



West Essex and East Hertfordshire Local Plans
Modelling

Essex County Council

Technical Note 4: Emerging Option (September 2016)

Technical Note

22 March 2017

West Essex and East Hertfordshire Local Plans Modelling Technical Note 4: WEEH Emerging Option (September 2016)

Project no: B3553R0U
 Document title: Technical Note 4: WEEH Emerging Option (September 2016)
 Document No.: 4
 Revision: 5
 Date: 22 March 2017
 Client name: Essex County Council
 Client no:
 Project manager: Chris Hook
 Author: Vanessa Alvarez, Martin Whittles
 File name: \\uk-lon-FAS02\Projects\UNIF\Projects\B3553R0U Harlow Local Plan Modelling\Reports and Technical Notes\Forecast Technical Notes\TN4\2017-03 WEEH TN4 issue v2.docx

Jacobs U.K. Limited

New City Court
 20 St Thomas Street
 London SE1 9RS
 United Kingdom
 T +44 (0)20 7939 6100
 F +44 (0)20 7939 6103
 www.jacobs.com

© Copyright 2017 Jacobs U.K. Limited. The concepts and information contained in this document are the property of Jacobs. Use or copying of this document in whole or in part without the written permission of Jacobs constitutes an infringement of copyright.

Document history and status

| Revision | Date | Description | By | Check | Review | Approved |
|----------|----------|-----------------------------|----|-------|--------|----------|
| 1 | 22/02/17 | Draft for MY final comments | VA | MW | CH | |
| 2 | 17/03/17 | Revised report | MW | WR | | |
| 3 | 17/3/17 | Following MY comments | | MY | WR.MW | |
| 4 | 17/3/17 | Revised draft for issue | | WR | MW | CH/MW |
| 5 | 22/3/17 | Final issue | | WR | MW | CH/MW |
| | | | | | | |

Contents

| | | |
|-----------|--|-----------|
| 1. | Introduction..... | 5 |
| 1.1 | Introduction..... | 5 |
| 1.2 | Objectives..... | 5 |
| 2. | Development Assumptions | 7 |
| 3. | Model Strategic Outputs and Results | 10 |
| 3.1 | Area of Analysis..... | 10 |
| 3.2 | 2033 Reference Case vs 2014 Base Year | 10 |
| 3.3 | 2033 Emerging Option vs 2033 Reference Case..... | 12 |
| 3.4 | Network Statistics | 13 |
| 4. | Conclusions | 15 |

Figures

| | |
|--|----|
| Figure 1-1 Local Authorities in the Vicinity of Harlow | 5 |
| Figure 3-1 Area of modelling analysis for Harlow..... | 10 |
| Figure 3-2 Flow Differences 2033 Reference Case vs 2014 Base Year - AM..... | 11 |
| Figure 3-3 Flow differences 2033 Reference Case vs 2014 Base Year - PM..... | 11 |
| Figure 3-4 Flow differences 2033 Emerging Option vs 2033 Reference Case - AM | 12 |
| Figure 3-5 Flow differences 2033 Emerging Option vs 2033 Reference Case – PM | 13 |
| Figure 4-1 Locations Identified for additional improvements and/or study..... | 16 |

Tables

| | |
|---|----|
| Table 2.1 Distribution of housing developments across the SHMA districts | 7 |
| Table 2.2 Distribution of wider Harlow area housing development across districts and sites (rounded) | 8 |
| Table 2.3 Development Assumptions – SHMA Employment Sites | 8 |
| Table 2.4 Development Assumptions – Number of jobs Wider Harlow Area Employment Sites..... | 9 |
| Table 3.1 Aggregate Harlow Area Network Statistics in Harlow Area for Base and Forecast Models during Morning Peak AM | 13 |
| Table 4.1 Key issues arising from Spatial Options A-E (Technical Note 2) | 15 |

Limitation Statement

This report has been prepared on behalf of, and for the exclusive use of, Essex County Council by Jacobs and is subject to, and issued in accordance with, the provisions of the contract between Jacobs and Essex County Council. Jacobs accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any third party.

This report is part of a suite of technical notes on the WEEH Local Plans modelling project and should be read in conjunction with these other technical notes. The analysis and forecasts contained in this report make use of information and input assumptions made available to Jacobs at a point in time. As conditions change the analysis and forecasts would be expected to change. Hence the findings set out in this report should be understood as relevant to that point in time when the information and assumptions were made.

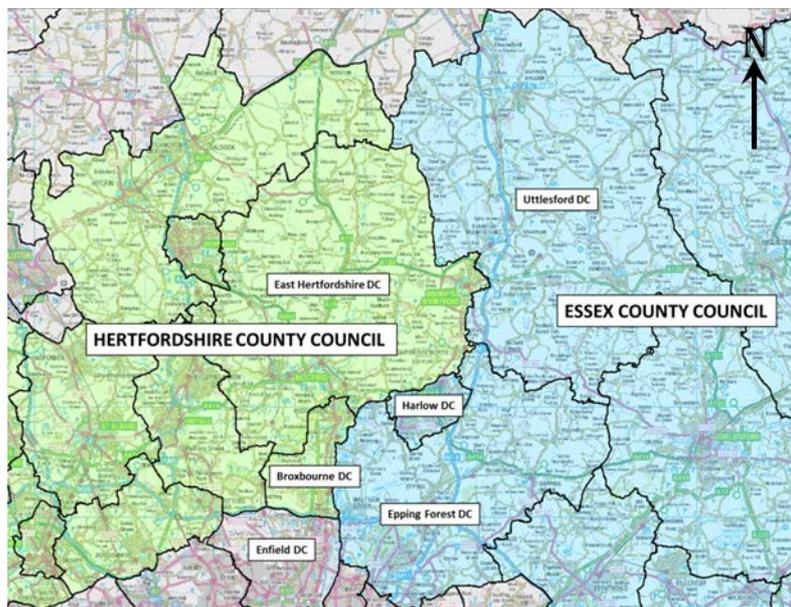
The WEEH transport model is focussed on the Harlow district but covers adjacent districts in West Essex and East Hertfordshire. The WEEH model contributes to the understanding of strategic impacts between the districts but does not intend to replace local transport models used in the districts surrounding Harlow.

1. Introduction

1.1 Introduction

Essex County Council (ECC) have been providing ongoing traffic modelling support through Essex Highways and Jacobs in relation to the emerging Local Plan proposals for the four districts which comprise the West Essex and East Hertfordshire (WEEH) Strategic Housing Market Area (SHMA). This has been conducted through the Co-operation for Sustainable Development Board, which comprises officers and Members from East Hertfordshire, Epping Forest, Harlow and Uttlesford District Councils, Hertfordshire and Essex County Councils, and Highways England.

Figure 1-1 Local Authorities in the Vicinity of Harlow



Contains OS data © Crown copyright and database rights [2016]

The WEEH Transport Model, which has been built using VISUM software, is being used to assess the likely impact on the highway network of the SHMA emerging Local Plan strategic development sites around Harlow and associated infrastructure requirements that may result. The methodology used to build the Visum forecast models is set out in Technical Note 1.

1.2 Objectives

The WEEH modelling project has produced the following technical notes reflecting its scope of work:

- Technical Note 1: Forecasting methodology
- Technical Note 2: Spatial Options A-E Results
- Technical Note 3: Spatial Option A1 Stort Crossing/Northern Bypass
- Technical Note 4: Emerging Option
- Technical Note 5: East Harlow VISSIM model
- Technical Note 6: Latton Priory and Southern Way Impacts

Technical Note 2 described how five spatial development scenarios were tested using the VISUM transport model – Spatial Options A-E. In particular, this note identified parts of the Harlow local road network which were likely to be adversely affected by the development scenarios. This included Edinburgh Way, First Avenue, A414, A1025 and Third Avenue.

As reported in Technical Note 2, Option A had the least impact on the wider Harlow area network, despite it not being the lowest growth option. Accordingly, a variation of spatial Option A was defined, scenario A1, to enable testing of a slightly different spatial configuration of development around Harlow. Option A1 was then used as the development option on which to test the effects of providing a second Stort crossing and Northern Bypass, which was reported in Technical Note 3.

As a consequence of feedback on the likely impacts of the various spatial options and the need to include higher levels of housing, the districts further refined their proposals and identified the Emerging or Preferred Option. This technical note, Technical Note 4, reports on a comparison between this Emerging Option and a Reference Case which represents a 2033 minimum growth forecast scenario.

This technical note presents the results arising from the analysis of the 2033 Reference Case and 2033 Emerging Option for the SHMA area, and is compared with the validated and calibrated 2014 base year model .

Section 2 of this report describes the quantum and spread of developments in the Emerging Option. Section 3 discusses significant changes in predicted future year flows on the local road network. Section 4 concludes the report by suggesting possible mitigation measures at locations where the road network could be put under particular strain by developments.

2. Development Assumptions

This section details the development assumptions for the Emerging Option as provided by ECC on behalf of Harlow and its neighbouring district councils which form the SHMA. The transport model has been used to compare the base year with forecast development scenarios. Hence three cases have been reported:

- The base year 2014;
- The 2033 Reference Case, which includes background growth, developments with planning permission in place, and those that have a probability status of near certain or more than likely; and
- The 2033 Forecast with all developments that have been identified by the SHMA districts in their emerging Local Plans, including those in the Reference Case, which is referred to as the 'Emerging Option'.

Both the Reference Case and Emerging Option development information is set out in the Uncertainty Log "160914 UL 2033 Emerging Max_V2_Final", which is included at Appendix A. The number of homes within each district for both forecast scenarios are set out in Table 2.1 below. The amount and distribution of housing for the Emerging Option is similar but not identical to options A and A1 previously tested (and documented in Technical Notes 2 and 3); Option A1 totals are included in Table 2.1 for information.

Table 2.1 Distribution of housing developments across the SHMA districts

| District / Site | Reference Case | Emerging Option | <i>(Option A1)</i> |
|---------------------------|----------------|-----------------|------------------------|
| East Herts: | 5,710 | 15,295 | <i>(15,195)</i> |
| Epping Forest: | 2,513 | 9,998 | <i>(8,731)</i> |
| Harlow: | 3,997 | 8,108 | <i>(7,216)</i> |
| Uttlesford | 6,383 | 9,683 | <i>(9,763)</i> |
| HMA Overall | 18,603 | 43,084 | <i>(40,905)</i> |
| Of which: | | | |
| Wider Harlow Total | 4,579 | 15,250 | <i>(13,466)</i> |

The spatial distribution for the wider Harlow area development sites is summarised in Table 2.2.

Table 2.2 Distribution of wider Harlow area housing development across districts and sites (rounded)

| District / Site | Reference Case | Emerging Option |
|----------------------------|----------------|-----------------|
| East Herts: | | |
| Gilston | 200 | 3,250 |
| Harlow: | | |
| Rest of town | 3,735 | 5,500 |
| East Harlow | 260 | 2,600 |
| Epping Forest: | | |
| Latton Priory | 105 | 1,050 |
| West Sumners | 100 | 1,000 |
| West Katherines | 110 | 1,100 |
| East Harlow | 75 | 750 |
| Wider Harlow Total: | 4,585 | 15,250 |

As discussed in the Options A-E report, there is less certainty with regard to the likely level of employment within the SHMA area. The assumptions made for the Reference Case and Emerging Options for the SHMA area are summarised in Table 2.3.

