

B1.5.2 Results of Identifying Sites for Further Testing



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-0001-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Abridge</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div>Strategic Options</div> <div>More suitable strategic option</div> <div>Less suitable strategic option</div>	<div>Stage 3 Sites</div> <div>Suitable</div> <div>Not Suitable</div>	<div>Site proceeds for further testing</div> <div>Site does not proceed for further testing</div>	<div>N</div>
	<div>Date: September 2016</div>					
	<div>Scale: 1:8,000 @A3</div>					



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Abridge

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Western expansion	Abridge	More suitable strategic option	This option would provide a logical western expansion of the settlement, promoting infill and settlement rounding.
Eastern/South-eastern expansion	Abridge	More suitable strategic option	This option would provide a logical eastern expansion of the settlement, promoting infill and settlement rounding.
Northern expansion	Abridge	Less suitable strategic option	This would be an unsuitable option due to high flood risk immediately to the north of the settlement.
Southern expansion	Abridge	Less suitable strategic option	This option would promote an unsustainable southern expansion of Abridge that would be sensitive in landscape terms and too remote from the existing settlement.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0012	Land to the south of 62 Hoe Lane, Abridge, Romford, Essex, RM4 1AU	Abridge	7.52	25	Suitable	This site scores poorly in terms of landscape impact but, given development would wrap around the existing settlement, it was felt that this constraint could be overcome. The site should continue to be considered.	1	5	3	5N	This site should not proceed for further testing.
SR-0027	Woodgrange Poultry Farm, 52 Chipping Ongar Road, Abridge, Essex, RM4 1UH	Abridge	3.50	104	Suitable	The site is in a sustainable location at the edge of Abridge. It scores poorly against a number of criteria, including landscape impact, air quality and contamination, but it was felt that these constraints may be overcome. This site should continue to be considered.	1	7	3	7	This site should not proceed for further testing.
SR-0189	Land at Hoe Lane/New Farm Drive, Abridge, Essex	Abridge	8.12	245	Not suitable	This site scores poorly against several criteria, including landscape harm, and would promote unsustainable development patterns in an isolated location detached from the village. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0329	Abridge, North Area	Abridge	31.64	939	Not suitable	This site is almost entirely constrained by flood risk and it was felt that it would not be possible to overcome this constraint. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0330	Land east and west of New Farm Drive, South Abridge	Abridge	21.57	427	Suitable	The eastern part of the site scores more poorly in terms of landscape impact and would represent an unsustainable pattern of growth for the settlement. The western part of the site is less constrained and should continue to be considered.	1	5	3	5N	This site should not proceed for further testing.
SR-0447	Land adjoining 110 London Road, Abridge and to rear of NRS 110-118 London Road, Abridge	Abridge	0.74	61	Not suitable	The site scores poorly in terms of landscape impact and it was felt that it would promote an unsustainable pattern of development that would also harm the settlement form. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0461	Part of land adjoining 110 London Road, Abridge and to rear of NRS 110-118 London Road, Abridge	Abridge	2.04	17	Suitable	The northern part of the site scores poorly in terms of landscape impact. The southern part of the site has been identified as a potential opportunity for infill development along London Road and it was felt that landscape impact could be mitigated. This site should continue to be considered.	1	5	2	5N	This site should not proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-0002-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Buckhurst Hill</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div>Strategic Options</div> <div>More suitable strategic option</div> <div>Less suitable strategic option</div> <div>Stage 3 Sites</div> <div>Suitable</div> <div>Not Suitable</div> <div>Site proceeds for further testing</div> <div>Site does not proceed for further testing</div>	<div>N</div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:10,500 @A3</div>			



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Buckhurst Hill

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Buckhurst Hill	More suitable strategic option	This option would provide opportunities to maximise existing urban brownfield land and develop on lower performing Green Belt sites immediately adjacent to the settlement.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0133ii	New Barns Farm, off Chigwell Rise, Chigwell (North of Underground line and east and west of M11) (also partly in Chigwell Parish)	Buckhurst Hill	36.13	1084	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. Residential is judged to be incompatible with existing commercial land uses. Additionally, there is a high risk of flooding.				N/A	The site should not proceed for further testing.
SR-0176	St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD	Buckhurst Hill	1.23	60	Suitable	The eastern part of the site scores poorly in terms of impact on settlement character and is judged to be an unnecessary expansion into the Green Belt. The western part of the site is less constrained and should continue to be considered.	1	4	1	4	The site should proceed for further testing.
SR-0188	Land to the Rear of Albany House, Epping New Road, Buckhurst Hill	Buckhurst Hill	1.22	2	Not suitable	This site relates poorly to the existing settlement and scores poorly against a range of criteria, including potential harm to Epping Forest SAC. It was felt that this could not be mitigated and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0225	Queens Road, Lower Car Park, Buckhurst Hill, IG9 5	Buckhurst Hill	0.43	55	Suitable	This site scores well across most criteria and is previously developed and in a very sustainable location adjacent to Buckhurst Hill station. Noting that car parking should be retained within future development, the site should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0293	Land Lying to the east of Hornbeam Road, Rear of Bourne House Buckhurst Hill.	Buckhurst Hill	0.71	21	Suitable	The southern part of the site scores poorly in terms of impact on the Green Belt and it was noted that there would be challenges in improving access to the site. The northern part of the site is less constrained and should continue to be considered.	2	5	1	7	This site should not proceed for further testing.
SR-0319	Land west of Epping New Road, Buckhurst Hill	Buckhurst Hill	12.30	184	Suitable	Although concerns were raised about the proximity of the site to Epping Forest, it was felt that the eastern part of the site could be considered further. The negative scoring generally only applied to the west of the site.	1	5	1	5N	This site should not proceed for further testing.
SR-0576	71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW	Buckhurst Hill	0.03	6	Suitable	This is a previously developed site in a sustainable location in Buckhurst Hill. Aside from the potential impact upon the Epping Forest SAC, which it is felt may be overcome, the site scores well across all criteria and should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0810	Community Facility north of Station Way, Buckhurst Hill, Essex	Buckhurst Hill	0.15	8	Suitable	This site is previously developed land in a sustainable location close to Roding Valley station. It scores well across most criteria and, noting the need for reprovision of the community centre and car parking in the development, should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0811	Site south of Hornbeam Road, Buckhurst Hill, Essex	Buckhurst Hill	0.51	25	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Buckhurst Hill and provides a regeneration opportunity, and should therefore be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0813	Stores at Lower Queens Road, Buckhurst Hill, Essex	Buckhurst Hill	0.30	46	Suitable	This site is previously developed land in a sustainable location in Buckhurst Hill. It scores well across most criteria and, noting possible local car parking constraints, it should be considered further.	1	1	1	1	The site should proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0816	Car park at Back Lane, Buckhurst Hill, Essex.	Buckhurst Hill	0.12	18	Suitable	The site scores poorly based on its impact on International Sites, but it was felt that it may be possible to mitigate the impacts. Otherwise, the site scores well against all other criteria and is in a sustainable location in Buckhurst Hill.	1	1	1	1	The site should proceed for further testing.
SR-0817	Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex	Buckhurst Hill	0.32	33	Suitable	The site is previously developed land in a sustainable location in Buckhurst Hill. Noting that protected trees may constrain capacity, the site should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0818	Tennis Courts and Green Space at Boleyn Court, Buckhurst Hill, Essex	Buckhurst Hill	1.60	111	Not suitable	This site scores poorly against a range of criteria, including potential harm to Epping Forest SAC. Additionally, it was felt that the loss of amenity open space in this location would not be acceptable and it should not be considered further.				N/A	The site should not proceed for further testing.
SR-0819	Playing Field at St Johns Church Of England Primary School, High Road, Buckhurst Hill, Essex	Buckhurst Hill	0.53	26	Not suitable	This site scores poorly against a range of criteria, including potential harm to Epping Forest SAC and access constraints, the latter of which it was felt could not be overcome. The site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0865	Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN	Buckhurst Hill	0.14	14	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Buckhurst Hill. Noting a preference to retain and convert the existing church building, the site should be considered further.	1	1	1	1	The site should proceed for further testing.



