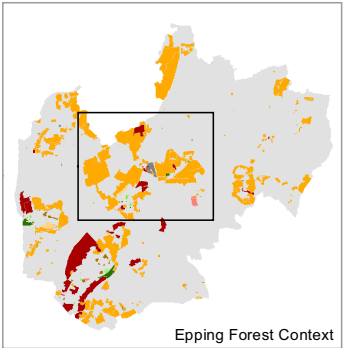
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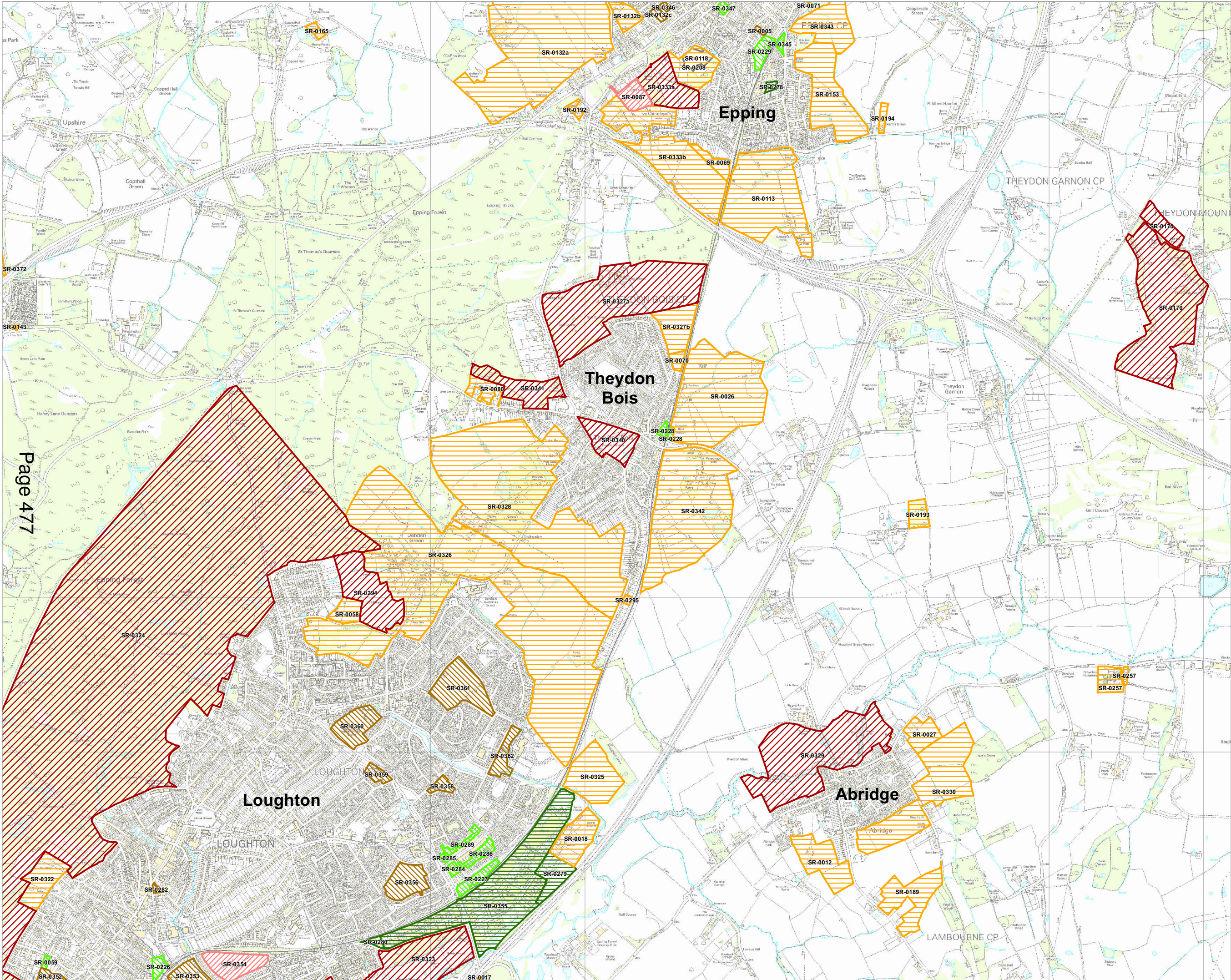
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Project	Epping Forest SLAA
Title	Suitability - Epping, Epping Green, North Weald Bassett, Thornwood & Toot Hill
Client	Epping Forest District Council
Date	09.05.2012
Scale	-
Drawn by	MAr
Dwg. No	GIS12991-016

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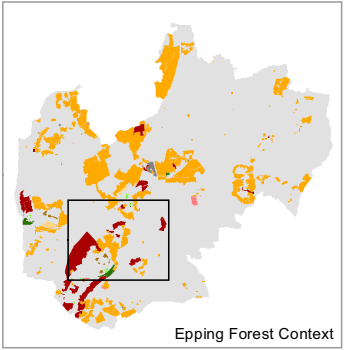
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Scale	-
Drawn by	MAR
Dwg. No	GIS12991-017

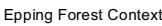
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Sites suitable for commercial development



Headline site assessments relate to a site in its entirety. Constituent parts of some suitable sites, as per the boundary shown on this map, may not be suitable for development where factors affect only a portion of the site. The capacity of a site to accommodate development has been adjusted in these cases and the headline assessment relates only to the development capacity the SLAA has attributed to the site.



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SUITABILITY MAPS

Key to drawings provided

PDF numbers correspond as follows:

- 1) Waltham Abbey, Theydon Bois, south part of Epping, north part of Loughton, most of Debden, part of Abridge
- 2) Loughton and Debden, Buckhurst Hill, Chigwell, Grange Hill and Chigwell Row, Abridge, south part of Theydon Bois, part of High Beach
- 3) Stapleford Abbotts
- 4) Ongar and High Ongar
- 5) Fyfield, Willingale, Matching Green and Matching Tye, Moreton, the Lavers, part of the Rodings
- 6) Hastingwood, Sheering, Lower Sheering, Matching Green and Matching Tye, east of Harlow, northern part of North Weald, part of the Lavers
- 7) North Weald, north part of Epping, Coopersale, Thornwood, Hastingwood, Epping Upland, Epping Green, south of Harlow, west of Harlow
- 8) Theydon Bois, Abridge, Theydon Garnon, Theydon Mount, south part of Epping, north part of Loughton, most of Debden
- 9) Nazeing, Roydon, Epping Green, west of Harlow, part of Epping Upland

Drawing Key

Blue sites: Sites identified for Assessment in order to ensure a comprehensive study.

Red Sites: Sites identified through the Call for Sites process

Please be clear the scope of the SLAA assessment is not indicative of the scale of future development. The aim of the study is to provide a series of options for future growth for consideration in the plan process.

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