Table 2.3 Development Assumptions – SHMA Employment Sites

| District / Area | Reference Case | Emerging Option | Option A |
|-------------------------------|----------------|-----------------|---------------|
| East Herts | 0 | 2,847 | 2,847 |
| Epping Forest | 409 | 7,954 | 7,272 |
| Harlow | 8,531 | 8,531 | 8,531 |
| Uttlesford | 4,640 | 11,135 | 14,143 |
| HMA Overall | 13,580 | 30,467 | 32,793 |
| Wider Harlow Sub-Total | 8,940 | 15,321 | 14,639 |

The assumptions used in the Emerging Option modelling for the wider Harlow area are broadly the same as for the A-E options, with the exception of the Latton Priory and East Harlow sites; Latton Priory jobs were increased from 2,045 to 4,091, and the 1,364 East Harlow jobs were removed. The employment sites and jobs totals included within the developments are shown in Table 2.4.

Table 2.4 Development Assumptions – Number of jobs Wider Harlow Area Employment Sites

| Log Reference | Site | Type | Reference Case | Emerging Option | Option A |
|---------------|--|-------------------|----------------|--------------------|---------------|
| 372 | Latton Priory Farm | Employment | 409 | 4,091 ¹ | 3,273 |
| 336 | Harlow Enterprise Zone – London Road North | Business Park | 3,000 | 3,000 | 3,000 |
| 456 | Public Health England – The Pinnacles | Business Park | 3,000 | 3,000 | 3,000 |
| 378 | Latton Park | Commercial | 0 | 1,842 ² | 1,842 |
| 338 | Harlow Enterprise Zone – Templefields North East | Industrial Estate | 1,479 | 1,479 | 1,479 |
| 325 | East Harlow | Employment | 0 | 0 | 1,364 |
| 337 | Harlow Enterprise Zone – London Road South | Office | 1,052 | 1,052 | 1,052 |
| 374 | Harlow Park Nursery | | 0 | 784 | 784 |
| 386 | Southfield Nursery | | 0 | 72 | 72 |
| | Total | | 8,940 | 15,321 | 15,867 |

The highway network used in both the Reference Case and the Emerging Option assessment is unchanged from that used for the Option A-E modelling. In particular, a new Junction 7A on the M11 has been included in all the forecasts.

¹ ECC advised that, given the uncertainty for employment sites, the Latton Priory and Latton Park elements should be removed in the interim while EFDC undertook their Employment Land Review. However, modelling of the Emerging Option reported in this TN had already been undertaken with the employment sites included.

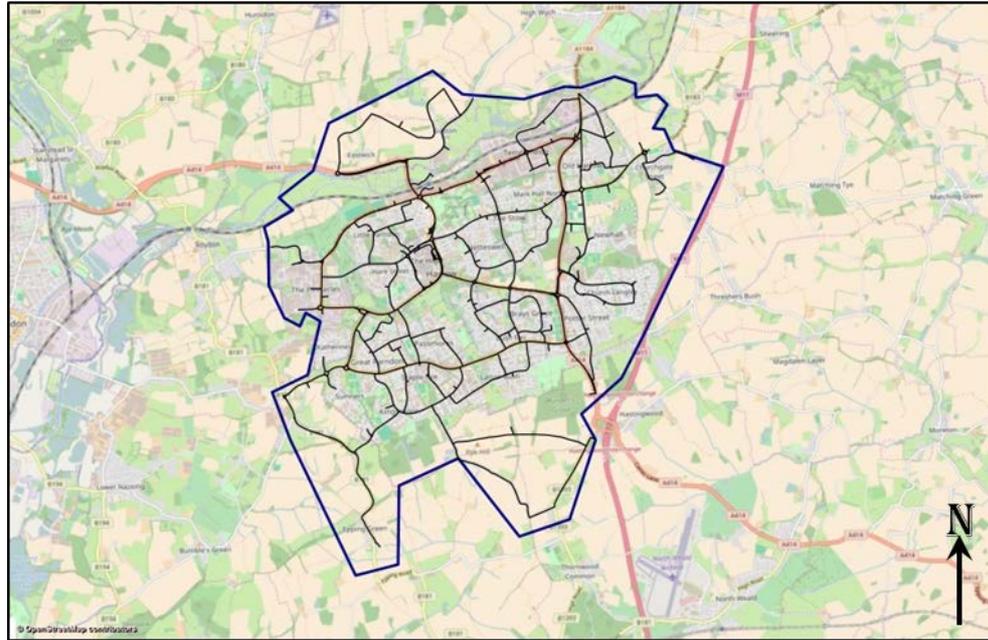
² See above

3. Model Strategic Outputs and Results

3.1 Area of Analysis

The VISUM transport model has been used to produce a number of network performance metrics for the Harlow area. The area for which the metrics are reported is shown in Figure 3-1 below.

Figure 3-1 Area of modelling analysis for Harlow



© OpenStreetMap contributors

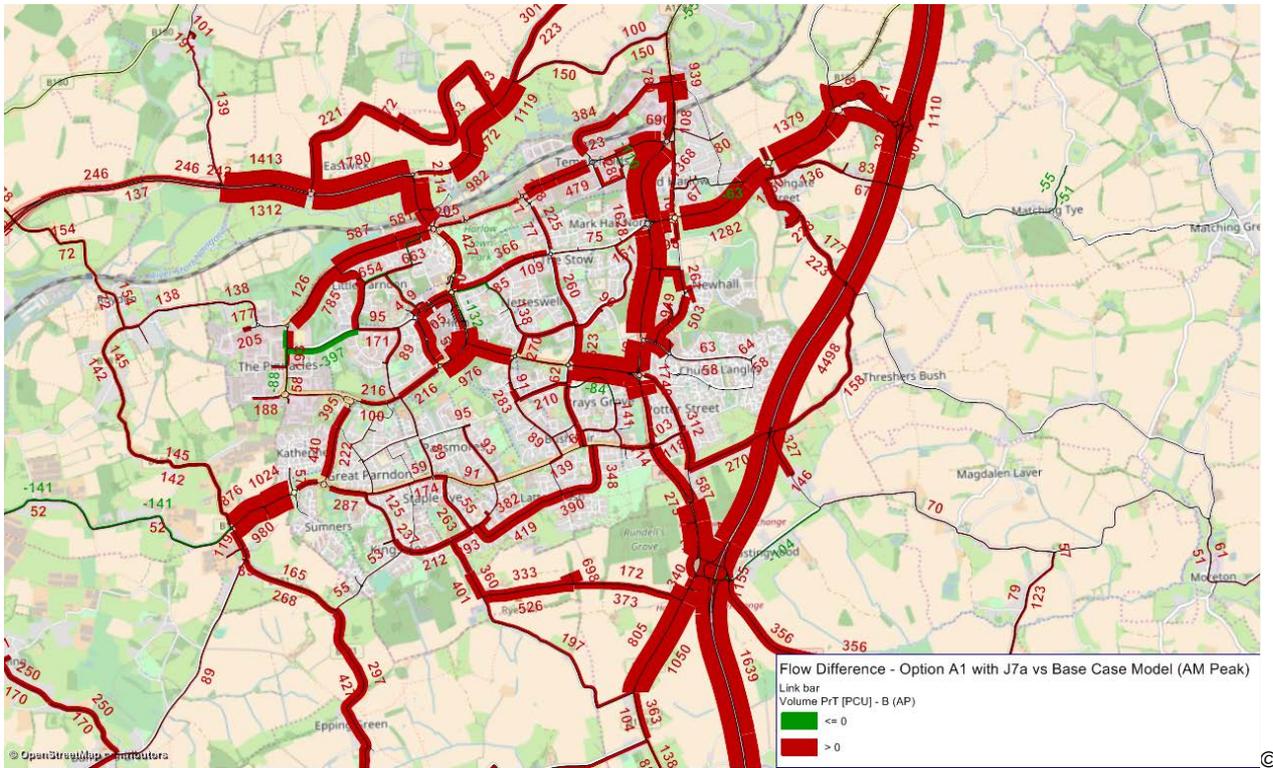
For the analysis, the 2033 Reference Case has been compared to the 2014 Base situation and then the Emerging Option has been compared to the 2033 Reference Case in order to make general network flow comparisons. In this way, we can begin to understand the differences and general magnitude of change on the Harlow road network that could be expected by 2033 with the emerging Local Plans in place.

3.2 2033 Reference Case vs 2014 Base Year

Figure 3-2 and Figure 3-3 below show the change in flows between the Base year and the 2033 Reference Case for the AM peak hour and PM peak hours, respectively. The Reference Case includes all committed development sites and highway infrastructure improvements which are likely to be in place by this time. It also includes the new M11 Junction 7a (J7a), the effects of which are evident in the east of the modelled area, particularly on the M11 and along the B183 Gilden Way corridor.

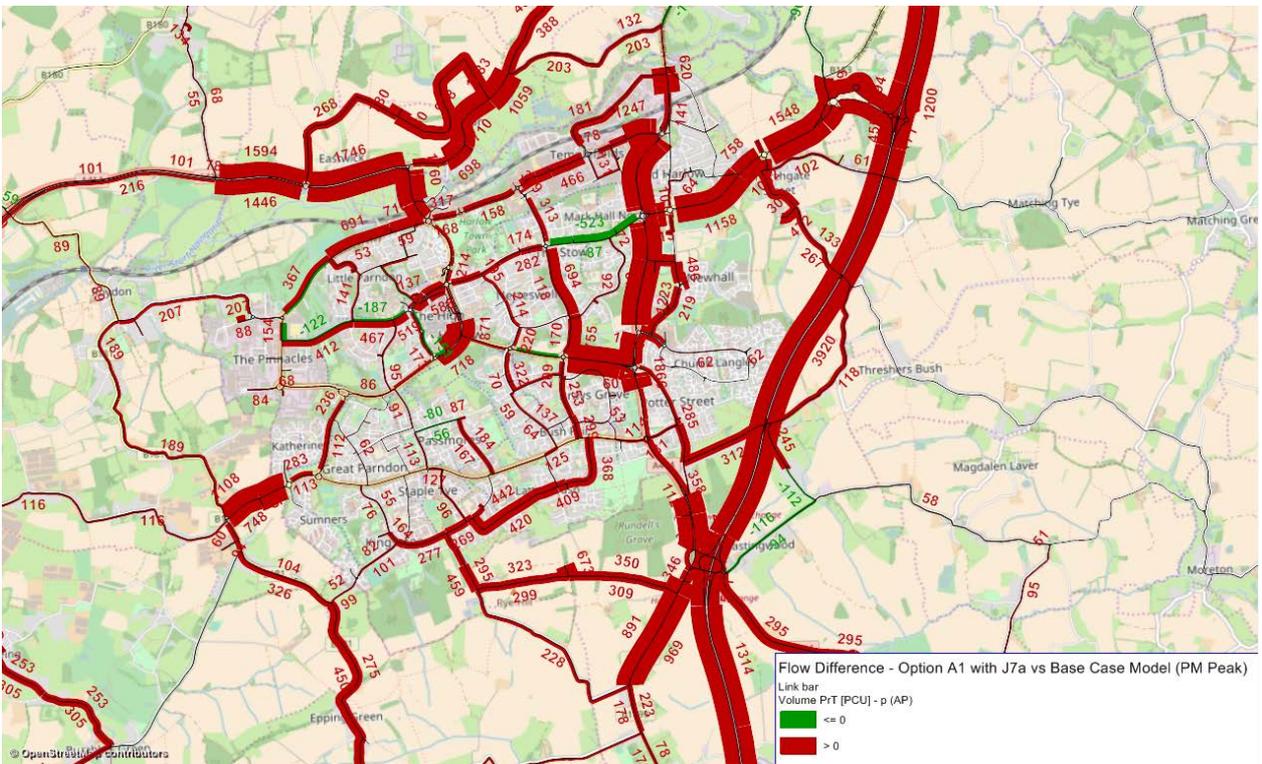
The key development changes are the committed developments in the east of Harlow, including New Hall, Harlowbury and the Enterprise Zone. This further increases the attraction of the Gilden Way corridor to traffic, over and above the base situation. The Public Health England jobs would also increase traffic to and from the Pinnacles in the west of the town. In addition to these specific sites, there is also significant growth across the Harlow network all of which amount to around 4,600 homes and almost 9,000 jobs. It can be concluded, therefore, that the overall level of growth that the Reference Case represents is significant and will affect most of the road network in the wider Harlow area.