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Chigwell

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Chigwell	More suitable strategic option	This option provides opportunities to maximise existing urban brownfield land.
Eastern expansion	Chigwell	More suitable strategic option	This option provides a natural extension to the settlement and would promote development in a sustainable location close to Chigwell station.
Northern expansion	Chigwell	Less suitable strategic option	This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton.
Western expansion	Chigwell	Less suitable strategic option	This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton/Buckhurst Hill.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
16 SITE_02	Land north of Vicarage Lane, Chigwell, IG7 6LS, UK	Chigwell	9.96	299	Not suitable	The site scored poorly across a number of criteria, including landscape harm, and it was felt that development of the site would promote unsustainable patterns of development (sprawl). The site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0007	Land at Manor Road (South Side, Lambourne Road), Chigwell, Essex, IG7 5PD	Chigwell	5.21	100	Suitable	The site is in a sustainable location at the edge of Chigwell. It scores poorly against several criteria, including protected trees, but these constraints may be overcome. Development should mitigate impacts on the gap between Chigwell and London. This site should continue to be considered.	1	6	3	6N	This site should not proceed for further testing.
SR-0014	Land adjoining 40A Hainault Road, Chigwell, Essex, IG7 6QX	Chigwell	0.17	10	Suitable	The site scores poorly in terms of Green Belt and landscape impact but it was felt that it may be possible to overcome these constraints. Noting the sustainable location, the site should be considered further.	1	6	1	6N	This site should not proceed for further testing.
SR-0017	Home Farm, Chigwell Lane, Chigwell	Chigwell	23.51	133	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton.				N/A	The site should not proceed for further testing.
SR-0037	Land off Chigwell Road, Chigwell, Essex	Chigwell	14.41	366	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton / Buckhurst Hill.				N/A	The site should not proceed for further testing.
SR-0045	Luxborough Lane, Chigwell, Essex, Rear of Little West Hatch	Chigwell	3.08	96	Suitable	This site scores poorly against several criteria, including Green Belt, landscape and settlement character harm, but it was felt that these constraints may be overcome. Noting potential challenges in provision of access it should be considered further.	1	7	3	7	This site should not proceed for further testing.
SR-0088	Land in School Lane, Chigwell	Chigwell	3.49	150	Suitable	This site scores poorly against a number of criteria, but it was felt that it may be possible to overcome these constraints, including impacts on landscape and the Green Belt. The site should therefore continue to be considered.	1	6	1	6N	This site should not proceed for further testing.
SR-0098	Land bounded by Courtland Drive/ Chigwell Brook, the London Underground Central Line and Vicarage Lane, Chigwell, Essex	Chigwell	38.60	750	Suitable	The northern part of the site scores poorly across several criteria, including flood risk. The southern part is less constrained and should be considered. If the site is brought forward, a new defensible Green Belt boundary would need to be provided. This site should continue to be considered.	1	6	3	6N	This site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0108	Land to west of Chigwell Park drive and to north of Luxborough Lane, Chigwell	Chigwell	9.70	150	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton / Buckhurst Hill.				N/A	The site should not proceed for further testing.
SR-0111	Oaks Farm Land, Vicarage Lane, Chigwell, Essex	Chigwell	3.44	148	Not suitable	The site is detached from the settlement. It was felt that the site would lead to sprawl and harm to the Green Belt and should not be considered further.				N/A	The site should not proceed for further testing.
SR-0115	Metropolitan Police Chigwell Sports Club, Chigwell Hall, High Road, Chigwell, Essex, IG7 6BD	Chigwell	19.07	575	Not suitable	The site scores poorly against a number of criteria, including harm to the Green Belt, heritage and traffic impact. Cumulatively, it is felt that these constraints make the site unsuitable for allocation and it should not be considered further.				N/A	The site should not proceed for further testing.
SR-0133i	New Barns Farm, off Chigwell Rise, Chigwell (North of Underground line and east and west of M11) (also partly in Chigwell Parish)	Chigwell	28.73	862	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton / Buckhurst Hill.				N/A	The site should not proceed for further testing.
SR-0147	Land to the north boundary of Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	4.91	116	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton.				N/A	The site should not proceed for further testing.
SR-0200	Plot of approx. 40 acres, to west of Vicarage Lane	Chigwell	18.40	549	Suitable	The northern part of the site scores poorly in terms of impact on landscape and Green Belt. The southern part of the site is less constrained and it was felt that identified constraints could be overcome. This area should therefore be considered further.	1	6	3	6N	This site should not proceed for further testing.
SR-0316	Chigwell Golf Course	Chigwell	40.68	1221	Not suitable	The development of this site is not supported by the landowner and should not be considered further.				N/A	The site should not proceed for further testing.
SR-0317	Land between Froghall Lane and Railway Line, Chigwell	Chigwell	10.29	160	Suitable	The northern part of the site scored less well primarily due to loss of open space, but the southern area is less constrained. Noting identified highway capacity constraints, the site is in a sustainable location and should be considered. This site should continue to be considered.	1	6	3	6N	This site should not proceed for further testing.
SR-0318	Chigwell, north-east area	Chigwell	14.88	361	Suitable	The eastern and southern parts of the site scored poorly across a number of criteria. The north-western area is less constrained and would constitute a sustainable pattern of development. This part of the site should be considered further.	2	5	3	7	This site should not proceed for further testing.
SR-0369	South of Lambourne Road, Chigwell Row	Chigwell	41.68	930	Not suitable	The site scores poorly against several criteria, including loss of ancient woodland and ancient trees, and it was not felt that this constraint could be overcome. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0433	Former Beis Shammai School, High Road, Chigwell, IG7 5DN	Chigwell	2.03	70	Suitable	This is a previously developed site in a Green Belt location at the edge of Chigwell, in a moderately sustainable location. The site scores poorly in terms of landscape impact, but it was felt that this constraint could be overcome. This site should continue to be considered.	1	3	1	3	The site should proceed for further testing.
SR-0435	Land north-west of the Grange and north of Bramble Close, High Road Chigwell	Chigwell	1.92	30	Suitable	This site scores poorly against a number of criteria, but it was felt that it may be possible to overcome these constraints, including air quality, access and impact on Green Belt. The site should therefore continue to be considered.	1	7	3	7	This site should not proceed for further testing.
SR-0444	Broad Oaks, Land bounded by High Road, Abridge Road and Pudding Lane, Chigwell, IG7 6DW	Chigwell	68.17	1150	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0478A	Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	7.49	225	Suitable	This site is in a sustainable location at the edge of Green Belt. It scores poorly against some criteria but it was felt that these constraints may be overcome. If the site is brought forward, a defensible boundary to the Green Belt would need to be created. This site should continue to be considered.	1	6	3	6N	This site should not proceed for further testing.
SR-0478B	Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	1.66	50	Suitable	This site is in a sustainable location at the edge of Green Belt. It scores poorly against some criteria but it was felt that these constraints may be overcome. If the site is brought forward, a defensible boundary to the Green Belt would need to be created. This site should continue to be considered.	1	3	3	3	The site should proceed for further testing.
SR-0557	The Limes Estate	Chigwell	22.59	200	Suitable	This site is a previously developed site in a sustainable location close to Grange Hill station. Subject to a comprehensive masterplan, the site provides a positive regeneration and intensification opportunities. The site should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0559	Land on the east side of Hainault Road, Chigwell. (formerly community centre site)	Chigwell	1.14	48	Suitable	The site is partly previously developed and in a sustainable location. It scores poorly in terms of Green Belt harm but there is potential to overcome this constraint, subject to creation of a defensible boundary. The site should be considered further.	1	6	1	6N	This site should not proceed for further testing.
SR-0586	Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BL	Chigwell	5.55	222	Suitable	This site is in a sustainable location at the edge of Green Belt. It scores poorly against some criteria but it was felt that these constraints could be mitigated. If the site is brought forward, a defensible boundary to the Green Belt would need to be created. This site should continue to be considered.	1	6	3	6N	This site should not proceed for further testing.
SR-0588	Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU	Chigwell	1.64	60	Suitable	This site is in a sustainable location in Chigwell. It scores poorly across several criteria, including heritage impact and contamination, but it was felt that these constraints may be overcome. Noting the amenity value of the site, it should be considered.	1	2	1	2	The site should proceed for further testing.
SR-0601	Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	0.87	57	Suitable	This site is in a sustainable location at the edge of Chigwell. Although it scores poorly against a number of criteria, including air quality and Green Belt harm, it was felt that these constraints could be overcome. It should continue to be considered.	1	3	3	3	The site should proceed for further testing.
SR-0820	Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex	Chigwell	5.03	523	Suitable	The site is in a sustainable location close to Grange Hill station. It is currently open space, which may be lost if developed. The site should continue to be considered, with further consideration given to how open space may be retained or reprovided.	1	2	1	2	The site should proceed for further testing.
SR-0822	Green space at Warren Court, Chigwell, Essex	Chigwell	0.20	30	Suitable	This site is in a sustainable location, close to Grange Hill station. It scores well against almost all criteria, and it was felt that identified traffic and settlement character constraints may be overcome. The site should continue to be considered.	1	2	1	2	The site should proceed for further testing.
SR-0823	Travelodge Hotel, Chigwell Road, Chigwell, Essex.	Chigwell	0.29	10	Suitable	The site scores poorly against several criteria, including protected trees, but it was felt that these constraints can be overcome. It is previously developed land in a sustainable location and should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0824	Volvo Car Dealership, High Road, Chigwell, Essex	Chigwell	0.16	24	Suitable	This site is in a very sustainable location in Chigwell town centre. The site scores poorly in terms of air quality and contamination, but it was felt that these constraints could be overcome. The site should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0825	Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex	Chigwell	0.19	29	Suitable	The site scores poorly in terms of traffic impact and air quality, but it was felt that it may be possible to overcome these constraints. It is previously developed land in a very suitable location in Chigwell and should be considered further.	1	2	1	2	The site should proceed for further testing.
SR-0869	46 Stradbroke Drive Chigwell Essex IG7 5QZ	Chigwell	0.20	3	Suitable	This site scores well against all criteria and is in a sustainable location within Chigwell. It should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0894	140/142 Manor Road, Chigwell, Essex IG7 5PR	Chigwell	0.18	12	Suitable	The site scores well across almost all criteria and is in a sustainable location within Chigwell. It scores poorly in terms of impact on settlement character but it was felt that it may be possible to overcome this constraint and the site should be considered further.	1	1	1	1	The site should proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0895	105 Manor Road/281 Fencepiece Road Chigwell Essex IG7 5PN	Chigwell	0.07	11	Suitable	This site is in a sustainable location, close to Grange Hill station. It scores well against almost all criteria, and it was felt that the identified air quality constraint may be overcome. The site should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0896	126 Manor Road, Chigwell, Essex, IG7 5PR	Chigwell	0.14	13	Suitable	The site scores well across almost all criteria and is in a sustainable location within Chigwell. It scores poorly in terms of impact on air quality but it was felt that it may be possible to overcome this constraint and the site should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0897	15 Stradbroke Drive, Chigwell, Essex, IG7 5QU	Chigwell	0.69	7	Suitable	The site scores well against most criteria and is in a sustainable location within Chigwell. Noting the potential constraint of protected trees, which would limit capacity, the site should continue to be considered.	1	2	1	2	The site should proceed for further testing.
SR-0898	Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT	Chigwell	0.42	14	Suitable	The site scores well against most criteria and is in a sustainable location within Chigwell. It scores poorly against some criteria, including heritage impact as well as air quality, but it was felt that these constraints could be overcome. This site should continue to be considered.	1	1	1	1	The site should proceed for further testing.



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Chigwell Row

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Chigwell Row	More suitable strategic option	This option provides opportunities to maximise existing urban brownfield land and develop on lower performing Green Belt sites immediately adjacent to the settlement.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0056	Land to west of Miller's Lane, Chigwell Row, Essex	Chigwell Row	1.21	36	Suitable	This site scores poorly in terms of Green Belt and landscape impact but it was felt that it may be possible to overcome these constraints. It should be considered further.	1	5	3	5N	This site should not proceed for further testing.
SR-0199	Site of 19 Lambourne Road and adjacent plot	Chigwell Row	0.30	5	Not suitable	The site scores poorly against several criteria and it was felt that it would promote unsustainable patterns of development, ribbon development away from the edge of the village. The site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0218	Chingwell Row Nurseries, Gravel Lane, Chigwell, IG7 6DQ	Chigwell Row	0.97	29	Not suitable	The site scores poorly against several criteria and it was felt that the location of the site is too remote. Development would not be adjacent to the existing settlement and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0244	Land North of Lambourne Road and Marden Close, Chigwell	Chigwell Row	2.17	60	Suitable	This site scores poorly against a number of criteria, but it was felt that it may be possible to overcome these constraints, including impact on Green Belt, access and contamination. The site should therefore continue to be considered.	1	5	3	5N	This site should not proceed for further testing.
SR-0249	Tutein Farm, Grove Lane, Chigwell Row, Essex, IG7 6JQ	Chigwell Row	8.14	239	Not suitable	The site scores poorly against a large number of criteria, including landscape and Green Belt harm, and it was felt that it would promote unsustainable development patterns (sprawl). It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0252	Land rear of Orchard House, 243 Lambourne Road, Chigwell, Essex, IG7 5HG	Chigwell Row	2.84	85	Not suitable	The site has access constraints which would be challenging to overcome and would constitute an unsustainable extension of Chigwell Row and harm the purposes of the Green Belt. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0494	Shepherds Nursery, Chase Lane, Chigwell, Essex, IG7 6JW	Chigwell Row	0.82	30	Suitable	This site scores poorly against a number of criteria, but it was felt that it may be possible to overcome these constraints, including air quality, access and impact on Green Belt. The site should therefore continue to be considered.	1	5	3	5N	This site should not proceed for further testing.
SR-0495	The Willow Paddock, Rear of Crosby Court, Chigwell, Essex, IG7 6JT	Chigwell Row	1.77	53	Suitable	The site scores poorly in terms of its air quality and potential landscape harm, but it was felt that it may be possible to mitigate the impacts. Noting potential access issues which may limit capacity, the site should continue to be considered.	1	5	3	5N	This site should not proceed for further testing.
SR-0496	Chase Lane Paddock, Chase Lane, Chigwell, Essex, IG7 6JW	Chigwell Row	1.96	59	Suitable	The site scores poorly in terms of its potential landscape harm, but it was felt that it may be possible to mitigate the impacts. Noting potential access issues which may limit capacity, the site should continue to be considered.	1	5	3	5N	This site should not proceed for further testing.