Figure 3-2 Flow Differences 2033 Reference Case vs 2014 Base Year - AM



OpenStreetMap contributors

Figure 3-3 Flow differences 2033 Reference Case vs 2014 Base Year - PM



3.3 2033 Emerging Option vs 2033 Reference Case

The Emerging Option results in more than 10,000 additional homes and 6,000 jobs in the wider Harlow area, over and above the Reference Case. By 2033 there would be significant development at all of the strategic sites around Harlow, the likely effects of which are illustrated in Figure 3-4 and Figure 3-5.

To the north, the overall growth around the town, as well as the 3,000 homes assumed at Gilston, would lead to increased westbound flows on the A414 west of Eastwick in the AM peak. However, in the PM peak the main flow increase in this location would be to the south of the Eastwick roundabout.

To the south the impact of the Latton Priory and Latton Park sites, which are assumed to have 1,000 homes and 6,000 jobs, is evident. It should be noted that for this study the Latton Priory site is assumed to only link westwards to Rye Hill Road which may not represent the actual site access arrangements, particularly for employment, which would probably connect to the east via the B1393 Epping Road. As such, the impact visible on Commonsie Road is unlikely to occur with an eastern connection for the Latton Priory site in place. It should be noted that a separate study has been undertaken on the impacts of the Emerging Option on the southern network in Harlow, which is reported in Technical Note 6.

To the east, the more than 3,000 homes at east Harlow would impact on Gilden Way. A separate study has also been undertaken to more closely understand the implications of this site on the network and what the best site access arrangements could be. This can be found in Technical Note 5.

Generally it appears likely that there would be increased flows on the periphery of the town, for example on Redricks Lane to the north and the B181 Epping Road to the south-west.

Figure 3-4 Flow differences 2033 Emerging Option vs 2033 Reference Case - AM

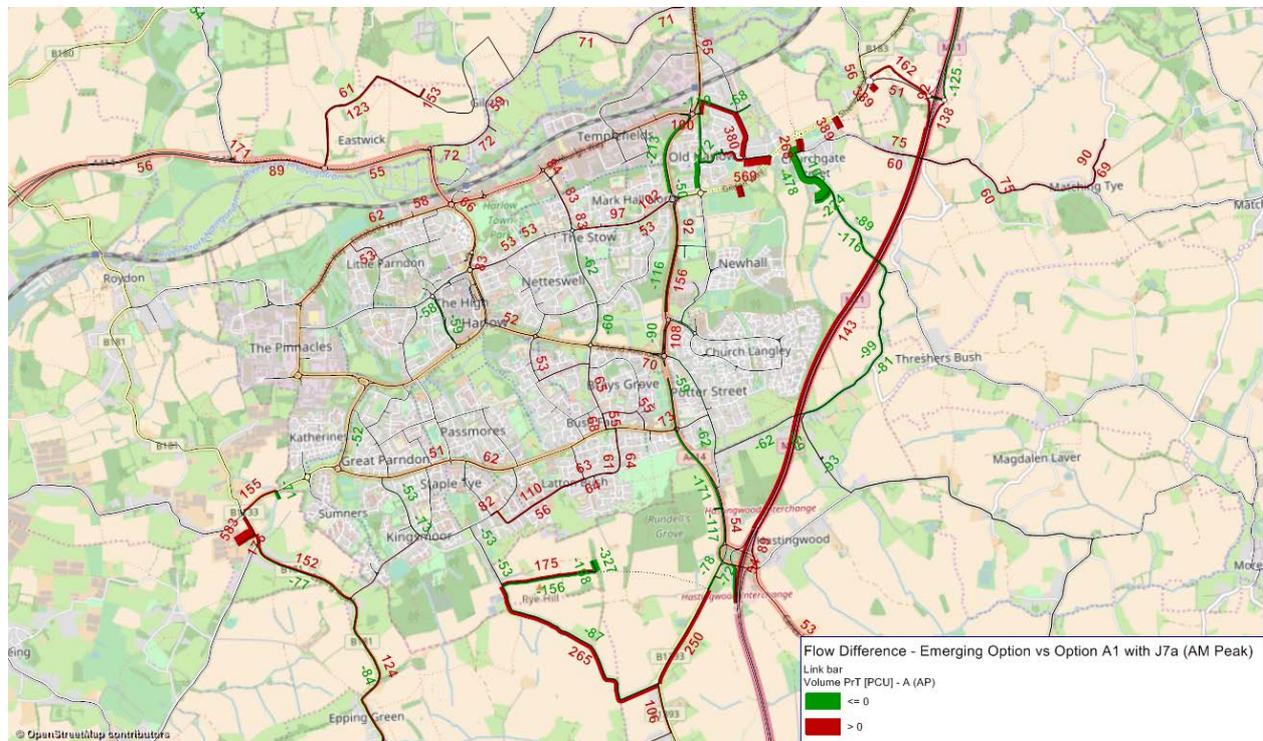
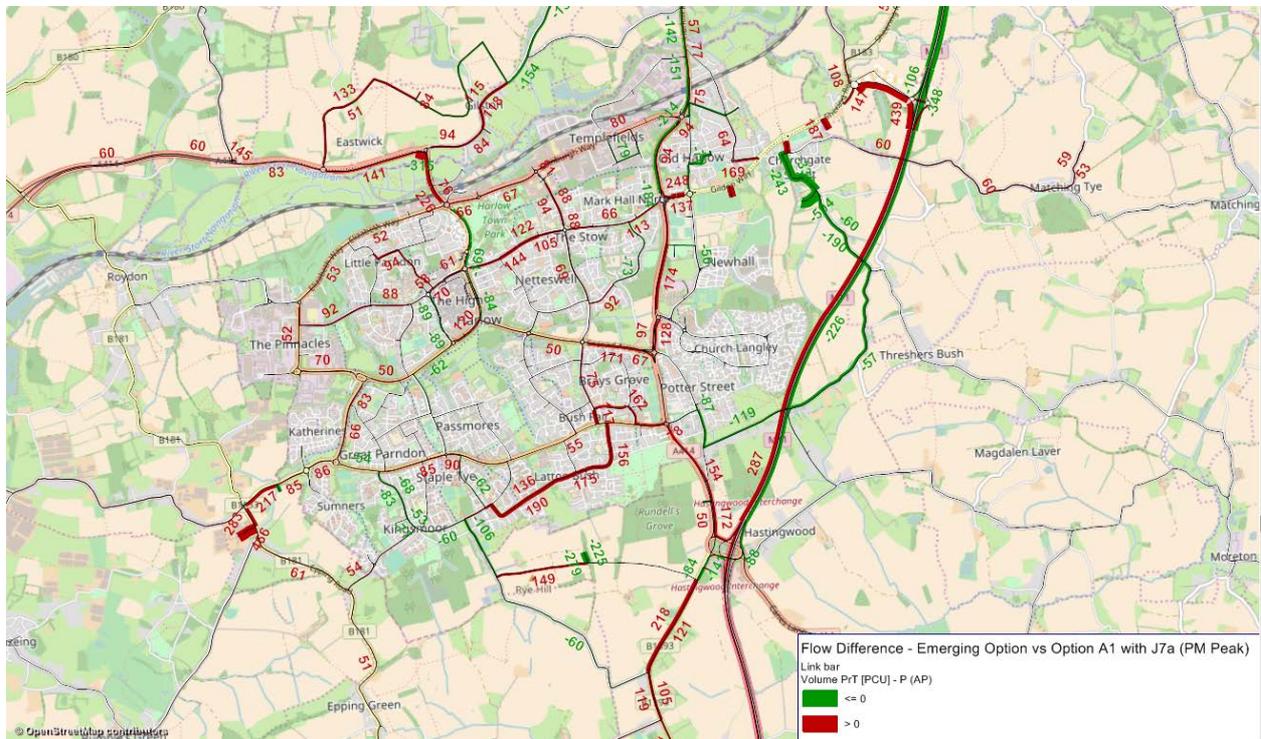


Figure 3-5 Flow differences 2033 Emerging Option vs 2033 Reference Case – PM



© OpenStreetMap contributors

3.4 Network Statistics

The overall aggregated Harlow network statistics for the detailed modelled area were extracted from the area shown in Figure 3-1. Note that this network is slightly more extensive than the network used to extract local network statistics in Technical Notes 2 and 3 and are, therefore, not directly comparable.

Network statistics for the base and forecast year models are shown in Table 3.1 and 3.2 (rounded to nearest 50 and nearest mph). These statistics show clearly that the greatest change in total distance travelled and in total journey time is as a result of the Reference Case, where distance travelled increases by more than 40% and journey times increase by more than 75%. The addition of the Emerging Option growth leads to further increases in distance travelled and journey times increases of between 11-13% and 14-29% respectively. The average speeds in both forecast scenarios also decrease when compared to the base year.

Table 3.1 Aggregate Harlow Area Network Statistics in Harlow Area for Base and Forecast Models during Morning Peak AM

| Network statistics | Time Period AM | | | | |
|--------------------------------|----------------|---------------------|-----------------------------|---------------------------------|--|
| | 2014 Base | 2033 Reference Case | % Change Ref case over Base | 2033 Local Plan Emerging Option | % Change Emerging Option over Ref Case |
| Total Vehicle Distance (miles) | 43,000 | 61,500 | 43% | 69,500 | 13% |
| Total Vehicle Time (hours) | 2,000 | 3,500 | 75% | 4,500 | 29% |
| Average Network Speed (mph) | 22 | 18 | -18% | 16 | -11% |

Table 3.2 Aggregate Harlow Area Network Statistics in Harlow Area for Base and Forecast Models during Evening Peak PM

| Network statistics | Time Period PM | | | | |
|--------------------------------|----------------|---------------------|-----------------------------|---------------------------------|--|
| | 2014 Base | 2033 Reference Case | % Change Ref case over Base | 2033 Local Plan Emerging Option | % Change Emerging Option over Ref Case |
| Total Vehicle Distance (miles) | 43,500 | 61,500 | 41% | 68,500 | 11% |
| Total Vehicle Time (hours) | 1,900 | 3,500 | 84% | 4,000 | 14% |
| Average Network Speed (mph) | 23 | 19 | -17% | 17 | -11% |

4. Conclusions

This report has reviewed impact of the Emerging Option of development in the West Essex and East Hertfordshire (WEEH) Strategic Housing Market Area (SHMA) and compared it with the impact of committed growth, the Reference Case scenario, that would be expected to be on the network by 2033.

As reported in other notes on the highway modelling used to support the development of the SHMA area Local Plan proposals, various levels of development and spatial options have been explored. Using feedback from this process, particularly Spatial Options A-E (TN2) and then Spatial Option A1 (TN3), the districts further refined their proposals and identified the Emerging Option. The Emerging Option would include some 43,000 homes and more than 30,000 jobs in the SHMA districts, of which 15,250 homes and 15,300 jobs would be in the wider Harlow area, by 2033. The Reference Case is estimated to result in committed development growth of around 18,600 homes and 13,600 jobs in the SHMA districts, of which around 4,600 homes and almost 9,000 jobs would be in and around Harlow.

Unlike Technical Notes 2 and 3, which included a review of the strategic impacts of development, this technical note has focussed on impacts in the wider Harlow area only. Further research is anticipated which is expected to investigate strategic impacts in more detail, including journey times analysis.

This report has shown that the most significant impact on the road network, in terms of increased traffic by 2033, would result from the Reference Case, ie committed and most likely development. The step change between this committed development scenario and the Emerging Option is not as great by comparison.

Nevertheless the Emerging Option would result in additional traffic on roads in the Harlow area. Comparison with flow diagrams provided in Technical Note 2 indicates that a similar set of junctions could be put under more pressure. Therefore it is proposed that the next stages of modelling work investigate this further. Journey time analysis, which has not yet been carried out for the Emerging Option, would, for example, help to identify those sections of the network which would be most likely to experience greater delay – as was carried out in Technical Note 2.

The key parts of the network for which mitigation measures have already been identified, as set out in Technical Note 2, are summarised in Table 4.1. The locations are shown in Figure 4-1.

Table 4.1 Key issues arising from Spatial Options A-E (Technical Note 2)

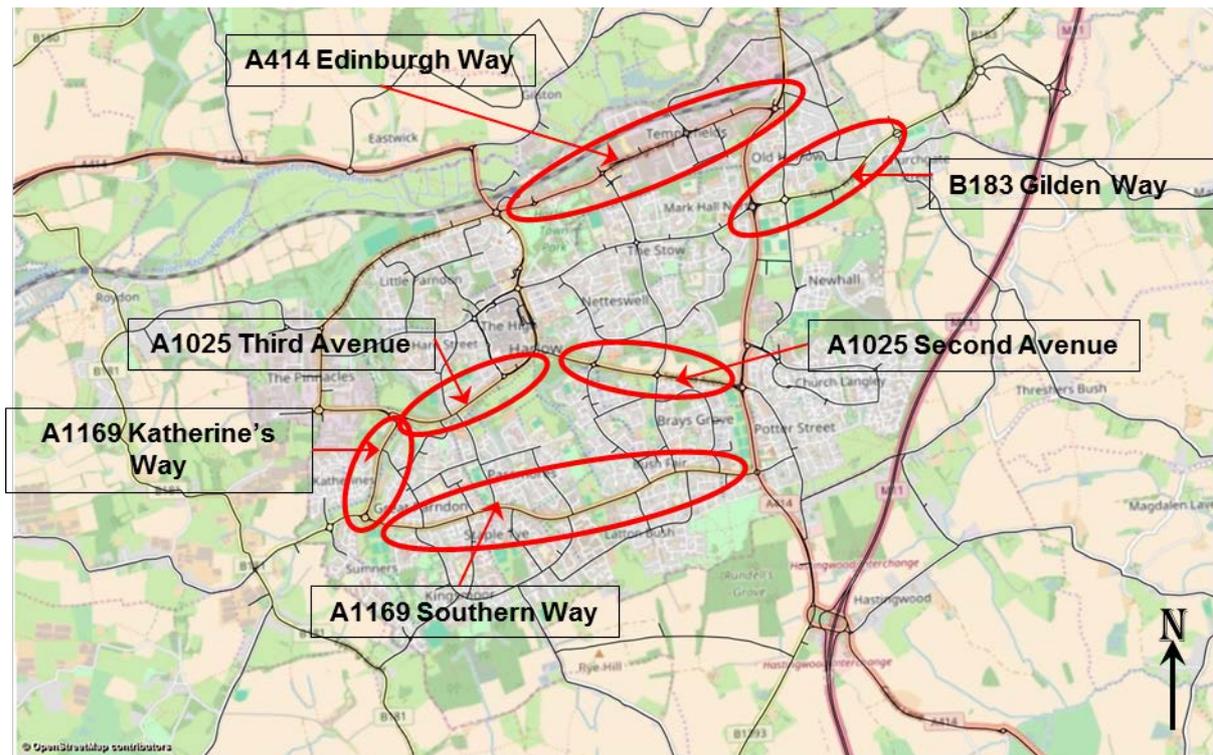
| Corridor | Location | Issue | Next Steps |
|--------------------------------|---|--------------------------|---|
| A414 | Edinburgh Way/Howard Way and Edinburgh Way/Harlow Retail Park | Junction capacity issue | Identify improvement/mitigation schemes, using more detailed junction modelling; |
| A1025 Southern Way | Howard Way/Tillwicks Rd & Manston Rd/Tripton Rd | Junction capacity issue | Identify improvement/mitigation schemes, using more detailed junction modelling |
| First Avenue / B183 Gildea Way | Gilda Way/London Rd & Gildea Way/Churchgate St | Junction capacity issue | VISSIM model has enabled additional mitigation measures to be identified |
| | Whole corridor | East Harlow site impact | Highway access strategy |
| A1184 corridor | Station Rd/West Rd, Sawbridgeworth | Junction Capacity issues | Within Herts; identify improvement/mitigation schemes, using more detailed junction modelling |
| A1169/A1025 Third Ave corridor | Abercrombie Way | Junction Capacity issues | Identify improvement/mitigation schemes, using more detailed junction modelling |

| Corridor | Location | Issue | Next Steps |
|-----------------------------|------------------------------|--|--|
| A1169 Southern Way corridor | Tillwick Rd | Junction Capacity and network routing issues | Traffic management measures including additional crossings and reduced speed limit |
| | Katherine's Way/Southern Way | Network routing issues | Reconfiguration of junction to discourage through traffic from using Southern Way, with analysis, using more detailed junction modelling |

It is concluded that the analysis of the Emerging Option has not yet identified any additional areas which would require further mitigation, although it may impact on the level of relief these measures may require. Therefore the next steps are similar to those indicated by the Spatial Options A-E analysis, as set out above.

A further key element is the delivery of sustainable transport measures, in order to reduce strain on the network from existing development as well as that of committed and forecast development. This forms a key part of the Harlow and Gilston Garden Town proposals, including delivery of sustainable transport corridors across the town.

Figure 4-1 Locations Identified for additional improvements and/or study



References

Jacobs, March 2017, "WEEH Technical Note 1: Forecast Methodology"

Jacobs , March 2017, "WEEH Technical Note 2: Spatial Options A-E (March 2016)"



Appendix A. Uncertainty Log

| DISTRICT | Log Ref | SCHEME DESCRIPTION | HMA Spatial Categorisation [complete/Permission/ Windfall/potential/ Greater Harlow/New Settlement] | PRIMARY DEVELOPMENT TYPE | DEVELOPMENT LOCATION | LOCATION | 2033 Housing Values (dwellings) | | FINAL Use Class ID (use for model) | 2033 Jobs Values (jobs) | |
|------------|---------|--|---|-----------------------------|----------------------|----------|------------------------------------|--------------------|---------------------------------------|-------------------------|--------------------|
| | | | | | | | Ref Case | Emerging Option | | Ref Case | Emerging Option |
| East Herts | 22 | The Good's Yard Site (Policy BISH3) | Potential | Residential | Bishop's Stortford | | | 400 | Housing | | |
| East Herts | 22 | The Good's Yard Site (Policy BISH3) | Potential | Hotel | Bishop's Stortford | | | | Hotel_bed | 0 | 27 |
| East Herts | 22 | The Good's Yard Site (Policy BISH3) | Potential | Retail | Bishop's Stortford | | | | Retail_Park | 0 | 32 |
| East Herts | 24 | Reserve Secondary School Site, Hadham Road (Policy BISH5) Planning permission granted for school on ASR (BISH8 site) so dwellings can be assumed | Potential | Residential | Bishop's Stortford | | 163 | 163 | Housing | | |
| East Herts | 25 | Site East of Manor Links (Policy BISH6) | Potential | Residential | Bishop's Stortford | | | 50 | Housing | | |
| East Herts | 26 | Land South of Bishop's Stortford (Policy BISH7) | Potential | Residential | Bishop's Stortford | | | 750 | Housing | | |
| East Herts | 26 | Land South of Bishop's Stortford (Policy BISH7) | Potential | Business Park | Bishop's Stortford | | | | Business Park_B1 | | 1364 |
| East Herts | 26 | Land South of Bishop's Stortford (Policy BISH7) | Potential | Education | Bishop's Stortford | | | | Wait for MY update | | 0 |
| East Herts | 27 | Land West of Hoggate's Wood (Policy BISH8). Access off new rbt on Hadham Rd | Potential | Residential | Bishop's Stortford | | 857 | 857 | Housing | | |
| East Herts | 27 | Land West of Hoggate's Wood (Policy BISH8). Access off new rbt on Hadham Rd | Potential | Education | Bishop's Stortford | | | | Wait for MY update | 0 | 0 |
| East Herts | 28 | Land Between Hoggate's Wood and Farnham Road (Policy BISH8) | Potential | Residential | Bishop's Stortford | | 1343 | 1343 | Housing | | |
| East Herts | 28 | Land Between Hoggate's Wood and Farnham Road (Policy BISH8) | Potential | Employment | Bishop's Stortford | | | | Office_B1 | 0 | 543 |
| East Herts | 28 | Land Between Hoggate's Wood and Farnham Road (Policy BISH8) | Potential | Education | Bishop's Stortford | | | | Wait for MY update | 0 | 0 |
| East Herts | 29 | Land East of Farnham Road (Policy BISH8) | Potential | Residential | Bishop's Stortford | | 329 | 329 | Housing | | |
| East Herts | 30 | Bishop's Stortford High School Site, London Road | Potential | Residential | Bishop's Stortford | | | 150 | Housing | | |
| East Herts | 33 | Land North of West Road (Policy SAWB2) | Potential | Residential | Sawbridgeworth | | | 125 | Housing | | |
| East Herts | 34a | Land to North of Sawbridgeworth | Potential | Residential | Sawbridgeworth | | | 200 | Housing | | |
| East Herts | 34 | Land south of West Road (SAWB3) | Potential | Residential | Sawbridgeworth | | | 175 | | | |
| East Herts | 35 | Land in Mead Lane Area (Policy HERT2) | Potential | Residential | Hertford | | | 193 | Housing | | |