Epping Forest
District Council

Scale: 1:9,500 @A3

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Chipping Ongar

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Chipping Ongar	More suitable strategic option	This option provides opportunities to maximise existing urban brownfield land.
Northern expansion	Chipping Ongar	More suitable strategic option	This option provides opportunities to promote residential development within close proximity to the new secondary academy and the existing primary school and health facility.
Western expansion	Chipping Ongar	More suitable strategic option	Although less favoured than the two previous options, this option provides opportunities for expansion of the settlement whilst minimising harm to the character of the settlement and the surrounding landscape.
Southern expansion	Chipping Ongar	Less suitable strategic option	This option would significantly harm the Green Belt, compromise the historic setting of Ongar, and is more sensitive in landscape terms.
Eastern expansion	Chipping Ongar	Less suitable strategic option	This option would significantly harm the Green Belt, compromise the historic setting of Ongar, and is more sensitive in landscape terms. Expansion to the east of the settlement could also harm the Scheduled Monument Ongar Castle.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0051	Land to south of A414 Chelmsford Road, Chipping Ongar, Essex	Chipping Ongar	12.54	375	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0053	Land East of Brentwood Road, Marden Ash.	Chipping Ongar	0.23	7	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0055	Land between A414 and High Ongar	Chipping Ongar	1.04	31	Not suitable	This site scores poorly against several criteria, including landscape and Green Belt harm. It was judged that it would promote unsustainable development patterns of ribbon development in a location that relates poorly to the existing settlement.				N/A	The site should not proceed for further testing.
SR-0067i	Land to the west of Chipping Ongar	Chipping Ongar	21.81	458	Suitable	The western part of the site scored poorly against a number of criteria, including flood risk and harm to the Green Belt. The north-eastern part is less constrained and could deliver an access road from the A414 to support development on site SR-0120.	3	6	3	6	The site should proceed for further testing. Although part of the site is subject to a flood risk constraint, the north-eastern part which could support the development of adjacent SR-0120 is less constrained and should be considered further.
SR-0067iiA	Land to the west of Chipping Ongar	Chipping Ongar	42.53	1021	Not suitable	The site scores poorly against a number of criteria, including potential landscape and Green Belt harm. It was felt that, in combination with the site layout constraints posed by identified flood risk, it would not be possible to mitigate this harm.				N/A	The site should not proceed for further testing.
SR-0067iiB	Land to the west of Chipping Ongar	Chipping Ongar	7.66	230	Suitable	The site is in a moderately sustainable location close to Ongar centre. If the site is brought forward for development, a new defensible boundary to the Green Belt must be provided, and it should be considered strategically with site SR-0390.	1	7	3	7	This site should not proceed for further testing.
SR-0090	Land to east of Longfields, Chipping Ongar	Chipping Ongar	3.66	114	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0102	Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Chipping Ongar	Chipping Ongar	0.80	8	Suitable	While concerns were raised about the wooded covering over some of the site, it was judged that this might assist in reducing harm to the wider Green Belt by providing a defensible boundary to development. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0112	Land to the west of Stanford Rivers Road, Chipping Ongar	Chipping Ongar	31.30	765	Suitable	This site scores poorly against a number of criteria, including Green Belt harm and air quality, but it was felt that it may be possible to overcome these constraints. It could form a logical settlement extension and is bounded by defensible features. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0120	Bowes Field, Chipping Ongar	Chipping Ongar	3.34	100	Suitable	This site scores poorly across several criteria but it was felt that it may be possible to overcome these constraints and should continue to be considered, particularly given the potential to provide an access road to a wider area further south.	1	6	3	6	The site should proceed for further testing.
SR-0183	Land to the East of Old Chipping Ongar County Secondary School, High Ongar	Chipping Ongar	11.21	336	Not suitable	This site scores poorly against several criteria, including landscape and Green Belt harm. It was felt that these constraints could not be overcome and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0184	0.96 ha plot of land adjacent to High Ongar Road, High Ongar	Chipping Ongar	0.88	26	Suitable	This site may reduce the links between Ongar and the countryside beyond, but is intrinsically linked to site SR-0185 to the west. Although constraints are identified it was felt that these may be overcome and the site should continue to be considered.	1	7	3	6	The site should proceed for further testing. Although the site is not adjacent to an existing settlement, it could support the development of adjacent SR-0184 and should be considered further.
SR-0185	2.9 ha plot of land adjacent to High Ongar Road, High Ongar	Chipping Ongar	3.06	92	Suitable	This site scores well across most criteria and it was felt that it may be possible to overcome Green Belt and landscape constraints by incorporating graduated density and a defensible boundary into the design. The site should continue to be considered.	1	6	3	6	The site should proceed for further testing.
SR-0186	Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar	Chipping Ongar	0.27	10	Suitable	This site scores well across the majority of criteria and could be linked to the adjacent site (SR-0185). It was felt that it may be possible to overcome Green Belt and landscape constraints and the site should therefore continue to be considered.	1	7	3	6	The site should proceed for further testing. Although the site is not adjacent to an existing settlement, it could support the development of adjacent SR-0185 and should be considered further.
SR-0255	All that land comprising the recreation field and sports club at Love Lane, Chipping Ongar. Including all buildings especially the garage sports club and former Council Offices.	Chipping Ongar	6.51	193	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0267A	Land to the south-east of Chipping Ongar	Chipping Ongar	21.97	751	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0267B	Land to the south-east of Chipping Ongar	Chipping Ongar	16.81	574	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0268	Land to the South of Kettlebury Way, Chipping Ongar	Chipping Ongar	1.47	43	Not suitable	This site is in moderately sustainable location at the edge of Ongar. However, it scores poorly against several criteria, including air quality and HSE safety zones, and it was felt that these constraints could not be overcome.				N/A	The site should not proceed for further testing.
SR-0315	Chipping Ongar, East Area	Chipping Ongar	53.87	1289	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0387	Land off Great Stoney Park	Chipping Ongar	1.49	45	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0390	Greenstead Road, Chipping Ongar	Chipping Ongar	9.17	272	Suitable	The site scores poorly in terms of landscape and Green Belt but it was felt that these constraints may be overcome by retaining existing planted buffers. It should be considered, taking into account local parking constraints linked to the school. This site should continue to be considered.	1	6	3	6	The site should proceed for further testing.
SR-0391	Land between Stanford Rivers Road and Brentwood Road, Chipping Ongar	Chipping Ongar	6.52	195	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0392	Land north-east of Longfields, Chipping Ongar	Chipping Ongar	9.44	288	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0395B	Land to North of Chipping Ongar	Chipping Ongar	11.72	352	Not suitable	This site scores poorly against several criteria and is heavily constrained by flood risk. It relates poorly to the existing settlement and there is no defensible boundary to the Green Belt, with limited scope to create a new one.				N/A	The site should not proceed for further testing.
SR-0457	Dyers, Marden Ash, Chipping Ongar, Essex, CM5 9B	Chipping Ongar	0.59	23	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0546	Chipping Ongar Fire Station, 67 High Street, Chipping Ongar, CM5 9DT	Chipping Ongar	0.32	8	Suitable	The site scores well across most criteria and it was felt that it may be possible to overcome air quality and flood constraints. It is an underutilised previously developed site in a sustainable location within Ongar and should be considered further.	3	3	3	7	This site should not proceed for further testing.
SR-0673	St. Peters Avenue Garages, Nos. 1-30, Chipping Ongar	Chipping Ongar	0.31	3	Not suitable	The site is in a sustainable location in Ongar, but scores poorly in terms of loss of open space. There are few opportunities for this to be reprovided in the local area, and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0842	Car park at The Stag pub, Brentwood Road, Chipping Ongar	Chipping Ongar	0.28	14	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Ongar and should therefore be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0843	Industrial site south 'The Borough', Chipping Ongar, Essex.	Chipping Ongar	0.36	18	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Ongar and should therefore be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0844	Chipping Ongar Bridge Car Dealership, High Street, Chipping Ongar, Essex	Chipping Ongar	0.11	17	Suitable	This site scores well across most criteria. It is a brownfield site in a Green Belt location of lower sensitivity, and it was felt that it may be possible to overcome air quality and contamination constraints and should therefore be considered further.	2	3	3	7	This site should not proceed for further testing.
SR-0845	Car Park east of High Street, Chipping Ongar, Essex	Chipping Ongar	0.20	19	Not suitable	Although the site is in a sustainable location, it scores poorly against several criteria including settlement character and air quality. The potential loss of car parking in this location was judged unacceptable and the site should not be considered.				N/A	The site should not proceed for further testing.
SR-0846	Green space at Walter Mead Close, Chipping Ongar, Essex	Chipping Ongar	0.11	6	Not suitable	This site scores well against most criteria but it was judged that the potential loss of open amenity space in this location would be unacceptable and detrimental to the settlement character. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0848	Chipping Ongar Leisure Centre, The Gables, Chipping Ongar, Essex	Chipping Ongar	0.54	26	Suitable	The site is previously developed land at the edge of Ongar. It scores poorly against several criteria, including Green Belt harm, but it may be possible to overcome these constraints. Noting a need to retain existing car parking, it should continue to be considered.	1	3	3	3	The site should proceed for further testing.
SR-0866	Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Chipping Ongar, Essex, CM5 0AL	Chipping Ongar	0.29	10	Suitable	This site scores well across almost all criteria. It is a previously developed site in a sustainable location in Ongar and, subject to consideration of unit mix and incorporation of sufficient parking into the design, should be considered further.	1	2	1	2	The site should proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	Drawing No. EFDC-S3-0007-Rev1	Content Results of Stage 3 Assessment for Residential Sites in Epping Green <small>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</small>	Legend Strategic Options <div>More suitable strategic option</div> <div>Less suitable strategic option</div>	Stage 3 Sites <div>Suitable</div> <div>Not Suitable</div>	<div>Site proceeds for further testing</div>
	Date: September 2016				<div>Site does not proceed for further testing</div>
	Scale: 1:10,000 @A3				

N



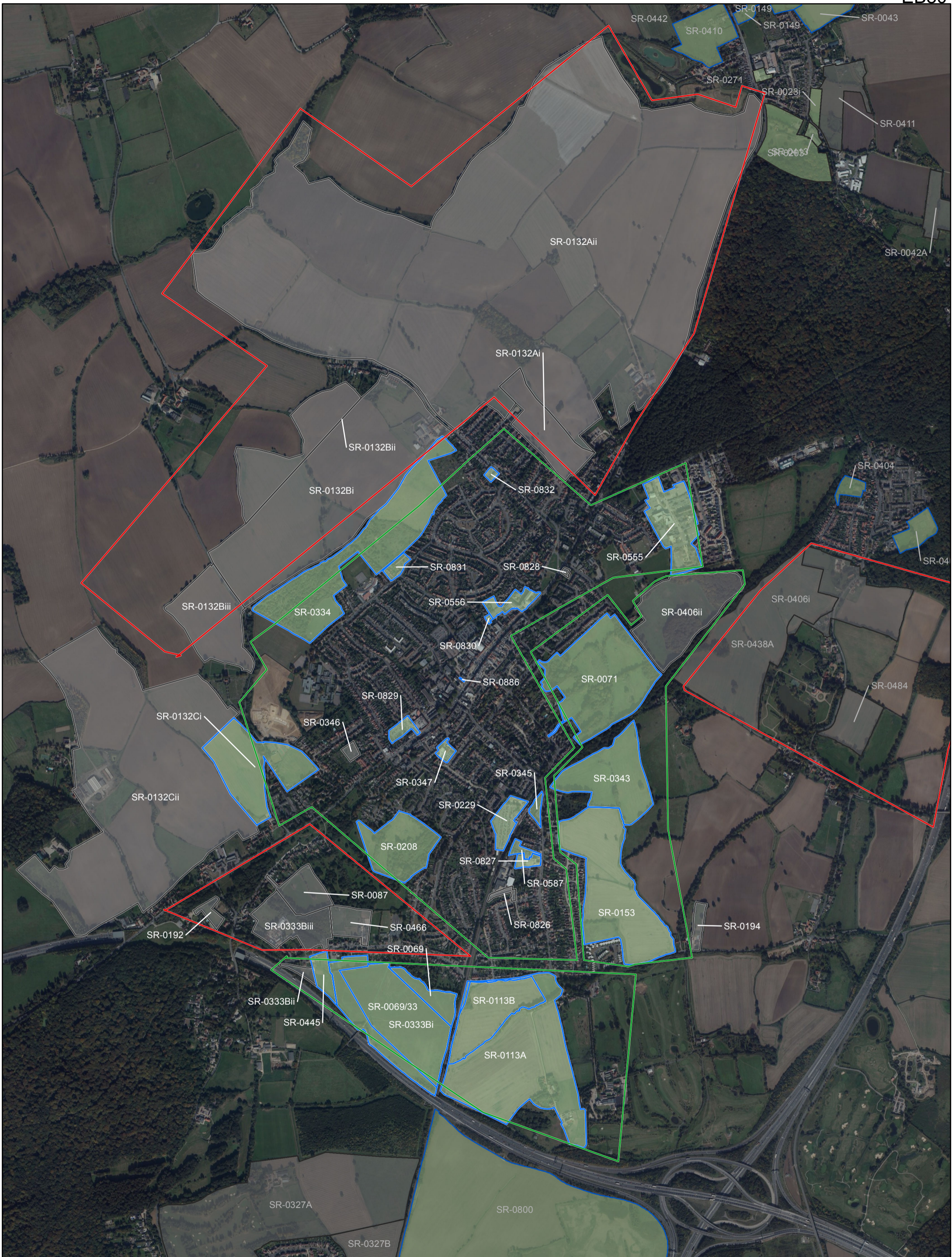
<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-0005-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Coopersale</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div>Strategic Options</div> <div><div>More suitable strategic option</div><div>Less suitable strategic option</div></div> <div>Stage 3 Sites</div> <div><div>Suitable</div><div>Not Suitable</div></div> <div><div>Site proceeds for further testing</div><div>Site does not proceed for further testing</div></div>	<div>N</div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:5,000 @A3</div>			



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Coopersale

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification and infill	Coopersale	More suitable strategic option	This option provides opportunities to maximise existing urban brownfield land and focuses development in develop on lower performing Green Belt sites immediately adjacent to the settlement.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0404	Institute Road Allotments, Coopersale	Coopersale	0.79	24	Suitable	This site scores poorly against several criteria, including landscape harm and contamination, but it was felt that these constrains can be overcome. Given the allotments have been identified as out of use, the site should be considered further.	1	2	1	2	The site should proceed for further testing.
SR-0405	Coopersale Cricket Club and Coopersale and Theydon Garnon Primary School Playing Fields	Coopersale	1.72	52	Suitable	This site score well across most criteria and it was felt that identified landscape and contamination constrains could be overcome. It is in a relatively sustainable location at the edge of Epping and should be considered further.	1	4	1	4	The site should proceed for further testing.
SR-0406i	Land South of Coopersale, eas and west of Houblons Hill	Coopersale	28.44	911	Not suitable	This site scores poorly against a number of criteria, including landscape harm. It was felt that this constraint could not be overcome, and additionally site would promote unsustainable growth patterns in a location too remote from the town.				N/A	The site should not proceed for further testing.
SR-0438A	Land adjoining Standards Hill and Houblows Hill, Coopersale, Essex, CM16 7QL	Coopersale	19.72	618	Not suitable	The site would constitute an unsuitable extension of Coopersale into the Green Belt, eroding the gap between the village and Epping. It would constitute an unsustainable location and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0484	Land to the east of Houblows Hill, Coopersale, Essex, CM167QL	Coopersale	3.64	109	Not suitable	This site scores poorly against a number of criteria, including landscape harm. It was felt that this constraint could not be overcome, and additionally site would promote unsustainable development patterns in a remote location.				N/A	The site should not proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	Drawing No. EFDC-S3-0006-Rev1	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Epping</div> <div><small>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</small></div>	<div>Legend</div> <div><div>Strategic Options</div><div><div>More suitable strategic option</div><div>Less suitable strategic option</div></div></div> <div><div>Stage 3 Sites</div><div><div>Suitable</div><div>Not Suitable</div></div></div> <div><div>Site proceeds for further testing</div><div>Site does not proceed for further testing</div></div>
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Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Epping