| | | | | | | | 2033 Housing Values (dwellings) | | | | 2033 Jobs Values (jobs) | |
|------------|---------|---|---|--------------------------------|-------------------------------|----------|---------------------------------|-----------------|------------------------------------|----------|-------------------------|--|
| DISTRICT | Log Ref | SCHEME DESCRIPTION | HMA Spatial Categorisation [complete/Permission/Windfall/potential/Greater Harlow/New Settlement] | PRIMARY DEVELOPMENT TYPE | DEVELOPMENT LOCATION | LOCATION | Ref Case | Emerging Option | FINAL Use Class ID (use for model) | Ref Case | Emerging Option | |
| East Herts | 36 | Land North of Welwyn Road (Policy HERT3) | Potential | Residential | Hertford | | | 300 | Housing | | | |
| East Herts | 37 | Land South of Welwyn Road / Thieves Road (Policy HERT3) | Potential | Residential | Hertford | | | 250 | Housing | | | |
| East Herts | 38 | Land North of Hertford (Policy HERT4) | Potential | Residential | Hertford | | | 50 | Housing | | | |
| East Herts | 39 | Land South of Hertford (Policy HERT5) | Potential | Residential | Hertford | | | 50 | Housing | | | |
| East Herts | 40b | Land North and East of Ware (Policy WARE3) | Potential | Residential | Ware | | | 1000 | Housing | | | |
| East Herts | 40b | Land North and East of Ware (Policy WARE3) | Potential | Education | Ware | | | | | | 0 | |
| East Herts | 42 | Infill Development in Group 1 Villages (Policy VILL1) | Potential | Residential | Puckeridge | | | 125 | Housing | | | |
| East Herts | 43 | Infill Development in Group 1 Villages (Policy VILL1) | Potential | Residential | Watton-at-Stone | | | 85 | Housing | | | |
| East Herts | 43a | Infill Development in Group 1 Villages (Policy VILL1) | Potential | Residential | High Cross | | | 15 | Housing | | | |
| East Herts | 43b | Infill Development in Group 1 Villages (Policy VILL1) | Potential | Residential | Braughing | | | 123 | Housing | | | |
| East Herts | 43c | Infill Development in Group 1 Villages (Policy VILL1) | Potential | Residential | Hunsdon | | | 37 | Housing | | | |
| East Herts | 43d | Infill Development in Group 1 Villages (Policy VILL1) | Potential | Residential | Little Hadham and Hadham Ford | | | 25 | Housing | | | |
| East Herts | 43e | Infill Development in Group 1 Villages (Policy VILL1) | Potential | Residential | Widford | | | 19 | Housing | | | |
| East Herts | 44 | Infill Development in Group 1 Villages (Policy VILL1) | Potential | Residential | Standon | | | 63 | Housing | | | |
| East Herts | 45 | Infill Development in Group 1 Villages (Policy VILL1) | Potential | Residential | Much Hadham | | | 49 | Housing | | | |
| East Herts | 46 | Infill Development in Group 1 Villages (Policy VILL1) | Potential | Residential | Walkern | | | 47 | Housing | | | |
| East Herts | 47 | Land East of London Road (Policy BUNT2) | Potential | Residential | Buntingford | | 316 | 0 | Housing | | | |
| East Herts | 48 | Land West of Ermine Street (Policy BUNT3) | Potential | Residential | Buntingford | | 180 | 0 | Housing | | | |
| East Herts | 49 | Henderson Development, The Causeway | Potential | Residential | Bishop's Stortford | | | 50 | Housing | | | |
| East Herts | 49 | Henderson Development, The Causeway | Potential | Retail - foodstore extension | Bishop's Stortford | | | | Food_Superstore | 0 | 29 | |
| East Herts | 49 | Henderson Development, The Causeway | Potential | Retail - town centre extension | Bishop's Stortford | | | | Shopping_Centre | 0 | 816 | |
| East Herts | 49 | Henderson Development, The Causeway | Potential | Hotel | Bishop's Stortford | | | | Hotel_bed | 0 | 37 | |

| | | | | | | | 2033 Housing Values (dwellings) | | | | 2033 Jobs Values (jobs) | |
|------------|---------|--|---|-----------------------------|----------------------|----------------|------------------------------------|--------------------|---------------------------------------|----------|-------------------------|--|
| DISTRICT | Log Ref | SCHEME DESCRIPTION | HMA Spatial Categorisation [complete/Permission/ Windfall/potential/ Greater Harlow/New Settlement] | PRIMARY DEVELOPMENT TYPE | DEVELOPMENT LOCATION | LOCATION | Ref Case | Emerging Option | FINAL Use Class ID (use for model) | Ref Case | Emerging Option | |
| East Herts | 50 | Land to South of Hare Street Road (Area 1) | Permission | Residential | Buntingford | | 100 | 100 | Housing | | | |
| East Herts | 51 | Land to South of Hare Street Road (Area 2 & 3) | Permission | Residential | Buntingford | | 180 | 180 | Housing | | | |
| East Herts | 52 | Western Section (Gilston Park Estate) developed by CPP | Greater Harlow | Residential | Harlow | Greater Harlow | | 1386 | Housing | | | |
| East Herts | 52 | Western Section (Gilston Park Estate) developed by CPP | Greater Harlow | Education | Harlow | Greater Harlow | | | Wait for MY update | | 0 | |
| East Herts | 53 | Land North of Harlow: The Gilston Park Estate (Northern Section) developed by Places for People | Greater Harlow | Residential | Harlow | Greater Harlow | | 1664 | Housing | | | |
| East Herts | 53 | Land North of Harlow: The Gilston Park Estate (Northern Section) developed by Places for People | Greater Harlow | Education | Harlow | Greater Harlow | | | Wait for MY update | | 0 | |
| East Herts | 54 | East of Stevenage | Potential | Residential | Stevenage | | | 600 | Housing | | 0 | |
| East Herts | 54a | Greater Little Hadham | New Settlement | Residential | Little Hadham | | | | Housing | | | |
| East Herts | 54a | Greater Little Hadham | New Settlement | Education | Little Hadham | | | | Wait for MY update | | | |
| East Herts | 58 | Hertford Regional College, Scott's Road, Ware | Permission | Residential | Ware | | 49 | 49 | Housing | | | |
| East Herts | 59 | Wallace Land, Buntingford Road (3/10/1522) | Permission | Residential | Puckeridge | | 14 | 14 | Housing | | | |
| East Herts | 60 | Former Trinity Centre (3/11/0384) | Permission | Residential | Ware | | 14 | 14 | Housing | | | |
| East Herts | 65 | Terlings Park, Eastwick Road, Gilston (3/11/0554) | Permission | Residential | Harlow | Greater Harlow | 192 | 192 | Housing | | | |
| East Herts | 67 | Former Fyfe Wilson Site, Station Road | Potential | Residential | Bishop's Stortford | | | 42 | Housing | | | |
| East Herts | 68 | Works, Southmill Road | Potential | Residential | Bishop's Stortford | | | 0 | Housing | | | |
| East Herts | 69 | Delivery Office & Post Office Site | Potential | Residential | Bishop's Stortford | | | 0 | Housing | | | |
| East Herts | 70 | Pearce House Site, Parsonage Lane | Permission | Residential | Bishop's Stortford | | 17 | 17 | Housing | | | |
| East Herts | 71 | Sports Field, Birchwood High School | Potential | Residential | Bishop's Stortford | | | 0 | Housing | | | |
| East Herts | 72 | Land at Brazier's Field | Potential | Residential | Hertford | | | 18 | Housing | | | |
| East Herts | 74 | Sovereign House, Hertford | Permission | Residential | Hertford | | 84 | 84 | Housing | | | |
| East Herts | 75 | South of Mead Lane (next to Hertford East Station) | Permission | Residential | Hertford | | 107 | 107 | Housing | | | |
| East Herts | 365 | Land east of Welwyn Garden City | Potential | Residential | Welwyn Garden City | | | 1350 | Housing | | | |
| East Herts | 365 | Land east of Welwyn Garden City | Potential | Education | Welwyn Garden City | | | | | | 0 | |
| East Herts | 392 | High Cross Committed Dev | Permission | Residential | High Cross | | 57 | 57 | Housing | | | |
| East Herts | 393 | Tewin Committed Dev | Permission | Residential | Tewin | | 8 | 8 | Housing | | | |
| East Herts | 394 | Bps Stortford Committed Dev (remainder) | Permission | Residential | Bishop's Stortford | | 149 | 149 | Housing | | | |
| East Herts | 395 | Buntingford Committed Dev | Permission | Residential | Buntingford | | 29 | 29 | Housing | | | |
| East Herts | 397 | Hertford Police Station, SG13 7HD | Permission | Residential | Hertford | | 85 | 85 | Housing | | | |
| East Herts | 398 | Hertford Committed Dev (remainder) | Permission | Residential | Hertford | | 351 | 351 | Housing | | | |
| East Herts | 399 | Ware Committed Dev | Permission | Residential | Ware | | 167 | 167 | Housing | | | |
| East Herts | 400 | Land north of Hare St Rd, Buntingford | Permission | Residential | Buntingford | | 160 | 160 | Housing | | | |

| | | | | | | | 2033 Housing Values (dwellings) | | | | 2033 Jobs Values (jobs) | |
|---------------|---------|---|---|--------------------------|----------------------|----------|---------------------------------|-----------------|------------------------------------|----------|-------------------------|--|
| DISTRICT | Log Ref | SCHEME DESCRIPTION | HMA Spatial Categorisation [complete/Permission/Windfall/potential/Greater Harlow/New Settlement] | PRIMARY DEVELOPMENT TYPE | DEVELOPMENT LOCATION | LOCATION | Ref Case | Emerging Option | FINAL Use Class ID (use for model) | Ref Case | Emerging Option | |
| East Herts | 401 | Rural Committed in vicinity of Aston/Benington | Permission | Residential | Aston | | 31 | 31 | Housing | | | |
| East Herts | 403 | Rural Committed in vicinity of Broxbourne | Permission | Residential | Brickendon | | 14 | 14 | Housing | | | |
| East Herts | 406 | Rural Committed in vicinity of Eastwick/Gilston | Permission | Residential | Eastwick | | 37 | 37 | Housing | | | |
| East Herts | 408 | Rural Committed in vicinity of Hertford | Permission | Residential | Hertford | | 64 | 64 | Housing | | | |
| East Herts | 409 | Rural Committed in vicinity of Puckeridge/Standon | Permission | Residential | Puckeridge | | 30 | 30 | Housing | | | |
| East Herts | 410 | Rural Committed in vicinity of Sawbridgeworth | Permission | Residential | Sawbridgeworth | | 29 | 29 | Housing | | | |
| East Herts | 411 | Rural Committed in vicinity of Ware | Permission | Residential | Ware | | 30 | 30 | Housing | | | |
| East Herts | 412 | Rural Committed in vicinity of Welwyn | Permission | Residential | Welwyn Garden City | | 21 | 21 | Housing | | | |
| East Herts | 524 | District Wide Completions | Completion | Residential | District Wide | | 503 | 503 | Housing | | | |
| East Herts | 525 | District Wide Windfall Allowance | Windfall | Residential | District Wide | | | 690 | Housing | | | |
| East Herts | 465 | A602 Corridor site | New Settlement | Residential | Watton-at-Stone | | | | Housing | | | |
| Epping Forest | 225 | SR-0176 St Just, 1 Powell Road, Buckhurst Hill | Potential | Residential | Buckhurst Hill | | | 60 | Housing | | | |
| Epping Forest | 226 | SR-0230 Electricity sub-station, Station Way, Roding Valley, Buckhurst Hill | Potential | Residential | Buckhurst Hill | | | 30 | Housing | | | |
| Epping Forest | 227 | SR-0014 Land adjoining 40A Hainault Road (Small) | Potential | Residential | Chigwell | | | 10 | Housing | | | |
| Epping Forest | 229a | SR-0022 101-103 High Street, Chipping Ongar | Potential | Residential | Chipping Ongar | | | 5 | Housing | | | |
| Epping Forest | 230 | SR-0184 Land adjacent to High Ongar Road, High Ongar | Potential | Residential | Chipping Ongar | | | 26 | Housing | | | |
| Epping Forest | 233 | SR-0053 Land East of Brentwood Road, Marden Ash. | Potential | Residential | Chipping Ongar | | | 7 | Housing | | | |
| Epping Forest | 234 | SR-0268 Land to the South of Kettlebury Way, Ongar+ | Potential | Residential | Chipping Ongar | | | 43 | Housing | | | |
| Epping Forest | 237 | SR-0281 St Johns Road Area, Epping Town Centre | Potential | Residential | Epping | | | 50 | Housing | | | |
| Epping Forest | 237 | SR-0281 St Johns Road Area, Epping Town Centre | Potential | Retail/Leisure | Epping | | | | Shopping_Centre | 0 | 105 | |
| Epping Forest | 237 | SR-0281 St Johns Road Area, Epping Town Centre | Potential | Retail/Leisure | Epping | | | | Leisure_Centre | 0 | 17 | |
| Epping Forest | 237a | SR-0347 Epping Sports Centre | Potential | Residential | Epping | | | 35 | Housing | | | |
| Epping Forest | 237a | SR-0347 Epping Sports Centre | Potential | Retail/Leisure | Epping | | | | Shopping_Centre | 0 | 53 | |
| Epping Forest | 237a | SR-0347 Epping Sports Centre | Potential | Retail/Leisure | Epping | | | | Leisure_Centre | 0 | 8 | |
| Epping Forest | 247 | SR-0058 Land to North of Clay's Lane, Loughton, Essex, IG10 2RZ | Potential | Residential | Loughton / Debden | | 67 | 671 | Housing | | | |
| Epping Forest | 252 | SR-0289 Vere Road, Loughton Broadway | Potential | Residential | Loughton / Debden | | | 41 | Housing | | | |
| Epping Forest | 253 | SR-0286 Burton Road, Loughton Broadway | Potential | Residential | Loughton / Debden | | | 80 | Housing | | | |
| Epping Forest | 253 | SR-0286 Burton Road, Loughton Broadway | Potential | Retail | Loughton / Debden | | | | Shopping_Centre | 0 | 53 | |

| | | | | | | | 2033 Housing Values (dwellings) | | | | 2033 Jobs Values (jobs) | |
|---------------|---------|---|---|--------------------------|----------------------|----------------|---------------------------------|-----------------|------------------------------------|----------|-------------------------|--|
| DISTRICT | Log Ref | SCHEME DESCRIPTION | HMA Spatial Categorisation [complete/Permission/Windfall/potential/Greater Harlow/New Settlement] | PRIMARY DEVELOPMENT TYPE | DEVELOPMENT LOCATION | LOCATION | Ref Case | Emerging Option | FINAL Use Class ID (use for model) | Ref Case | Emerging Option | |
| Epping Forest | 254a | SR-0059 Land at 20 Albion Hill, Loughton | Potential | Residential | Loughton / Debden | | | 10 | Housing | | | |
| Epping Forest | 264 | SR-0036A Land at Blumans, North Weald | Potential | Residential | North Weald Bassett | | | 220 | Housing | | | |
| Epping Forest | 269 | SR-0080 Coppice Farm, Coppice Row, Theydon Bois, Essex, CM16 7OS | Potential | Residential | Theydon Bois | | | 68 | Housing | | | |
| Epping Forest | 278 | SR-0104 Land adjoining Parklands, Waltham Abbey | Potential | Residential | Waltham Abbey | | | 11 | Housing | | | |
| Epping Forest | 279c | SR-0021 Land lying to the North of Honey Lane and west of Mason Way, Ninefields, Waltham Abbey, Essex | Potential | Residential | Waltham Abbey | | | 10 | Housing | | | |
| Epping Forest | 325 | East Harlow | Greater Harlow | Residential | Harlow | Greater Harlow | 75 | 750 | Housing | | | |
| Epping Forest | 325 | East Harlow | Greater Harlow | Employment | Harlow | Greater Harlow | | | Business Park_B1 | | | |
| Epping Forest | 325 | East Harlow | Greater Harlow | Education | Harlow | Greater Harlow | | | Wait for MY update | | | |
| Epping Forest | 333 | West Katherines | Greater Harlow | Residential | Harlow | Greater Harlow | 110 | 1100 | Housing | | | |
| Epping Forest | 372 | SR-0046 Latton Priory Farm, London Road, Harlow; Residential led urban extension to Harlow | Greater Harlow | Residential | Thornwood | Greater Harlow | 105 | 1050 | Housing | | | |
| Epping Forest | 372 | SR-0046 Latton Priory Farm, London Road, Harlow; Residential led urban extension to Harlow | Greater Harlow | Employment | Thornwood | Greater Harlow | | | Business Park_B1 | 409 | 4091 | |
| Epping Forest | 372 | SR-0046 Latton Priory Farm, London Road, Harlow; Residential led urban extension to Harlow | Greater Harlow | Education | Thornwood | Greater Harlow | | | Wait for MY update | | 0 | |
| Epping Forest | 374 | SR-0066 Harlow Park Nursery, London Road, North Weald Bassett | Greater Harlow | Commercial | North Weald Bassett | Greater Harlow | | | Business Park_B1 | | 784 | |
| Epping Forest | 375 | SR-0068 Land to the west of Sumners (bounded in part by Water Lane and Epping Road, Tylers Cross (also partly within Epping Upland and Harlow DC)); Residential led urban extension to Harlow | Greater Harlow | Residential | Roydon | Greater Harlow | 100 | 1000 | Housing | | | |
| Epping Forest | 375 | SR-0068 Land to the west of Sumners (bounded in part by Water Lane and Epping Road, Tylers Cross (also partly within Epping Upland and Harlow DC)); Residential led urban extension to Harlow | Greater Harlow | Education | Roydon | Greater Harlow | | | Wait for MY update | | 0 | |
| Epping Forest | 378 | SR-0092 Latton Park, London Road, Harlow | Greater Harlow | Commercial | North Weald Bassett | Greater Harlow | | | Office B1 | 0 | 1842 | |
| Epping Forest | 385 | SR-0210 The Moores Estate, Church Lane, Roydon, Essex, CM19 5HS | Potential | Residential | Roydon | | | 0 | Housing | | | |
| Epping Forest | 386 | SR-0483 Southfield Nursery, Old House Lane, Roydon, CM19 5DH | Greater Harlow | Commercial | Roydon | Greater Harlow | | | Office_B1 | 0 | 72 | |
| Epping Forest | 413 | SR-0088 Land in School Lane, Chigwell | Potential | Residential | Chigwell | | | 150 | Housing | | | |

| DISTRICT | Log Ref | SCHEME DESCRIPTION | HMA Spatial Categorisation [complete/Permission/ Windfall/potential/ Greater Harlow/New Settlement] | PRIMARY DEVELOPMENT TYPE | DEVELOPMENT LOCATION | LOCATION | 2033 Housing Values (dwellings) | | FINAL Use Class ID (use for model) | 2033 Jobs Values (jobs) | |
|---------------|---------|---|---|-----------------------------|----------------------|----------|------------------------------------|--------------------|---------------------------------------|-------------------------|--------------------|
| | | | | | | | Ref Case | Emerging Option | | Ref Case | Emerging Option |
| Epping Forest | 414 | SR-0433 Former Beis Shammai School, High Road, Chigwell, IG7 5DN | Potential | Residential | Chigwell | | | 75 | Housing | | |
| Epping Forest | 415 | SR-0478 Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG75BL | Potential | Residential | Chigwell | | | 175 | Housing | | |
| Epping Forest | 416 | SR-0120 Bowes Field, Chipping Ongar | Potential | Residential | Chipping Ongar | | | 100 | Housing | | |
| Epping Forest | 417 | SR-0102 Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar | Potential | Residential | Chipping Ongar | | | 8 | Housing | | |
| Epping Forest | 424 | SR-0071 Land at Stonards Hill, Epping | Potential | Residential | Epping | | 30 | 300 | Housing | | |
| Epping Forest | 426 | SR-0113 Land South of Brook Road, Epping | Potential | Residential | Epping | | | 128 | Housing | | |
| Epping Forest | 427 | SR-0219 Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA | Potential | Residential | Waltham Abbey | | | 16 | Housing | | |
| Epping Forest | 428 | SR-0482 Land adjoining Mason Way, Waltham Abbey | Potential | Residential | Waltham Abbey | | | 21 | Housing | | |
| Epping Forest | 429 | SR-0481 Land to the South of Hillhouse Primary School, Waltham Abbey | Potential | Residential | Waltham Abbey | | | 88 | Housing | | |
| Epping Forest | 430 | SR-0020 Land at Paternoster Hill, Waltham Abbey | Potential | Residential | Waltham Abbey | | 26 | 260 | Housing | | |
| Epping Forest | 431 | SR-0035 Land at Epping Road, Roydon | Potential | Residential | Roydon | | | 0 | Housing | | |
| Epping Forest | 432 | SR-0169 The Old Coal Yard, off 32 High Street, Roydon | Potential | Residential | Roydon | | | 0 | Housing | | |
| Epping Forest | 433 | SR-0117 The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW | Potential | Residential | Roydon | | | 0 | Housing | | |
| Epping Forest | 434 | SR-0228A Theydon Bois LU Car Park | Potential | Residential | Theydon Bois | | | 22 | Housing | | |
| Epping Forest | 435 | SR-0228B Land and commercial yard adjacent to station off Coppice Row, CM16 7 | Potential | Residential | Theydon Bois | | | 30 | Housing | | |
| Epping Forest | 436 | SR-0070 Land at Forest Drive, Theydon Bois | Potential | Residential | Theydon Bois | | | 28 | Housing | | |
| Epping Forest | 438 | SR-0186 Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar | Potential | Residential | Chipping Ongar | | | 10 | Housing | | |
| Epping Forest | 439 | SR-0090 Land to east of Longfields, Ongar | Potential | Residential | Chipping Ongar | | | 114 | Housing | | |
| Epping Forest | 440 | SR-0036B Land at Blumans, North Weald | Potential | Residential | North Weald Bassett | | | 102 | Housing | | |
| Epping Forest | 441 | SR-0501 Playing field at New House Lane, North Weald | Potential | Residential | North Weald Bassett | | | 70 | Housing | | |
| Epping Forest | 442 | SR-0003 Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex | Potential | Residential | North Weald Bassett | | | 200 | Housing | | |
| Epping Forest | 443 | SR-0417 Land east of Church Lane/West of Harrison Drive, North Weald Bassett | Potential | Residential | North Weald Bassett | | | 55 | Housing | | |
| Epping Forest | 444 | SR-0119(PART OF) North Weald Airfield, Merlin Way, North Weald Essex, CM16 6AA | Potential | Residential | North Weald Bassett | | | 219 | Housing | | |
| Epping Forest | 444 | SR-0119(PART OF) North Weald Airfield, Merlin Way, North Weald Essex, CM16 6AA | Potential | Commercial | North Weald Bassett | | | | Office_B1 | 0 | 324 |