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Epping	More suitable strategic option	This option provides opportunities to maximise existing urban brownfield land.
Southern expansion	Epping	More suitable strategic option	This growth option is the most favoured. It would be least harmful to the Green Belt and the surrounding landscape and would provide opportunities to promote residential development in close proximity to Epping station.
Eastern expansion	Epping	More suitable strategic option	Although less favoured than the two previous options, this option provides opportunities for sustainable expansion of the settlement in close proximity to Epping station and existing town centre services.
South-western expansion	Epping	Less suitable strategic option	This option would have a significant impact upon the Epping Forest SAC expanding the urban extent closer to the designated area and generating adverse traffic impacts on the local highways network.
Northern expansion	Epping	Less suitable strategic option	This option would significantly harm the Green Belt, compromising the historic setting of Epping, and is the most sensitive in landscape terms.
North-eastern expansion	Epping	Less suitable strategic option	This option would promote an unsustainable north-eastern expansion of Epping which would be very harmful in landscape and settlement character terms, eroding the existing gap between Epping and Coopersale.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0069	Land at Ivy Chimneys Road, Epping	Epping	1.92	56	Suitable	This site is located in a sustainable location at the edge of Epping. It scores poorly against several criteria, including harm to the Green Belt, but it was felt that these constraints could be overcome. The site should continue to be considered.	1	6	3	6	The site should proceed for further testing.
SR-0069/33	Land South of Epping	Epping	12.47	250	Suitable	This site is located in a sustainable location at the edge of Epping. It scores poorly against several criteria, including Green Belt harm and access, but it was felt that these constraints could be overcome. The site should continue to be considered.	1	6	3	6	The site should proceed for further testing.
SR-0071	Land at Standards Hill, Epping	Epping	14.43	300	Suitable	The majority of the site is constrained by protected trees and should not be considered further. A small area in the north of the site is less constrained and it was felt that identified landscape and Green Belt constraints may be overcome here.	1	5	3	5	The site should proceed for further testing.
SR-0087	Pound Field, Bell Common, Epping, Essex	Epping	2.80	84	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. Development would be too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.				N/A	The site should not proceed for further testing.
SR-0113A	Land South of Brook Road, Epping	Epping	26.08	200	Suitable	The site is located in a sustainable location at the edge of Epping, within close proximity to the station. It scores poorly against several criteria, including landscape and Green Belt harm, but it was felt that these constraints could be overcome. This site should continue to be considered.	1	6	3	6	The site should proceed for further testing.
SR-0113B	Land to the South of Brook Road, Epping	Epping	6.78	200	Suitable	This site scores poorly against several criteria, including air quality and landscape harm, but it was felt that these constraints can be overcome. Subject to further consideration of access issues linked to Ivy Chimneys School, it should be considered.	1	5	3	5	The site should proceed for further testing.
SR-0132Ai	Land north-east of Woodbury Down, Epping	Epping	5.93	0	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, compromising the setting of Epping and is highly sensitive in landscape terms.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0132Aii	Land north-east of Lindsey Street (B181) and west of High Road (B1393), Epping	Epping	199.54	0	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, compromising the setting of Epping and is highly sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0132Bi	Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping	Epping	36.04	0	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, compromising the setting of Epping and is highly sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0132Bii	Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping	Epping	8.72	0	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, compromising the setting of Epping and is highly sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0132Biii	Lane west of Bury Lane, north of Epping Cemetery, Epping	Epping	8.41	0	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, compromising the setting of Epping and is highly sensitive in landscape terms.				N/A	The site should not proceed for further testing.
SR-0132Ci	Epping Sports Club, Lower Bury Lane	Epping	8.92	0	Suitable	The site is located in a sustainable location, mostly within Epping. Subject to the reprovision of sports facilities within the site, and the suitability of these in terms of Green Belt harm, the site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0132Cii	Land west of Bury Lane, Epping	Epping	62.28	1868	Not suitable	The site scores poorly against a number of criteria, including Green Belt and landscape harm, but it was felt that it may be possible to overcome these constraints. Noting a preference for a smaller scale development the site should be considered further.				N/A	The site should not proceed for further testing.
SR-0153	Land north of Stewards Green Road, Epping	Epping	14.75	400	Suitable	The site is located in a sustainable location at the edge of Epping, within close proximity to the station. The southern and eastern parts score poorly on landscape harm, but the western area is less constrained and should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0192	Land adjacent to Mill House Farm, Bell Common, Epping, Essex	Epping	0.63	19	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. Development would be too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.				N/A	The site should not proceed for further testing.
SR-0194	Littlefields, 60 Stewards Green Road, Epping, Essex	Epping	0.78	20	Not suitable	This site scores poorly against several criteria, including landscape harm. It is in a remote location outside Epping and would promote unsustainable patterns of development. This site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0208	Theydon Place, Epping	Epping	5.93	60	Suitable	The site scores poorly in terms of harm to Green Belt and settlement character but it was felt that it may be possible to overcome these constraints. Future development should incorporate suitable mitigation to compensate for loss of open space. This site should continue to be considered.	1	6	1	6	The site should proceed for further testing.
SR-0229	Epping London Underground Car Park and land adjacent to station, off Station Road, CM16 4	Epping	1.60	220	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location adjacent to Epping station. Subject to incorporation of existing parking into future development, the site should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0333Bi	Epping, south-west area	Epping	14.78	332	Suitable	This site is located sustainably. It scores poorly against several criteria, including air quality and Green Belt harm, but it was felt that these constraints may be overcome. Future design should consider localised parking and traffic constraints. This site should continue to be considered.	1	6	3	6	The site should proceed for further testing.
SR-0333Bii	Epping, south-west area	Epping	0.44	13	Not suitable	The site scores poorly in terms of air quality and it is unlikely that the impact could be mitigated. The site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0333Biii	Epping, south-west area	Epping	4.76	107	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. Development would be too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0334	Epping, north-west area	Epping	16.44	250	Suitable	The southern part of the site scored poorly in terms of its impact on protected trees, Epping Forest Buffer Lands and local wildlife site. The northern part of the site is less constrained and it was felt that this portion should be considered further.	1	5	3	5	The site should proceed for further testing.
SR-0343	Land east of Garnon Cottage, Bower Hill, Epping	Epping	8.29	249	Suitable	This site is located sustainably at the edge of Epping, close to the station. It scores poorly in terms of landscape harm but it may be possible to overcome this constraint. Access difficulties were noted, but with potential for enhanced walking routes. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0345	Coniston Court, Bower Hill, Epping, CM16 7BH	Epping	0.40	20	Suitable	The site is in a sustainable location in Epping and it was felt that the identified protected tree constraint could be overcome. The site should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0346	Tower Road Allotments (east)	Epping	0.33	10	Not suitable	Although the site is in a sustainable location, it scores poorly against several criteria, including loss of open space. It was felt that the loss of the allotments posed a constraint that could not be overcome. The site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0347	Epping Sports Centre, Nicholl Road	Epping	0.43	35	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Epping and should therefore be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0348	Cottis Lane Car Park	Epping	0.56	45	Suitable	The site is a previously developed site in a sustainable location in Epping. It scores poorly in terms of contamination and traffic impact but it was felt that these constraints could be overcome. The site should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0349	Bakers Lane Car Park, Bakers Lane	Epping	0.42	34	Suitable	The site is a previously developed site in a sustainable location in Epping. It scores poorly in terms of contamination but it was felt that this constraint could be overcome. The site should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0406ii	Land South of Coopersale, east and west of Houlblons Hill	Epping	10.11	324	Not suitable	This site scores poorly against several criteria, including loss of TPO trees and impact on landscape and a BAP priority habitat. It was felt that the latter two constraints could not be overcome and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0445	Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping	1.20	27	Suitable	The site scores poorly against a number of criteria, including air quality and harm to the Green Belt, but it was felt that it may be possible to overcome these constraints. It is in a sustainable location and should be considered further.	1	6	3	6	The site should proceed for further testing.
SR-0466	Broadbanks, 23 Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping	1.96	44	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. Development would too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.				N/A	The site should not proceed for further testing.
SR-0555	St Margaret's Hospital Site	Epping	5.64	165	Suitable	Although there is uncertainty over its availability, this site is a previously developed site in a sustainable location. It scores poorly in terms of traffic and landscape impact, but it was felt that it may be possible to overcome these constraints. This site should continue to be considered.	1	3	1	3	The site should proceed for further testing.
SR-0556	Civic Offices, High Street, Epping.	Epping	1.26	38	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Epping and provides opportunities for higher density, mixed use development. It should therefore be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0587	Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping , Essex, CM16 7AS	Epping	0.40	25	Suitable	The site is previously developed in a very sustainable location close to Epping station. It scores poorly in terms of contamination but it was felt that it may be possible to overcome this constraint. The site should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0826	Garage site north of Charles Street, Epping, Essex	Epping	0.30	14	Not suitable	Although the site is in a sustainable location, it was felt that residential development would be inappropriate on the site and it should not be considered further.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0827	Industrial site north of Bower Terrace, Epping, Essex	Epping	0.46	8	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Epping and should therefore be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0828	Green space south-west of Stonards Hill, Epping, Essex.	Epping	0.09	14	Not suitable	The site is an amenity space in a conservation area and serves as a gateway point to the town. Non-protected trees may constrain the development of the site and it should not be considered further.				N/A	The site should not proceed for further testing.
SR-0829	Tesco Car Park, High Street, Epping, Essex.	Epping	0.63	96	Suitable	This is a previously developed site in a sustainable location in Epping. It scores poorly in terms of traffic impact and protected trees, but it was felt that it may be possible to overcome these constraints. This site should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0830	Site east of Buttercross Lane, Epping, Essex	Epping	0.07	11	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Epping and should therefore be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0831	Garage site, housing and green at Coronation Hill, Epping, Essex	Epping	0.57	28	Suitable	The site is a previously developed site in a sustainable location in Epping. It scores poorly against impact on settlement character and loss of open space but it was felt that these constraints could be overcome. The site should be considered further.	1	3	3	3	The site should proceed for further testing.
SR-0832	Tyre Service Centre, Lindsey Street, Epping, Essex	Epping	0.19	9	Suitable	The site is a previously developed site in a sustainable location in Epping. It scores poorly in terms of contamination but it was felt that this constraint could be overcome. The site should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0886	169 High Street, Epping, Essex, CM16 4BL	Epping	0.01	6	Suitable	The site is in a sustainable location within Epping and scores well against most criteria. It should continue to be considered.	1	1	1	1	The site should proceed for further testing.



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Epping Green

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Epping Green	More suitable strategic option	This option provides opportunities to maximise existing urban brownfield land and develop on lower performing Green Belt sites immediately adjacent to the settlement.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0407	Land East of Epping Road, Epping Green	Epping Green	3.16	92	Suitable	This site scores poorly against a number of criteria, including Green Belt and landscape harm, but it was felt that it may be possible to overcome these constraints. The site should continue to be considered.	1	5	3	5N	This site should not proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-0008-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Fyfield</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div>Strategic Options</div> <div><div>More suitable strategic option</div><div>Less suitable strategic option</div></div> <div>Stage 3 Sites</div> <div><div>Suitable</div><div>Not Suitable</div></div> <div><div>Site proceeds for further testing</div><div>Site does not proceed for further testing</div></div>
	<div>Date: September 2016</div>		
	<div>Scale: 1:5,500 @A3</div>		

N



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Fyfield

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Fyfield	More suitable strategic option	The sites proposed for residential use are clustered around the centre of the settlement. It is therefore not considered that there are distinct spatial options to locating residential development with Fyfield. Sites were assessed for their suitability on a case by case basis.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0048	Land North of Chipping Ongar Road, Fyfield, Chipping Ongar Essex	Fyfield	4.09	123	Not suitable	This site scores poorly against harm to the landscape, and it was felt that it would promote unsustainable development patterns, as well as a scale of development that would harm the character of the village. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0049	Land south-east of Chipping Ongar Road, Fyfield, Essex	Fyfield	2.65	80	Suitable	This site scores poorly in terms of landscape impact but, given it is partially wrapped around by existing development, it was felt that this constraint could be overcome. The site should continue to be considered.	1	4	3	4	The site should proceed for further testing.
SR-0050i	Land to East of Fyfield, Fyfield	Fyfield	3.43	102	Not suitable	This site scores poorly against several criteria, including landscape harm. It was judged that it would promote unsustainable development patterns, ribbon development in an isolated location, and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0050ii	Land to east of Fyfield, Fyfield	Fyfield	4.37	129	Not suitable	This site scores poorly against several criteria, including landscape harm. It was judged that it would promote unsustainable development patterns of ribbon development in a location that relates poorly to the existing settlement.				N/A	The site should not proceed for further testing.
SR-0128	Herons Farm (1.75ha site), Herons Lane, Fyfield, Essex, CM5 0RQ	Fyfield	1.74	10	Not suitable	The site scores poorly against several criteria, including landscape harm, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0131	Herons Farm (6ha site), Herons Lane, Fyfield, Essex, CM5 0RQ	Fyfield	4.40	130	Not suitable	The site scores poorly against several criteria, including landscape harm, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0399	Houchin Drive Playing Fields	Fyfield	2.75	83	Not suitable	The site scores poorly against some criteria, including contamination. It was felt that the loss of playing fields in this location would not be desirable and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0879	Poultry Farm, Norwood End, Fyfield, Chipping Ongar, Essex	Fyfield	0.30	9	Not suitable	The site scores poorly against several criteria, including landscape harm, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It should not be considered further.				N/A	The site should not proceed for further testing.



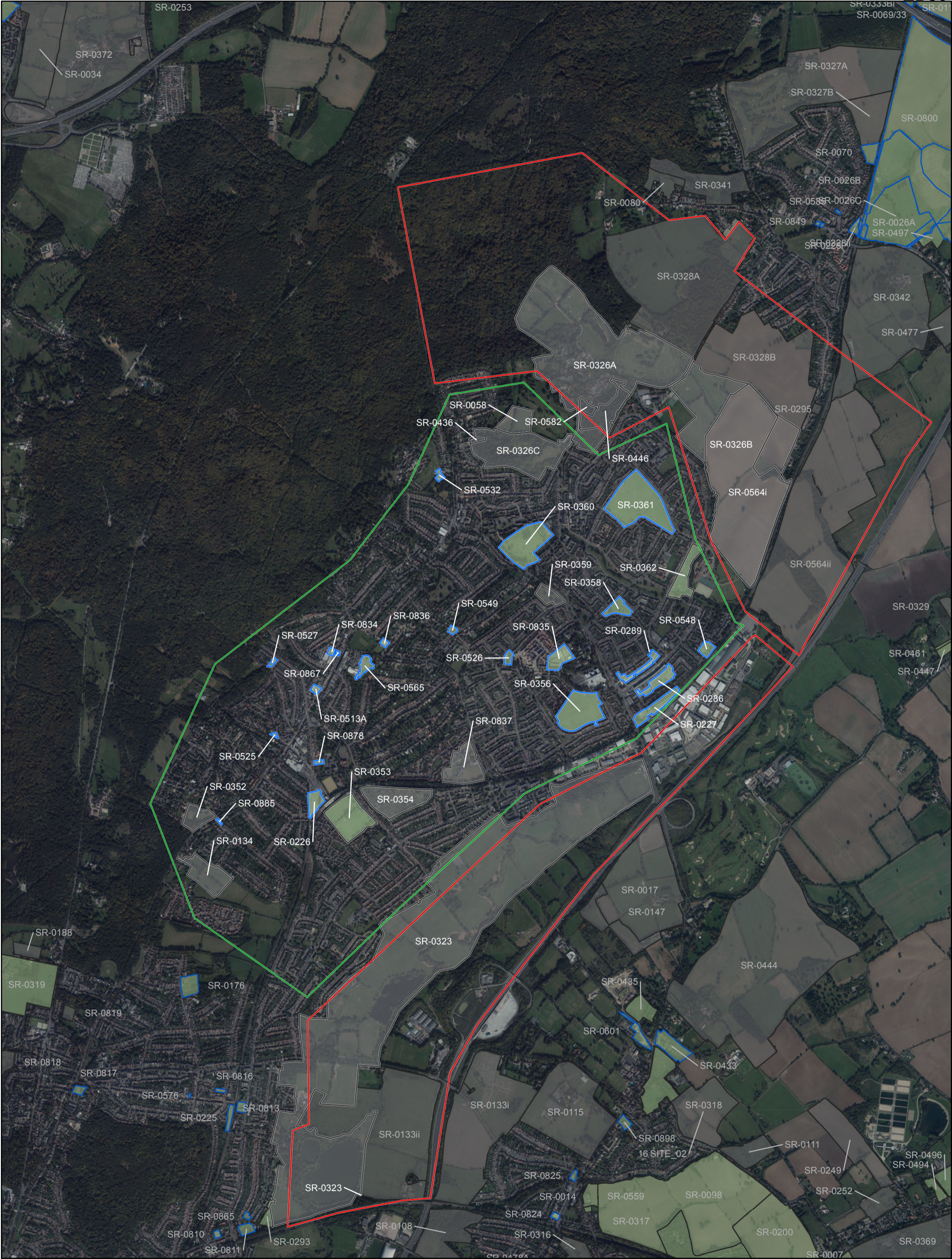
<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-0009-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in High Ongar</div> <div><small>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</small></div>	<div>Legend</div> <div>Strategic Options</div> <div><div>More suitable strategic option</div><div>Less suitable strategic option</div></div>	<div>Stage 3 Sites</div> <div><div>Suitable</div><div>Not Suitable</div></div>	<div><div>Site proceeds for further testing</div><div>Site does not proceed for further testing</div></div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>					
	<div>Scale: 1:4,000 @A3</div>					



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
High Ongar

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Infill with limited expansion	High Ongar	More suitable strategic option	This option provides opportunities to promote infill and settlement rounding by maximising existing urban brownfield land and focusing development in develop on lower performing Green Belt sites immediately adjacent to the settlement.
Western expansion	High Ongar	Less suitable strategic option	This option would significantly harm the Green Belt, compromise the historic setting of Chipping Ongar, and are locations which are more sensitive in landscape terms. Expansion to the west of High Ongar could also harm the Scheduled Monument Ongar Castle.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0054i	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	1.37	41	Suitable	This site is in a sustainable location in High Ongar. It scores poorly against several criteria, including Green Belt and landscape harm, but it was felt that these may be overcome. It should continue to be considered.	1	6	3	6N	This site should not proceed for further testing.
SR-0054ii	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	4.56	68	Suitable	This site is in a sustainable location in High Ongar. It scores poorly against several criteria, including flood risk and air quality, but it was felt that these may be overcome. It should continue to be considered.	3	5	3	7	This site should not proceed for further testing.
SR-0054iii	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	6.61	159	Not suitable	Although the site is in a relatively sustainable location, it was felt that its particular sensitivity in landscape terms and potential Green Belt harm could not be mitigated. The site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0181	Mill Lane, High Ongar, CM5 9RQ	High Ongar	0.32	10	Suitable	The site is in a sustainable location in High Ongar and scores well against most criteria. It was felt that the identified contamination constraint could be overcome and the site should continue to be considered.	1	4	3	4	The site should proceed for further testing.
SR-0393	Land north of Millfield, Chipping Ongar	High Ongar	1.85	28	Suitable	The site is in a sustainable location. Whilst it scores poorly against several criteria, including Green Belt harm, landscape and contamination, it was felt that these constraints could be overcome. The site should continue to be considered.	3	6	3	7	This site should not proceed for further testing.
SR-0458	Southgate, The Street, High Ongar, Essex, CM5 9NH	High Ongar	0.22	7	Suitable	The site is in a sustainable location. Whilst it scores poorly against several criteria, including Green Belt harm and air quality, it was felt that these constraints could be overcome. The site should continue to be considered.	1	5	3	5N	This site should not proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-0010-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Loughton/Debden</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div>Strategic Options</div> <div>More suitable strategic option</div> <div>Less suitable strategic option</div> <div>Stage 3 Sites</div> <div>Suitable</div> <div>Not Suitable</div> <div>Site proceeds for further testing</div> <div>Site does not proceed for further testing</div>	<div>N</div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:20,000 @A3</div>			