| | | | | | | | 2033 Housing Values (dwellings) | | | | 2033 Jobs Values (jobs) | |
|---------------|---------|--|---|--------------------------|----------------------|----------------|---------------------------------|-----------------|------------------------------------|----------|-------------------------|--|
| DISTRICT | Log Ref | SCHEME DESCRIPTION | HMA Spatial Categorisation [complete/Permission/Windfall/potential/Greater Harlow/New Settlement] | PRIMARY DEVELOPMENT TYPE | DEVELOPMENT LOCATION | LOCATION | Ref Case | Emerging Option | FINAL Use Class ID (use for model) | Ref Case | Emerging Option | |
| Epping Forest | 445 | SR-0158C Land at North Weald Bassett, East of Church Lane | Potential | Residential | North Weald Bassett | | | 99 | Housing | | | |
| Epping Forest | 446 | SR-0158B West of Church Lane | Potential | Residential | North Weald Bassett | | | 38 | Housing | | | |
| Epping Forest | 447 | SR-0076 Land south of Vicarage Lane, North Weald | Potential | Residential | North Weald Bassett | | | 91 | Housing | | | |
| Epping Forest | 447 | SR-0076 Land south of Vicarage Lane, North Weald | Potential | Commercial | North Weald Bassett | | | | Office_B1 | | 312 | |
| Epping Forest | 448 | SR-0158A Land at North Weald Bassett, South of Vicarage Lane | Potential | Residential | North Weald Bassett | | | 200 | Housing | | | |
| Epping Forest | 449 | SR-0455 Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL | Potential | Residential | North Weald Bassett | | | 12 | Housing | | | |
| Epping Forest | 450 | SR-0195A Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP | Potential | Residential | North Weald Bassett | | | 40 | Housing | | | |
| Epping Forest | 451 | SR-0309(PART OF) North Weald Bassett, North East Area | Potential | Residential | North Weald Bassett | | | 200 | Housing | | | |
| Epping Forest | 452 | SR-0418 (PART OF) Chase Farm & Redricks Nursery and North Weald Nursery | Potential | Residential | North Weald Bassett | | | 70 | Housing | | | |
| Epping Forest | 452 | SR-0418 (PART OF) Chase Farm & Redricks Nursery and North Weald Nursery | Potential | Commercial | North Weald Bassett | | | | Office_B1 | 0 | 292 | |
| Epping Forest | 509 | 'Givens' (Completion/Permission/Windfall) to be distributed across district based on EFDC GIS info | Permission | Residential | Epping Forest | | 2000 | 1800 | Housing | | | |
| Harlow | 298 | Land North of Gildea Way | Permission | Residential | Harlow | Greater Harlow | 900 | 900 | Housing | | | |
| Harlow | 299 | Kitson Way Multi Story Car Park Site | Potential | Residential | Harlow | Greater Harlow | | 170 | Housing | | | |
| Harlow | 300 | New Pond Street | Potential | Residential | Harlow | Greater Harlow | | 31 | Housing | | | |
| Harlow | 304 | Parcel 1 of New Hall Phase 1 | Permission | Residential | Harlow | Greater Harlow | 328 | 328 | Housing | | | |
| Harlow | 305 | New Hall Phase 2 & 3 | Permission | Residential | Harlow | Greater Harlow | 1780 | 1780 | Housing | | | |
| Harlow | 305 | New Hall Phase 2 & 3 | Permission | Education | Harlow | Greater Harlow | | | Wait for MY update | 0 | 0 | |
| Harlow | 305a | Parcel 2 New Hall Phase 2 | Permission | Residential | Harlow | Greater Harlow | 239 | 239 | Housing | | | |
| Harlow | 389 | Peartree Business Centre South Rd. CM20 2BD (PD PrNotice) | Permission | Residential | Harlow | Greater Harlow | 24 | 24 | Housing | | | |
| Harlow | 390 | Redstone House, Crown gate (PD PrNotice) (superceeds 437/13) | Permission | Residential | Harlow | Greater Harlow | 24 | 24 | Housing | | | |
| Harlow | 391 | Site at Greenway House, The Parkway, Harlow CM19 5QD | Permission | Residential | Harlow | Greater Harlow | | 55 | Housing | | | |
| Harlow | 307 | Motorsales Site, Fifth Avenue | Permission | Residential | Harlow | Greater Harlow | | 102 | Housing | | | |
| Harlow | 310 | Various Small Sites < 20 dwellings | Permission | Residential | Harlow | Greater Harlow | 113 | 113 | Housing | | | |
| Harlow | 311 | Land to South of Berecroft | Potential | Residential | Harlow | Greater Harlow | 29 | 294 | Housing | | | |
| Harlow | 312 | Ram Gorse Site | Permission | Residential | Harlow | Greater Harlow | 125 | 125 | Housing | | | |
| Harlow | 313 | Rectory Field Playing Field | Potential | Residential | Harlow | Greater Harlow | | 70 | Housing | | | |
| Harlow | 314 | Playing Field to West of Deer Park | Potential | Residential | Harlow | Greater Harlow | | 69 | Housing | | | |

| DISTRICT | Log Ref | SCHEME DESCRIPTION | HMA Spatial Categorisation [complete/Permission/ Windfall/potential/ Greater Harlow/New Settlement] | PRIMARY DEVELOPMENT TYPE | DEVELOPMENT LOCATION | LOCATION | 2033 Housing Values (dwellings) | | FINAL Use Class ID (use for model) | 2033 Jobs Values (jobs) | |
|------------|---------|--|---|-----------------------------|----------------------|----------------|------------------------------------|--------------------|---------------------------------------|-------------------------|--------------------|
| | | | | | | | Ref Case | Emerging Option | | Ref Case | Emerging Option |
| Harlow | 315 | Playing Field to East of Radburn Close & South of Clifton Hatch | Potential | Residential | Harlow | Greater Harlow | | 69 | Housing | | |
| Harlow | 316 | Playing Field to South of Gilden Way | Potential | Residential | Harlow | Greater Harlow | | 67 | Housing | | |
| Harlow | 317 | The Angle Site | Potential | Residential | Harlow | Greater Harlow | | 69 | Housing | | |
| Harlow | 318 | Lister House, Staple Tye Mews - West of Riddings Lane | Potential | Residential | Harlow | Greater Harlow | | 42 | Housing | | |
| Harlow | 319 | Land North West of Kingsland | Potential | Residential | Harlow | Greater Harlow | | 42 | Housing | | |
| Harlow | 320 | Land South of Hawthorns & West of Riddings Lane | Potential | Residential | Harlow | Greater Harlow | | 35 | Housing | | |
| Harlow | 321 | Purford Green School | Potential | Residential | Harlow | Greater Harlow | | 30 | Housing | | |
| Harlow | 322 | Land Adjacent to Katherines School | Potential | Residential | Harlow | Greater Harlow | | 27 | Housing | | |
| Harlow | 323 | Land East of Downs School | Potential | Residential | Harlow | Greater Harlow | | 25 | Housing | | |
| Harlow | 324 | Various Small Sites < 20 dwellings | Potential | Residential | Harlow | Greater Harlow | | 153 | Housing | | |
| Harlow | 326 | Land at Wych Elm | Potential | Residential | Harlow | Greater Harlow | 50 | 500 | Housing | | |
| Harlow | 327 | Barley Croft, Lower Meadow, The Briars, Copshall Close, Ayletts Field Area | Permission | Residential | Harlow | Greater Harlow | 125 | 125 | Housing | | |
| Harlow | 328 | Terminus House and Car Park | Potential | Residential | Harlow | Greater Harlow | | 0 | Housing | | |
| Harlow | 330 | Northbrook Playing Fields | Potential | Residential | Harlow | Greater Harlow | | 0 | Housing | | |
| Harlow | 331 | Kingsmoor Recreation Centre | Potential | Residential | Harlow | Greater Harlow | | 0 | Housing | | |
| Harlow | 332 | Land East of 144-154 Fennells | Potential | Residential | Harlow | Greater Harlow | | 0 | Housing | | |
| Harlow | 336 | Harlow Enterprise Zone - London Road North | Permission | Employment | Harlow | Greater Harlow | | | Business Park_B1 | 3000 | 3000 |
| Harlow | 337 | Harlow Enterprise Zone - London Road South | Permission | Employment | Harlow | Greater Harlow | | | Office_B1 | 1052 | 1052 |
| Harlow | 338 | Harlow Enterprise Zone - Templefields North East | Permission | Employment | Harlow | Greater Harlow | | | Industrial Estate_B1 | 1479 | 1479 |
| Harlow | 383 | SR-0146 Land East of Harlow, North of Church Langley and South of Sheering Road; Large strategic site on edge of Harlow, with only part of site within Epping Forest DC. | Potential | Residential | Harlow | Greater Harlow | 260 | 2600 | Housing | | |
| Harlow | 383 | SR-0146 Land East of Harlow, North of Church Langley and South of Sheering Road; Large strategic site on edge of Harlow, with only part of site within Epping Forest DC. | Potential | Education | Harlow | Greater Harlow | | | Wait for MY update | | 0 |
| Harlow | 456 | Public Health England transfer to old GSK site at The Pinnacles | Potential | Commercial | Harlow | Greater Harlow | | | Business Park_B1 | 3000 | 3000 |
| Uttlesford | 206 | Land South of Stanley Road | Permission | Residential | Great Chesterford | | 50 | 50 | Housing | | |
| Uttlesford | 212 | Land at Priors Green | Permission | Residential | Takeley | | 65 | 65 | Housing | | |
| Uttlesford | 361 | MANUDEN land off The Street, committed | Permission | Residential | Manuden | | 5 | 5 | Housing | | |
| Uttlesford | 388 | Easton Park potential land allocation | new settlement | Residential | Great Dunmow | | | 1400 | Housing | | |
| Uttlesford | 388 | Easton Park potential land allocation | new settlement | Education | Great Dunmow | | | | Wait for MY update | | 0 |

| DISTRICT | Log Ref | SCHEME DESCRIPTION | HMA Spatial Categorisation [complete/Permission/ Windfall/potential/ Greater Harlow/New Settlement] | PRIMARY DEVELOPMENT TYPE | DEVELOPMENT LOCATION | LOCATION | 2033 Housing Values (dwellings) | | FINAL Use Class ID (use for model) | 2033 Jobs Values (jobs) | |
|------------|---------|---|---|-----------------------------|-----------------------|----------|------------------------------------|--------------------|---------------------------------------|-------------------------|--------------------|
| | | | | | | | Ref Case | Emerging Option | | Ref Case | Emerging Option |
| Uttlesford | 466 | Boxted Wood/Andrewsfield potential land allocation | new settlement | Residential | Great Dunmow | | | 1400 | Housing | | |
| Uttlesford | 466 | Boxted Wood/Andrewsfield potential land allocation | new settlement | Education | Great Dunmow | | | | Wait for MY update | | 0 |
| Uttlesford | 192 | Former Willis and Gambier Site, Radwinter Road | Permission | Residential | Saffron Waldon | | 52 | 52 | Housing | | |
| Uttlesford | 193 | The Ashdon Road Commercial Centre | Permission | Residential | Saffron Waldon | | 167 | 167 | Housing | | |
| Uttlesford | 193 | The Ashdon Road Commercial Centre | Permission | Employment | Saffron Waldon | | | | Office_B1 | 1034 | 1034 |
| Uttlesford | 194 | Land West of Great Dunmow, north of Stortford Road | Permission | Residential | Great Dunmow | | 790 | 790 | Housing | | |
| Uttlesford | 194 | Land West of Great Dunmow, north of Stortford Road | Permission | Education | Great Dunmow | | | | Wait for MY update | 0 | 0 |
| Uttlesford | 197 | Land West of Chelmsford Road | Permission | Residential | Great Dunmow | | 300 | 300 | Housing | | |
| Uttlesford | 197 | Land West of Chelmsford Road | Permission | Employment | Great Dunmow | | | | Office_B1 | 517 | 517 |
| Uttlesford | 198 | Land at Woodlands Park | Permission | Residential | Great Dunmow | | 966 | 966 | Housing | | |
| Uttlesford | 198 | Land at Woodlands Park | Permission | Education | Great Dunmow | | | | Wait for MY update | 0 | 0 |
| Uttlesford | 199 | Land South of Ongar Road | Permission | Residential | Great Dunmow | | 100 | 100 | Housing | | |
| Uttlesford | 200 | Land North of Ongar Road | Permission | Residential | Great Dunmow | | 73 | 73 | Housing | | |
| Uttlesford | 201 | Land at Brick Kiln Farm | Permission | Residential | Great Dunmow | | 65 | 65 | Housing | | |
| Uttlesford | 203 | Land West of Station Road | Permission | Residential | Elsenham | | 155 | 155 | Housing | | |
| Uttlesford | 204 | Land West of Hall Road | Permission | Residential | Elsenham | | 130 | 130 | Housing | | |
| Uttlesford | 205 | Land South of Stansted Road | Permission | Residential | Elsenham | | 165 | 165 | Housing | | |
| Uttlesford | 207 | Land at Bury Water Lane / Whiteditch Lane | Permission | Residential | Newport | | 84 | 84 | Housing | | |
| Uttlesford | 209 | Land at Forest Hall Park | Permission | Residential | Stansted Mountfitchet | | 35 | 35 | Housing | | |
| Uttlesford | 210 | Land at Walpole Farm (north of Stansted Mountfitchet) | Permission | Residential | Stansted Mountfitchet | | 160 | 160 | Housing | | |
| Uttlesford | 211 | Land at Elms Farm | Permission | Residential | Stansted Mountfitchet | | 51 | 51 | Housing | | |
| Uttlesford | 213 | Land South of Dunmow Road, Brewers End | Permission | Residential | Takeley | | 100 | 100 | Housing | | |
| Uttlesford | 214 | Land South of Sampford Road | Permission | Residential | Thaxted | | 60 | 60 | Housing | | |
| Uttlesford | 215 | Land at Flitch Green | Permission | Residential | Flitch Green | | 132 | 132 | Housing | | |
| Uttlesford | 220 | Stansted Airport | Permission | Employment | Stansted Airport | | | | Industrial Estate_B1 | 1277 | 1277 |
| Uttlesford | 220 | Stansted Airport | Permission | Employment | Stansted Airport | | | | Warehousing_B8 | 539 | 539 |
| Uttlesford | 339 | Miscellaneous committed housing not previously highlighted | Permission | Residential | Saffron Waldon | | 460 | 460 | Housing | | |
| Uttlesford | 346 | Takeley/Little Canfield Policy 2: Land south of Dunmow Road and west of The Pastures/Orchard Fields | Permission | Residential | Takeley | | 41 | 41 | Housing | | |
| Uttlesford | 347 | Takeley/Little Canfield Policy 3: North View and 3 The Warren | Permission | Residential | Takeley | | 44 | 44 | Housing | | |