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Loughton/Debden

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Loughton/Debden	More suitable strategic option	This option provides opportunities to maximise existing urban brownfield land.
South-eastern expansion	Loughton/Debden	Less suitable strategic option	Residential growth in this option is considered to be incompatible with existing commercial land uses. There is also a high risk of flooding.
Northern expansion	Loughton/Debden	Less suitable strategic option	This option, which is aligned with the southern expansion of Theydon Bois, would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0058	Land to North of Clay’s Lane, Loughton, Essex, IG10 2RZ	Loughton/Debden	2.53	78	Not suitable	This site scores poorly across a range of criteria, including harm to Epping Forest Buffer Land. It may also cause unacceptable harm to the Green Belt which cannot be mitigated by promoting coalescence between Loughton and Theydon Bois.				N/A	The site should not proceed for further testing.
SR-0134	Beech Farm, High Road, Loughton	Loughton/Debden	3.77	114	Not suitable	This site scores poorly in terms of its proximity to Epping Forest SAC and harm to the Green Belt. It was felt that these constraints could not be overcome and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0226	Loughton London Underground car park, adjacent to station, off Old Station Road, IG10 4	Loughton/Debden	1.00	160	Suitable	This site is previously developed land in a very sustainable location next to Loughton station. Noting that the proposed scale of development may be too large for the site, it should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0227	Debden LU Car Park and land adjacent to station, off Chigwell Lane, IG10 3	Loughton/Debden	1.66	244	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location adjacent to Loughton station. Subject to incorporation of existing parking into future development, the site should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0286	Burton Road, Loughton Broadway	Loughton/Debden	1.38	27	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Loughton. Although part of the site is subject to a consented development, the remainder should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0289	Vere Road, Loughton Broadway	Loughton/Debden	0.86	41	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Loughton should therefore be considered further in line with the Debden Town Centre and Broadway Development Brief.	1	1	1	1	The site should proceed for further testing.
SR-0323	Loughton, south-east area	Loughton/Debden	139.61	4182	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. Residential growth in this option is judged to be incompatible with existing commercial land uses. Additionally, there is a high risk of flooding.				N/A	The site should not proceed for further testing.
SR-0326A	Loughton North Area, Including Debden Green, Debden House Camping Site	Loughton/Debden	51.90	965	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.				N/A	The site should not proceed for further testing.
SR-0326B	Loughton north area, Including Debden Green, Debden House Camping Site	Loughton/Debden	54.39	1011	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0326C	Loughton North Area, Including Debden Green, Debden House Camping Site	Loughton/Debden	11.72	109	Not suitable	The site scores poorly against a number of criteria, including loss of TPO trees, and it was felt that this constraint could not be overcome. Additionally, it would harm the Green Belt by contributing to coalescence between Loughton and Theydon Bois.				N/A	The site should not proceed for further testing.
SR-0352	Land South of Oakland School, High Road/Warren Hill, Loughton	Loughton/Debden	1.87	75	Not suitable	The site scores poorly against a number of criteria, including impact on Epping Forest SAC, and it was felt that this constraint could not be overcome. The site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0353	Roding Gardens Sports Pitches	Loughton/Debden	4.84	194	Suitable	The site is in a sustainable location adjacent to Loughton station. Existing sports pitches which would be lost if the site was brought forward but it should continue to be considered, noting the need to retain or reprovide sports uses locally.	2	2	1	7	This site should not proceed for further testing.
SR-0354	Allotments north of Standards Hill, Loughton	Loughton/Debden	5.22	209	Not suitable	This site scores poorly against the open space and access criteria. It was felt that these constraints cannot be overcome and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0356	Borders Lane Playing Fields, Opposite Epping College	Loughton/Debden	4.78	191	Suitable	The site located sustainably in Loughton and scores well against most criteria. It scores poorly in terms of loss of open space, but it was felt that this constraint could be overcome by incorporating accessible open space into future development. This site should continue to be considered.	1	2	1	2	The site should proceed for further testing.
SR-0358	Sandford Ave/Westall Road Amenity Open Space	Loughton/Debden	1.04	42	Suitable	This site is in a sustainable location in Loughton. The site is a public open space, which would be lost if developed. However, it is otherwise largely unconstrained and should therefore continue to be considered.	1	2	1	2	The site should proceed for further testing.
SR-0359	Newmans Lane/Rectory Lane Amenity Open Space	Loughton/Debden	1.22	49	Not suitable	This site scores poorly against several criteria, including impact on veteran trees and loss of open space. If the site was developed it would result in the loss of an open space which is valued by the local community, with no potential for reprovision.				N/A	The site should not proceed for further testing.
SR-0360	Hillyfields Open Space, Loughton	Loughton/Debden	4.97	199	Suitable	This site is in a sustainable location in Loughton and scores well against most criteria. It scores poorly in terms of veteran trees impact and open space loss, but it was felt that these constraints may be overcome. It should continue to be considered.	1	2	1	2	The site should proceed for further testing.
SR-0361	Colebrook Lane/Jessel Drive Amenity Open Space	Loughton/Debden	8.03	321	Suitable	This site is in a sustainable location in Loughton. The site is a public open space, which would be lost if developed. However, it is otherwise largely unconstrained and should therefore continue to be considered, noting preference for a lower density scheme.	1	2	1	2	The site should proceed for further testing.
SR-0362	Willingale Road Allotments	Loughton/Debden	2.45	98	Suitable	The southern part of the site scored poorly in terms of potential loss of open space. The northern part of the site is less constrained and it was felt that it may be possible to overcome Green Belt and protected trees constraints. This site should continue to be considered.	2	7	3	7	This site should not proceed for further testing.
SR-0436	9 Goldings Rise, Loughton, IG10 2QP	Loughton/Debden	0.25	4	Not suitable	The site scores poorly against a number of criteria, including harm to the Epping Forest SAC, as well as landscape and Green Belt harm. It was felt that these constraints could not be overcome and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0446	Debden Hall, England's Lane/Debden Lane, Debden, Loughton, Essex, IG10	Loughton/Debden	3.80	114	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.				N/A	The site should not proceed for further testing.
SR-0513A	Centric Parade, High Road, Loughton	Loughton/Debden	0.22	8	Suitable	This is a previously developed site in a very sustainable location in Loughton town centre. It scores well against almost all criteria, and it was felt that identified air quality and contamination constraints may be overcome. This site should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0525	2 Connaught Avenue, Loughton, IG10 4DP	Loughton/Debden	0.08	11	Suitable	The site scored well across almost all criteria and is in a sustainable location within Loughton. Noting that it will only accommodate a small development quantum, it should be considered further.	1	2	1	2	The site should proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0526	Golden Lion public house, Newmans Lane, Loughton	Loughton/Debden	0.35	25	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Loughton, in close proximity to shops and services, and should therefore be considered further.	1	2	1	2	The site should proceed for further testing.
SR-0527	Royal Oak public house, Forest Road, Loughton, IG10 1EG	Loughton/Debden	0.14	6	Suitable	The site scored well across the majority of criteria and is in a sustainable location in Loughton. It was felt that it may be possible to overcome the protected tree constraint, but it was noted that the site will only accommodate a small development quantum. This site should continue to be considered.	1	3	1	3	The site should proceed for further testing.
SR-0532	Trevalyn House, Goldings Hill, Loughton, IG10 2SP	Loughton/Debden	0.21	5	Suitable	The site scores well across the majority of criteria and is a previously developed site in a sustainable location in Loughton. Noting the potential access constraints, which may limit the quantum of development, the site should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0548	Loughton Resource Centre, off Torrington Drive	Loughton/Debden	0.58	17	Suitable	The site scores well across the majority of criteria and is a previously developed site in a sustainable location. Noting the need for reprovision of the learning resource centre within the future development, the site should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0549	Limber, 49 Church Lane	Loughton/Debden	0.19	6	Suitable	This site scores well against most criteria and is in a sustainable location within Loughton. It scores poorly against some criteria, including heritage impact as well as protected trees, but it was felt that these constraints could be overcome. This site should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0564i	Willingale Road Debden	Loughton/Debden	37.86	1136	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.				N/A	The site should not proceed for further testing.
SR-0565	Loughton library adjacent car park	Loughton/Debden	0.72	21	Suitable	This is a previously developed site in a very sustainable location in Loughton town centre. It scores well against almost all criteria and should continue to be considered, noting a necessity for retention of car parking within the development.	1	1	1	1	The site should proceed for further testing.
SR-0582	Englands Lane, Loughton	Loughton/Debden	0.60	16	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.				N/A	The site should not proceed for further testing.
SR-0834	Car Park, west of High Road, Loughton, Essex	Loughton/Debden	0.18	28	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Loughton, in close proximity to shops and services, and should therefore be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0835	Old Epping Forest College Site, Borders Lane, Loughton, Essex	Loughton/Debden	1.44	220	Suitable	This site scores well across the majority of criteria. It is a derelict previously developed site in a sustainable location within Loughton and presents a regeneration opportunity. It should therefore be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0836	Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping.	Loughton/Debden	0.16	25	Suitable	The site is previously developed land in a sustainable location close to Loughton High Road. Noting the potential impact of the proposed development scale on settlement character, which could be overcome, the site should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0837	Alderton School, Alderton Hall Lane, Loughton, Essex	Loughton/Debden	4.05	358	Not suitable	Although the site scores well against a range of criteria, it but it was identified by the local education authority it would be required for the expansion of Alderton School. The site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0867	Lucas McMullen, 258 High Road, Loughton, Essex, IG10 1RB	Loughton/Debden	0.04	9	Suitable	This site is in a sustainable location in Loughton High Road. It scores well against most criteria and it was felt that identified contamination and air quality constraints could be overcome. The site should continue to be considered.	1	1	1	1	The site should proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0878	46 - 48 Station Road, Loughton, Essex, IG10 4NX	Loughton/Debden	0.14	10	Suitable	This site scores well across the majority of criteria. It is a previously developed site in a sustainable location within Loughton and should be considered further.	1	1	1	1	The site should proceed for further testing.
SR-0885	1 Spring Grove, Loughton, Essex, IG10 4QA	Loughton/Debden	0.04	8	Suitable	The site scores well across most criteria. It is a previously developed site in a sustainable location within Loughton and should be considered further.	1	1	1	1	The site should proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-0012-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Lower Sheering</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div>Strategic Options</div> <div><div>More suitable strategic option</div><div>Less suitable strategic option</div></div>	<div>Stage 3 Sites</div> <div><div>Suitable</div><div>Not Suitable</div></div>	<div><div>Site proceeds for further testing</div><div>Site does not proceed for further testing</div></div>	<div>N</div>
	<div>Date: September 2016</div>					
	<div>Scale: 1:5,000 @A3</div>					



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Lower Sheering

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Lower Sheering	More suitable strategic option	Aside from strategic site options, which have been considered through the residential Market Area optioneering work the sites proposed for residential development are clustered around the centre of the settlement. Sites were assessed for their suitability on a case by case basis.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0032	Land at Lower Sheering	Lower Sheering	0.64	19	Suitable	The site scores poorly against several criteria, including landscape and Green Belt harm. However, it was felt that it may be possible to overcome these constraints and the site should be considered further.	1	6	3	6	The site should proceed for further testing.
SR-0121	Land at Sheering Lower Road, Sawbridgeworth	Lower Sheering	0.51	14	Suitable	The site scores poorly in terms of landscape and Green Belt but these constraints may be overcome. This site is covered by an area of poorly maintained non-designated woodland, which would be lost if developed, but it should continue to be considered.	1	6	3	6	The site should proceed for further testing.
SR-0472	The Yard, to the rear of 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF	Lower Sheering	1.12	34	Suitable	The site scores poorly against several criteria, including Green Belt and landscape harm. However, it may be suitable dependent on the view taken on SR-0313 as part of the Harlow development options work and should continue to be considered.	1	6	3	6	The site should proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-0013-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Moreton</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div>Strategic Options</div> <div><div>More suitable strategic option</div><div>Less suitable strategic option</div></div>	<div>Stage 3 Sites</div> <div><div>Suitable</div><div>Not Suitable</div></div>	<div><div>Site proceeds for further testing</div><div>Site does not proceed for further testing</div></div>	<div>N</div>
	<div>Date: September 2016</div>					
	<div>Scale: 1:5,000 @A3</div>					



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Moreton

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Moreton	More suitable strategic option	The residential sites within Moreton are clustered around the centre of the settlement. It is therefore not considered that there are distinct spatial options to locating residential development, thus sites were assessed for their suitability on a case by case basis

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0075	Land to the north of Church Road, Chipping Ongar	Moreton	0.75	20	Not suitable	This site is in an unsustainable location, distant from a range of public services, and scores poorly across many criteria. It was felt that the identified contamination constraint could not be mitigated and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0443	Harlow Road, Moreton, Bobbingworth and the Lavers, Chipping Ongar, Essex	Moreton	0.86	26	Suitable	This site scores poorly in terms of loss of open space, though it is noted that the identified allotments are now out of use. It is located close to public transport and primary school facilities and should be considered further.	1	7	3	7	This site should not proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	Drawing No. EFDC-S3-0011-Rev1	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Nazeing, Lower Nazeing, Roydon Hamlet and Tylers Cross</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div>Strategic Options</div> <div>More suitable strategic option</div> <div>Less suitable strategic option</div> <div>Stage 3 Sites</div> <div>Suitable</div> <div>Not Suitable</div> <div>Site proceeds for further testing</div> <div>Site does not proceed for further testing</div>	<div>N</div>
	Date: September 2016			
	Scale: 1:16,500 @A3			



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Nazeing

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Nazeing	N/A	No spatial options were identified in Nazeing given the small scale of this settlement and the small number of sites. The suitability of sites was therefore assessed on a case by case basis.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0172	Vine Cottage, Betts Lane, Nazeing, EN9 2DA	Nazeing	0.27	10	Not suitable	This site scores poorly in terms of harm to the Green Belt and it is unlikely that constraint could be overcome. It is in an unsustainable location and the standard of the local road network is noted as being poor. It should not be considered further.				N/A	The site should not proceed for further testing.