| DISTRICT | Log Ref | SCHEME DESCRIPTION | HMA Spatial Categorisation [complete/Permission/ Windfall/potential/ Greater Harlow/New Settlement] | PRIMARY DEVELOPMENT TYPE | DEVELOPMENT LOCATION | LOCATION | 2033 Housing Values (dwellings) | | FINAL Use Class ID (use for model) | 2033 Jobs Values (jobs) | |
|------------|---------|---|---|-----------------------------|-----------------------|----------|------------------------------------|--------------------|---------------------------------------|-------------------------|--------------------|
| | | | | | | | Ref Case | Emerging Option | | Ref Case | Emerging Option |
| Uttlesford | 348 | Takeley/Little Canfield Policy 4: Land at Former Takeley Service Station and between Ridge House and Remarc | Permission | Residential | Takeley | | 15 | 15 | Housing | | |
| Uttlesford | 352 | Great Chesterford Policy 1: New World Timber and Great Chesterford Nursery, London Road | Permission | Residential | Great Chesterford | | 42 | 42 | Housing | | |
| Uttlesford | 353 | CLAVERING Policy 1: Land rear of the shop and Oxleys Close | Permission | Residential | Clavering | | 14 | 14 | Housing | | |
| Uttlesford | 354 | HENHAM Policy 1: Land at Blossom Hill Farm, Chickney Road | Permission | Residential | Henham | | 21 | 21 | Housing | | |
| Uttlesford | 355 | HENHAM Policy 2: Land north of Chickney Road and west of Lodge Cottages | Permission | Residential | Henham | | 16 | 16 | Housing | | |
| Uttlesford | 356 | RADWINTER Policy 1: Land north of Walden Road | Permission | Residential | Radwinter | | 35 | 35 | Housing | | |
| Uttlesford | 357 | STEBBING Policy 1: Land east of Parkside and Garden Fields | Permission | Residential | Stebbing | | 30 | 30 | Housing | | |
| Uttlesford | 359 | FELSTED land at Watch House Green, committed | Permission | Residential | Felsted | | 25 | 25 | Housing | | |
| Uttlesford | 360 | HIGH RODING Land at Meadow House, committed | Permission | Residential | High Roding | | 31 | 31 | Housing | | |
| Uttlesford | 362 | QUENDON Land rear of Foxley House, committed | Permission | Residential | Quendon | | 19 | 19 | Housing | | |
| Uttlesford | 363 | CLAVERING Jubilee Works, committed | Permission | Residential | Clavering | | 24 | 24 | Housing | | |
| Uttlesford | 195 | Land West of Great Dunmow, south of Stortford Road | Potential | Residential | Great Dunmow | | 400 | 600 | Housing | | |
| Uttlesford | 196 | Land at Helena Romanes School | Potential | Residential | Great Dunmow | | 100 | 150 | Housing | | |
| Uttlesford | 202 | Land North of Elsenham | Potential | Residential | Elsenham | | | | Housing | | |
| Uttlesford | 208 | Land West of London Road; plus potential for site to accord with HMA larger village options | Potential | Residential | Newport | | 200 | 200 | Housing | | |
| Uttlesford | 216 | Alsa Street | Potential | Employment | Stansted Mountfitchet | | | | Office_B1 | 0 | 512 |
| Uttlesford | 217 | Bury Lodge Lane | Potential | Employment | Stansted Mountfitchet | | | | Industrial Estate_B1 | 0 | 574 |
| Uttlesford | 217 | Bury Lodge Lane | Potential | Employment | Stansted Mountfitchet | | | | Warehousing_B8 | 0 | 351 |
| Uttlesford | 218 | Chesterford Park | Potential | Employment | Little Chesterford | | | | Business Park_B1 | 0 | 1045 |
| Uttlesford | 219 | Gaunts End | Potential | Employment | Elsenham | | | | Office_B1 | 0 | 4009 |
| Uttlesford | 221 | Start Hill | Potential | Employment | Great Hallingbury | | | | Industrial Estate_B1 | 42 | 42 |
| Uttlesford | 221 | Start Hill | Potential | Employment | Great Hallingbury | | | | Office_B1 | 171 | 171 |
| Uttlesford | 221 | Start Hill | Potential | Employment | Great Hallingbury | | | | Warehousing_B8 | 26 | 26 |
| Uttlesford | 349 | Takeley Policy 5, Olivias, Dunmow Rd | Permission | Residential | Takeley | | 6 | 6 | Housing | | |
| Uttlesford | 341 | Committed sites previously omitted | Permission | Residential | Newport | | 33 | 33 | Housing | | |

| DISTRICT | Log Ref | SCHEME DESCRIPTION | HMA Spatial Categorisation [complete/Permission/ Windfall/potential/ Greater Harlow/New Settlement] | PRIMARY DEVELOPMENT TYPE | DEVELOPMENT LOCATION | LOCATION | 2033 Housing Values (dwellings) | | FINAL Use Class ID (use for model) | 2033 Jobs Values (jobs) | |
|------------|---------|--|---|-----------------------------|-----------------------|----------|------------------------------------|--------------------|---------------------------------------|-------------------------|--------------------|
| | | | | | | | Ref Case | Emerging Option | | Ref Case | Emerging Option |
| Uttlesford | 343 | Miscellaneous committed housing not previously highlighted | Permission | Residential | Stansted Mountfitchet | | 16 | 16 | Housing | | |
| Uttlesford | 344 | Committed sites previously omitted | Permission | Residential | Takeley | | 12 | 12 | Housing | | |
| Uttlesford | 350 | Committed sites previously omitted | Permission | Residential | Thaxted | | 8 | 8 | Housing | | |
| Uttlesford | 351 | Committed sites previously omitted | Permission | Residential | Elsenham | | 47 | 47 | Housing | | |
| Uttlesford | 364 | Small Sites: to be spread across district | Permission | Residential | Uttlesford | | 172 | 172 | Housing | | |
| Uttlesford | 178 | Pre/Primary School | | Educational | Saffron Waldon | | | | Wait for MY update | 0 | 0 |
| Uttlesford | 183 | Pre/Primary School | | Educational | Great Dunmow | | | | Wait for MY update | 0 | 0 |
| Uttlesford | 188 | New Health Centre | | Health Care | Elsenham | | | | GPSurgeries_GPs | | 3 |
| Uttlesford | 189 | Pre School | | Educational | Great Chesterford | | | | Wait for MY update | 0 | 0 |
| Uttlesford | 191 | Land East of Saffron Walden | Potential | Residential | Saffron Waldon | | 500 | 750 | Housing | | |
| Uttlesford | 191 | Land East of Saffron Walden | Potential | Employment | Saffron Waldon | | | | Office_B1 | 1034 | 1034 |
| Uttlesford | 222 | Stansted Airport | | Airport | Stansted Airport | | | | Stansted to be treated accordingly | | NR - Stansted |
| Uttlesford | 223 | Stansted Airport | | Airport | Stansted Airport | | | | Stansted to be treated accordingly | | NR - Stansted |
| Uttlesford | 223a | Stansted Airport | | Airport | Stansted Airport | | | | Stansted to be treated accordingly | | NR - Stansted |
| Uttlesford | 224 | Stansted Airport | | Employment | Stansted Airport | | | | Stansted to be treated accordingly | | NR - Stansted |
| Uttlesford | 387 | Great Chesterford: land north of Bartholomew Close | Permission | Residential | Great Chesterford | | 14 | 14 | Housing | | |
| Uttlesford | 510 | CLAVERING: Land south of Oxleys Cl | Permission | Residential | Clavering | | 14 | 14 | Housing | | |
| Uttlesford | 511 | Various Permissions in Gt Dunmow | Permission | Residential | Great Dunmow | | 36 | 36 | Housing | | |
| Uttlesford | 512 | Thaxted: Wedow Rd various sites with permission | Permission | Residential | Thaxted | | 106 | 106 | Housing | | |
| Uttlesford | 513 | Elsenham Nurseries Stansted Road Elsenham | Permission | Residential | Elsenham | | 40 | 40 | Housing | | |
| Uttlesford | 514 | Land east of St Edmunds lane, Great dunmow | Permission | Residential | Great Dunmow | | 22 | 22 | Housing | | |
| Uttlesford | 515 | Former Ridleys Brewery Mill Lane Hartford End | Permission | Residential | Felsted | | 22 | 22 | Housing | | |
| Uttlesford | 516 | Land At Dell Lane Little Hallingbury | Permission | Residential | Little Hallingbury | | 16 | 16 | Housing | | |
| Uttlesford | 517 | Land s of Wyndhams Croft & land opp Branksome | Permission | Residential | Newport | | 30 | 30 | Housing | | |
| Uttlesford | 518 | 25 Barnards Field, Thaxted | Permission | Residential | Thaxted | | 7 | 7 | Housing | | |
| Uttlesford | 519 | 9-10 Everitt Rd, Saffron Walden | Permission | Residential | Saffron Waldon | | 7 | 7 | Housing | | |

| | | | | | | | 2033 Housing Values (dwellings) | | | | 2033 Jobs Values (jobs) | |
|------------|---------|---|---|-----------------------------|----------------------|----------|------------------------------------|--------------------|---------------------------------------|----------|-------------------------|--|
| DISTRICT | Log Ref | SCHEME DESCRIPTION | HMA Spatial Categorisation [complete/Permission/ Windfall/potential/ Greater Harlow/New Settlement] | PRIMARY DEVELOPMENT TYPE | DEVELOPMENT LOCATION | LOCATION | Ref Case | Emerging Option | FINAL Use Class ID (use for model) | Ref Case | Emerging Option | |
| Uttlesford | 520 | Canfield Nursery Bullocks Lane Takeley | Permission | Residential | Takeley | | 7 | 7 | Housing | | | |
| Uttlesford | 521 | Kings Head North St Great Dunmow | Permission | Residential | Great Dunmow | | 6 | 6 | Housing | | | |
| Uttlesford | 522 | Elsenham Goods Yard (North) Old Mead Lane Elsenham | Permission | Residential | Elsenham | | 6 | 6 | Housing | | | |
| Uttlesford | 523 | Land West of Cambridge Road, Newport | Permission | Residential | Newport | | 34 | 34 | Housing | | | |