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Lower Nazeing

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Western intensification and infill	Lower Nazeing	More suitable strategic option	This option provides opportunities to maximise existing urban brownfield land and develop on lower performing Green Belt sites immediately adjacent to the settlement.
Eastern/north-eastern infill and expansion	Lower Nazeing	More suitable strategic option	Although less preferable to the previous two options, this option would be less sensitive in Green Belt and landscape terms.
Southern expansion	Lower Nazeing	More suitable strategic option	This is the most preferred growth option for the settlement. It would promote a sustainable extension of the settlement that would be least harmful to settlement character and the Green Belt.
Eastern expansion	Lower Nazeing	Less suitable strategic option	This option would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.
Northern expansion	Lower Nazeing	Less suitable strategic option	This option would result in unsustainable development patterns, encouraging ribbon development to the north and encroachment of the settlement into the open countryside.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0010	Leaside Nursery, Sedge Green, Nazeing, Essex	Lower Nazeing	0.56	17	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.				N/A	The site should not proceed for further testing.
SR-0011	St. Leonard's Road, Nazeing, Essex (Known as 'Perry Hill')	Lower Nazeing	8.30	182	Suitable	It was felt that the southern part of the site would promote unsustainable development patterns. The northern part of the site is less constrained and it was felt that it may be possible to overcome contamination constraints and mitigate settlement character impact. This site should continue to be considered.	1	4	3	4	The site should proceed for further testing.
SR-0064	Sedge Green Nursery, Sedge Green, and Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	Lower Nazeing	2.91	100	Suitable	The site scores poorly in terms of impact on settlement character and contamination but it was felt that it may be possible to overcome these constraints. It is in a sustainable location at the edge of Lower Nazeing and should be considered further.	1	5	3	5N	This site should not proceed for further testing.
SR-0093	No 3 Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Lower Nazeing	3.33	100	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.
SR-0116	Land to the rear of Oakley Hall, Nazeing	Lower Nazeing	1.51	45	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.
SR-0135A	Stoneyfield, Hoe Lane, Nazeing	Lower Nazeing	0.40	12	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.
SR-0135B	Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Lower Nazeing	0.72	21	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0136	Burleigh Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Lower Nazeing	1.05	32	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.
SR-0150	The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY	Lower Nazeing	1.43	43	Suitable	The eastern part of the site scored poorly in terms of landscape impact. The western part of the site is less constrained and is a previously developed site in a sustainable location in Lower Nazeing and should be considered further.	1	3	3	3	The site should proceed for further testing.
SR-0152	Lakeside Nursery, Pecks Hill, Nazeing, EN9 2NW	Lower Nazeing	1.11	7	Not suitable	This site is in a sustainable location in Lower Nazeing, but scores poorly in terms of contamination. It was felt that this constraint cannot be overcome and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0160	Fernbank Nursery, Nazeing Road, Nazeing, Essex	Lower Nazeing	3.04	73	Suitable	The site scores well across the majority of criteria and is in a sustainable location. It was felt that contamination constraints may be overcome. Noting the potential loss of employment from the existing nursery, the site should be considered further.	1	5	3	5N	This site should not proceed for further testing.
SR-0166	Spinney Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Lower Nazeing	0.42	13	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.
SR-0191	Royd, St Leonards Road, Nazeing	Lower Nazeing	0.68	8	Suitable	The site is in a relatively sustainable location at the edge of Lower Nazeing. It scores poorly in terms of protected trees and contamination but it was felt that it may be possible to overcome these constraints. This site should continue to be considered.	2	7	3	7	This site should not proceed for further testing.
SR-0212	Lea Bank Nursery, Sedge Green, Roydon, Essex, CM19 5JS	Lower Nazeing	6.00	180	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.				N/A	The site should not proceed for further testing.
SR-0213	Bettina Nursery and Ashley Nursery, Sedge Green, Roydon, CM19 5JS	Lower Nazeing	4.85	146	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.				N/A	The site should not proceed for further testing.
SR-0232	Low Hill Nursery, Sedge Green, Roydon, Essex, CM19 5JR	Lower Nazeing	3.36	101	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.				N/A	The site should not proceed for further testing.
SR-0238	Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RN	Lower Nazeing	3.37	24	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.
SR-0245	Coronation Nursery, Hoe Lane, Nazeing, Essex	Lower Nazeing	2.84	86	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.
SR-0266	Oldfield Spring, Hoe Lane, Nazeing, EN9 2RW	Lower Nazeing	2.34	49	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.
SR-0270	Halston Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Lower Nazeing	0.37	11	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.
SR-0298	Lower Nazeing, West Area	Lower Nazeing	16.84	99	Not suitable	This site scored poorly against distance to oil and gas pipelines and would be heavily constrained by the HSE safety zones. It should not be considered further.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0299	Lower Nazeing, South-west Area	Lower Nazeing	12.07	90	Suitable	Much of the site scores poorly across a number of criteria, including flood risk and protected trees. A small area in the south-east of the site is less constrained and should be considered further, noting the much reduced site capacity.	3	5	3	7	This site should not proceed for further testing.
SR-0300	Lower Nazeing, South Area	Lower Nazeing	19.04	447	Suitable	This site is in a moderately sustainable location at the edge of Lower Nazeing. It scores poorly against several criteria, including settlement character sensitivity and landscape harm, but it was felt that these constraints may be overcome. This site should continue to be considered.	1	4	3	4	The site should proceed for further testing.
SR-0301	Lower Nazeing, North Area	Lower Nazeing	21.84	653	Suitable	Development of the northern part of the site may be harmful to settlement character and Green Belt. The southern part is less constrained and should be considered, noting that sensitive masterplanning would be required to mitigate landscape impacts. This site should continue to be considered.	1	5	3	5N	This site should not proceed for further testing.
SR-0302A	Lower Nazeing, south-east area	Lower Nazeing	32.40	797	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.
SR-0302B	Lower Nazeing, south-east area	Lower Nazeing	4.49	111	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.
SR-0302C	Lower Nazeing, south-east area	Lower Nazeing	19.85	488	Suitable	The eastern part of the site scored poorly in terms of impact on settlement character. The western part is less constrained and, subject to careful design to overcome protected tree constraints, should be considered further, noting reduced capacity.	1	5	3	5N	This site should not proceed for further testing.
SR-0426	Nurseries to North of Sedge Green	Lower Nazeing	5.42	162	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.				N/A	The site should not proceed for further testing.
SR-0427	Nursery between Nursery Road and Pick's Hill and Lake Road Nursery	Lower Nazeing	5.63	168	Suitable	The site is in a relatively sustainable location at the edge of Lower Nazeing. It scores poorly against a number of criteria, some of which may reduce capacity, but the site should be considered further.	1	5	3	5N	This site should not proceed for further testing.
SR-0434	Land North of Maplecroft Lane, Nazeing	Lower Nazeing	5.01	150	Suitable	The site scores poorly against a number of criteria, including an HSE safety zone, which would constrain site layout. However, it was felt that identified constraints could be overcome and the site should continue to be considered.	1	5	3	5N	This site should not proceed for further testing.
SR-0471	Presdale Farm House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Lower Nazeing	0.56	15	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.				N/A	The site should not proceed for further testing.
SR-0473	St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG	Lower Nazeing	7.66	229	Suitable	It was felt that the southern part of the site would promote unsustainable development patterns, specifically ribbon development. The northern part of the site is less constrained and should be considered further, noting linkage to adjacent site SR-0011.	1	4	3	4	The site should proceed for further testing.
SR-0486	Leaside Nursery and Sedgegate Nursery, Sedge Green, Nazeing, Essex, EN9 2PA	Lower Nazeing	1.21	18	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.				N/A	The site should not proceed for further testing.
SR-0507	Land at Little Cutlands, Incorporating Wilbea and Royd, St Leonards Road, Lower Nazeing, Waltham Abbey, EN9 2HJ	Lower Nazeing	2.86	55	Suitable	This site is in a sustainable location close to Lower Nazeing village centre. It scores poorly in terms of contamination and protected trees but it was felt that it may be possible to overcome these constraints. The site should continue to be considered.	2	7	3	7	This site should not proceed for further testing.
SR-0508	Nazeing Glassworth Site, Nazeing New Road, EN10 6SU	Lower Nazeing	3.55	71	Not suitable	This site scores poorly in terms flood risk and is in a remote location detached from the settlement. It would promote unsustainable patterns of development and should not be considered further.	3	7	1	N/A	This site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0599	Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ	Lower Nazeing	5.00	200	Suitable	The site would provide a sustainable southern expansion of the existing settlement. It scores poorly against several criteria, including settlement character and impact on landscape, but it was felt that it may be possible to overcome these constraints. The site should be considered further.	1	4	3	4	The site should proceed for further testing.
SR-0840	Retail strip at Nazeing Road, Lower Nazeing, Essex.	Lower Nazeing	0.17	8	Suitable	This site is in a sustainable location in Lower Nazeing village centre. It scores well across almost all criteria and should continue to be considered, noting that retail should be reprovided if the site is taken forward for development.	2	1	1	7	This site should not proceed for further testing.



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Roydon Hamlet

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Roydon Hamlet	N/A	No spatial options were identified in Roydon Hamlet given the small scale of this settlement and the dispersed nature of the residential sites. The suitability of sites was therefore assessed on a case by case basis.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0008	Tower Nursery, Netherhall Road, Roydon	Roydon Hamlet	5.96	182	Not suitable	This site scores poorly against a number of criteria, including harm to the Green Belt. It is in remote location some distance from any settlement and would promote unsustainable patterns of development. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0081	Hamlet Hill Land, Hamlet Hill, Roydon, Essex	Roydon Hamlet	16.05	478	Not suitable	This site scores poorly against a range of criteria, including landscape and Green Belt harm, and it was felt that it would represent an unsustainable pattern of growth. The site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0094	Land at North of Villa Nursery, Reeves Lane, Roydon, Essex	Roydon Hamlet	5.050869	126	Not suitable	This site scores poorly against a number of criteria, including harm to the Green Belt. It would promote unsustainable patterns of development in a remote location and should not be considered further.				N/A	The site should not proceed for further testing.
SR-0095	Merry Weather Nursery, Reeves Lane, Roydon, Essex	Roydon Hamlet	4.482076	126	Not suitable	This site scores poorly against a number of criteria, including harm to the Green Belt. It would promote unsustainable patterns of development in a remote location and should not be considered further.				N/A	The site should not proceed for further testing.
SR-0096	Villa Nursery, Reeves Lane, Roydon, Essex	Roydon Hamlet	0.681668	21	Not suitable	This site scores poorly against a number of criteria, including harm to the Green Belt. It would promote unsustainable patterns of development in a remote location and should not be considered further.				N/A	The site should not proceed for further testing.
SR-0140	Hill Farm Nursery, Hamlet Hill, Roydon, Harlow, Essex	Roydon Hamlet	0.37	12	Not suitable	This site scores poorly against a number of criteria, including harm to the Green Belt. It is in a remote location which would not support sustainable growth patterns at the proposed scale. Non-protected trees would further constrain development.				N/A	The site should not proceed for further testing.
SR-0167	Belmont, Hamlet Hill, Roydon	Roydon Hamlet	0.44	13	Not suitable	This site scores poorly against a number of criteria, including harm to the Green Belt. It was felt that this constraint could not be overcome. The site would promote unsustainable patterns of development and should not be considered further.				N/A	The site should not proceed for further testing.



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Tylers Cross

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Tylers Cross	N/A	No spatial options were identified in Tylers Cross given the small scale of this settlement and the dispersed nature of the residential sites. The suitability of sites was therefore assessed on a case by case basis.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0142	Beale Oaken, Tylers Road, Roydon Hamlet, Essex	Tylers Cross	3.17	91	Not suitable	This site scores poorly against a number of criteria, including harm to the Green Belt. It was felt that this constraint could not be overcome. The site would promote unsustainable patterns of development and should not be considered further.				N/A	The site should not proceed for further testing.
SR-0241	Land on South side of Common Road (Rosewood Farm), Broadley Common, Essex [Title number: EX453918] and land at rear of Meadow Lodge, Epping Road, Nazeing, Essex	Tylers Cross	0.94	38	Not suitable	This site scores poorly against a number of criteria, including harm to the Green Belt. It was felt that this constraint could not be overcome. The site would promote unsustainable patterns of development and should not be considered further.				N/A	The site should not proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	Drawing No. EFDC-S3-0014-Rev1	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in North Weald Bassett</div> <div><small>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</small></div>	<div>Legend</div> <div>Strategic Options</div> <div><div>More suitable strategic option</div><div>Less suitable strategic option</div></div>	<div>Stage 3 Sites</div> <div><div>Suitable</div><div>Not Suitable</div></div>	<div><div>Site proceeds for further testing</div><div>Site does not proceed for further testing</div></div>	<div>N</div> <div>▲</div>	
	Date: September 2016						
	Scale: 1:15,000 @A3						

Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
North Weald Bassett

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Masterplan Scenario B	North Weald Bassett	More suitable strategic option	Scenario B, as set out in the North Weald Bassett Masterplanning Study, was judged to be the most suitable. It is in a less sensitive location in landscape terms and promotes a more compact settlement pattern.
Southern Expansion	North Weald Bassett	Less suitable strategic option	This option would represent an unsustainable pattern of settlement growth beyond its existing rectilinear edge, constituting sprawl. Growth in this direction was not supported as part of the preparation of the North Weald Bassett Masterplanning Study.
South-western Expansion	North Weald Bassett	Less suitable strategic option	This option would represent an unsustainable pattern of settlement growth, creating ribbon developing and further elongating the settlement.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0003	Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex	North Weald Bassett	9.10	200	Suitable	The site was subject to detailed feasibility work as part of the North Weald Masterplan and is aligned with Option 1A/2A in Scenario B. It should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0036	Land at Blumans, North Weald (north/south of A414)	North Weald Bassett	11.38	323	Suitable	The site was subject to detailed feasibility work as part of the North Weald Masterplan and is aligned with Option 1B/1C in Scenario B. It should continue to be considered.	1	4	3	4	The site should proceed for further testing.
SR-0072	Land at Tylers Farm [271 High Road], North Weald	North Weald Bassett	1.29	38	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Masterplan. Although this site lies outside of the Masterplan area, it has no constraints which could not be overcome and should continue to be considered.	1	4	3	4	The site should proceed for further testing.
SR-0076	Land south of Vicarage Lane, North Weald	North Weald Bassett	6.04	91	Suitable	Part of the site was subject to detailed feasibility work as part of the North Weald Masterplan and is generally aligned with Option 2B in Scenario B. It should continue to be considered.	1	7	3	5	The site should proceed for further testing. Although the site is not adjacent to an existing settlement, it is aligned with Scenario B of the North Weald Masterplan and should be considered further.
SR-0158A	Land at North Weald Bassett, South of Vicarage Lane	North Weald Bassett	28.11	600	Suitable	The site was subject to detailed feasibility work as part of the North Weald Masterplan and is aligned with Option 2B/2C in Scenario B. Noting the need to mitigate the impact on the Green Belt, it should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0158B	Vicarage Lane/ east/west of Church Lane (east of Merlin Way), North Weald	North Weald Bassett	10.24	152	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Masterplan. Although this site lies outside of the Masterplan area, it has no constraints which could not be overcome and should continue to be considered.	2	7	3	7	This site should not proceed for further testing.
SR-0179	Part of North Weald Golf Club, Rayley Lane, North Weald, Essex, CM16 6AR	North Weald Bassett	30.87	734	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Masterplan. The site lies outside of the Masterplan area, though it was judged that identified constraints could be overcome. It should continue to be considered.	3	7	3	7	This site should not proceed for further testing.
SR-0195B	Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP	North Weald Bassett	3.42	102	Suitable	The site was subject to detailed feasibility work as part of the North Weald Masterplan and is aligned with Option 3B in Scenario B. It should continue to be considered.	1	4	3	4	The site should proceed for further testing.
SR-0220	1-2 Marconi Bungalows, High Road, North Weald, Epping, CM16 6EQ	North Weald Bassett	0.16	6	Not suitable	It was felt that development of the site would promote intensification of ribbon development along the High Road and would not constitute a sustainable pattern of development for the settlement. It should not be considered further.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0235	Vicarage Lane, North Weald	North Weald Bassett	1.48	44	Suitable	This site scores poorly against several criteria, including Green Belt and landscape harm, but it was felt that these constraints could be overcome. The site should continue to be considered.	1	7	3	7	This site should not proceed for further testing.
SR-0240	The Kings Head Public House, High Road, North Weald, Essex, CM16 6BU	North Weald Bassett	0.91	14	Suitable	This site is located sustainably at the edge of North Weald. It scores poorly against several criteria, including heritage impact and contamination, but it was felt that these constraints may be overcome. It was noted that car parking should be retained. This site should continue to be considered.	2	7	1	7	This site should not proceed for further testing.
SR-0269A	Chipping Ongar Park Estate, North Weald Bassett	North Weald Bassett	119.39	3941	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would represent an unsustainable southward expansion of the settlement its existing rectilinear edge constituting sprawl.				N/A	The site should not proceed for further testing.
SR-0297	North Weald Bassett, South-west Area	North Weald Bassett	17.15	145	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would represent an unsustainable southward expansion of the settlement its existing rectilinear edge constituting sprawl.				N/A	The site should not proceed for further testing.
SR-0309	North Weald Bassett, North-east area	North Weald Bassett	30.55	918	Suitable	The majority of this site is located beyond the extent promoted through the North Weald Bassett masterplan and it's development would exacerbate the linear nature of the settlement. The site should not be considered further.	1	5	3	5	This site should not proceed for further testing.
SR-0310	North Weald Bassett, Blakes Golf Course (East Area)	North Weald Bassett	70.65	2077	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would represent an unsustainable southward expansion of the settlement its existing rectilinear edge constituting sprawl.				N/A	The site should not proceed for further testing.
SR-0417	Land east of Church Lane/West of Harrison Drive, North Weald Bassett	North Weald Bassett	1.84	55	Suitable	The site was subject to detailed feasibility work as part of the North Weald Masterplan and is aligned with Option 1A in Scenario B. It should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0455	Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL	North Weald Bassett	0.81	12	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Masterplan. Although this site lies outside of the Masterplan area, it has no constraints which could not be overcome and should continue to be considered.	1	3	3	3	The site should proceed for further testing.
SR-0467	North Weald Nurseries, Vicarage Lane, North Weald, Epping, Essex	North Weald Bassett	1.26	10	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Masterplan. Although this site lies outside of the Masterplan area, it has no constraints which could not be overcome and should continue to be considered.	1	7	3	7	This site should not proceed for further testing.
SR-0501	Playing field at New House Lane, North Weald	North Weald Bassett	2.33	70	Suitable	The site was subject to detailed feasibility work as part of the North Weald Masterplan and is aligned with Option 1B in Scenario B. It should continue to be considered.	1	4	3	4	The site should proceed for further testing.
SR-0512	St Clements, Vicarage Lane West, North Weald, CM16 6AL	North Weald Bassett	0.61	16	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Masterplan. Although this site lies outside of the Masterplan area, it has no constraints which could not be overcome and should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0669	Queens Road Garages, Nos. 1-55, North Weald	North Weald Bassett	0.29	9	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Masterplan. Although this site lies outside of the Masterplan area, it has no constraints which could not be overcome and should continue to be considered.	2	5	3	7	This site should not proceed for further testing.
SR-0841	Green at Bluemans End, North Weald Bassett, Essex	North Weald Bassett	0.24	11	Not suitable	The site scores poorly in terms of access and there is no reasonable prospect that this constraint could be overcome. The site also scores poorly in terms of impact on settlement character. It should not be considered further.				N/A	The site should not proceed for further testing.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S3-0015-Rev1	Content Results of Stage 3 Assessment for Residential Sites in Royston <small>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</small>	Legend Strategic Options More suitable strategic option Less suitable strategic option	Stage 3 Sites Suitable Not Suitable	Site proceeds for further testing
	Date: September 2016				Site does not proceed for further testing
	Scale: 1:6,000 @A3				

N



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Roydon

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Roydon	More suitable strategic option	This option provides opportunities to maximise existing urban brownfield land and develop on lower performing Green Belt sites immediately adjacent to the settlement.
Eastern expansion	Roydon	Less suitable strategic option	This option would be the most harmful to the Green Belt, risking the coalescence of Roydon and Harlow.
Western expansion	Roydon	Less suitable strategic option	This option is the most sensitive location in landscape terms and would be harmful to the setting of the Lee Valley Regional Park.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0035	Land at Epping Road, Roydon	Roydon	0.19	7	Suitable	The site scores poorly against several criteria, including landscape harm, but it was felt that it may be possible to overcome these constraints. Noting potential impact on Lee Valley Park and local parking constraints, the site should be considered. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0117	The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW	Roydon	1.31	39	Suitable	The site scores poorly against several criteria, including landscape harm and contamination, but it was felt that it may be possible to overcome these constraints. Noting potential impact on Lee Valley Park, the site should be considered further.	1	5	3	5	The site should proceed for further testing.
SR-0169	The Old Coal Yard, off 32 High Street, Roydon	Roydon	0.53	16	Suitable	This site is in a sustainable location at the edge of Roydon. Although the site scores less well against a number of criteria, it was felt that it may be possible to overcome constraints, including contamination, heritage and harm to the Green Belt. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0197	Land adjacent to Kingsmead, Epping Road, Roydon, Essex	Roydon	0.50	5	Suitable	This site scores well across the majority of criteria and is in a sustainable location at the edge of Roydon. Though it is Green Belt, it was felt that it may be possible to mitigate impacts through landscaping. It should therefore be considered further.	1	5	3	5	The site should proceed for further testing.
SR-0303	Roydon, West Area	Roydon	39.97	1200	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would be most sensitive in landscape terms and would be harmful to the setting of the Lee Valley Regional Park.				N/A	The site should not proceed for further testing.
SR-0304	Roydon, North-east Area	Roydon	9.12	273	Suitable	The eastern part of the site scores poorly in terms of landscape and Green Belt harm, with potential for coalescence between Roydon and Harlow. The western part of the site is less constrained and should be considered further, noting the reduced capacity.	1	5	3	5	The site should proceed for further testing.
SR-0306	Roydon, south-east Area	Roydon	14.05	422	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would be most sensitive in Green Belt terms, risking the coalescence of Roydon and Harlow.				N/A	The site should not proceed for further testing.
SR-0423	Land East of Little Brook Road, Roydon	Roydon	0.88	27	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would be most sensitive in Green Belt terms, risking the coalescence of Roydon and Harlow.				N/A	The site should not proceed for further testing.
SR-0675	Parkfields Garages, Nos. 4-19, Roydon	Roydon	0.24	4	Not suitable	Following further assessment by the Council, it was judged that this site would not support the minimum development threshold for allocation in the Local Plan (6 units) and should not be considered further.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0890	Land at Epping Road, Roydon, Harlow, Essex	Roydon	6.33	60	Suitable	This site is located in a moderately sustainable location at the edge of Roydon. It scores well against most criteria and it was felt that the identified landscape harm constraint may be overcome. It is noted that it may accommodate higher density development than proposed. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-0016-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Sewardstone and High Beach</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div>Strategic Options</div> <div><div>More suitable strategic option</div><div>Less suitable strategic option</div></div> <div>Stage 3 Sites</div> <div><div>Suitable</div><div>Not Suitable</div></div> <div><div>Site proceeds for further testing</div><div>Site does not proceed for further testing</div></div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:10,000 @A3</div>			



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Sewardstone

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Sewardstone	Less suitable strategic option	This option would cause significant harm to the Green Belt and continue ‘ribbon’ development within the settlement.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0063	Former Haulage Yard, Sewardstone Hall, Chingford, London, E4 7RH	Sewardstone	3.56	150	Not suitable	This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.				N/A	The site should not proceed for further testing.
SR-0084	Pendowe and Grange Hill Nursery, Sewardstone Road Daines Nursery, Sewardstone Nursery, Pritchard's Nursery, Mott Street Nursery, Cedar Lodge, Mott Street, London E4	Sewardstone	6.36	320	Not suitable	This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.				N/A	The site should not proceed for further testing.
SR-0138	Northfield Nurseries, Sewardstone Road, E4 7RG	Sewardstone	5.46	164	Not suitable	This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.				N/A	The site should not proceed for further testing.
SR-0236	Brooklyn Nursery (and other nurseries) off Mott Street, Sewardstone, Chingford	Sewardstone	2.02	61	Not suitable	This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.				N/A	The site should not proceed for further testing.
SR-0291	Seawardstone Lane, Rear of Butlers Drive	Sewardstone	1.70	51	Not suitable	This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.				N/A	The site should not proceed for further testing.
SR-0292	Seawardstone Lane (near Chapel Field Nursery)	Sewardstone	2.95	66	Not suitable	This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.				N/A	The site should not proceed for further testing.
SR-0337	Hannah Nursery Sewardstone Road	Sewardstone	1.83	55	Not suitable	This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.				N/A	The site should not proceed for further testing.
SR-0338	Brookfield Nursery/Sewardstone Road, London E4 7RJ	Sewardstone	4.07	122	Not suitable	This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.				N/A	The site should not proceed for further testing.
SR-0339	Land to rear of The Plough pub, Mott Street, Sewardstone	Sewardstone	2.03	61	Not suitable	This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.				N/A	The site should not proceed for further testing.
SR-0439	Picks Farm, Sewardstone Road, E4 7RA	Sewardstone	12.33	125	Not suitable	This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0589	Land to the rear of The Plough public house, Sewardstone Road, Chingford, E4 7RJ	Sewardstone	1.79	46	Not suitable	This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.				N/A	The site should not proceed for further testing.
SR-0598	Agnes & Martino Brookfield Nursery Ltd., Sewardstone Road, Chingford, London, E4 7RJ	Sewardstone	0.70	30	Not suitable	This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.				N/A	The site should not proceed for further testing.



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
High Beach

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	High Beach	N/A	No spatial options were identified in High Beach given the small scale of this settlement and the dispersed nature of the residential sites. The suitability of sites was therefore assessed on a case by case basis.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0044i	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	High Beach	3.47	13	Not suitable	The site scores poorly against a number of criteria, including harm to internationally protected sites (specifically Epping Forest). It would represent large scale development in an unsustainable location and should not be considered further.				N/A	The site should not proceed for further testing.
SR-0044ii	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	High Beach	0.68	3	Not suitable	This site would not support the minimum development threshold for allocation in the Local Plan (6 units). A development of this scale would be harmful in landscape and Green Belt terms and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0231	Land at Lippitts Hill (Adjacent Owl PH/ Owl caravan park), High Beach, Loughton, IG10 4AL	High Beach	1.64	40	Suitable	Although the site is not located sustainably, it was felt that other identified constraints could be overcome. The site should be considered further.	1	7	2	7	This site should not proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-0017-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Sheering</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div>Strategic Options</div> <div><div>More suitable strategic option</div><div>Less suitable strategic option</div></div>	<div>Stage 3 Sites</div> <div><div>Suitable</div><div>Not Suitable</div></div>	<div><div>Site proceeds for further testing</div><div>Site does not proceed for further testing</div></div>	<div>N</div>
	<div>Date: September 2016</div>					
	<div>Scale: 1:5,000 @A3</div>					



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Sheering

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Sheering	More suitable strategic option	This option provides opportunities to maximise existing urban brownfield land and focuses development in develop on lower performing Green Belt sites immediately adjacent to the settlement.
Southern expansion	Sheering	More suitable strategic option	This option comprises a logical expansion of the settlement, promoting infill and settlement rounding.
Northern expansion	Sheering	More suitable strategic option	Although less favoured than the two previous options, there are no major constraints that would preclude development within this option coming forward.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0033	Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU	Sheering	0.71	20	Suitable	This site scores poorly across several criteria but it was felt that it may be possible to overcome these constraints, including with respect to Green Belt harm and contamination, and it should continue to be considered	1	5	3	5	The site should proceed for further testing.
SR-0073	Land to the East of the M11, Sheering	Sheering	2.87	71	Suitable	This site scores poorly across several criteria but it was felt that it may be possible to overcome these constraints, including with respect to Green Belt harm and contamination, and it should continue to be considered	1	5	3	5	The site should proceed for further testing.
SR-0265	Land to South of Chambers Farm, Sheering	Sheering	4.46	110	Suitable	This site scores poorly in terms of air quality. However, it was felt that it may be possible to overcome this constraint and therefore the site should continue to be considered, particularly given its sustainable location at the edge of Sheering.	1	5	3	5	The site should proceed for further testing.
SR-0311	Sheering, North Area	Sheering	22.37	683	Suitable	The site scores poorly against several criteria, including Green Belt harm and air quality, but these constraints may be overcome. The proposed development scale may harm settlement character, but the site provides opportunities for new open space. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0312	Sheering, South Area	Sheering	21.30	639	Not suitable	This site scores poorly against several criteria, including distance to oil and gas pipelines and site access. It was felt that these constraints cannot be overcome and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0449	Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering.	Sheering	0.33	6	Suitable	This site scores poorly across several criteria but it was felt that it may be possible to overcome these constraints. The site could be considered in combination with the adjacent site (SR-0265).	1	5	3	5	The site should proceed for further testing.
SR-0491	Site adjacent to Willow House, The Street, Sheering, CM22 7LR	Sheering	1.12	2	Not suitable	This site scores poorly against several criteria, particularly with respect to landscape harm and presence of statutorily protected trees. It was felt that these constraints could not be overcome and the site should not be considered further.				N/A	The site should not proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	Drawing No. EFDC-S3-0018-Rev1	Content Results of Stage 3 Assessment for Residential Sites in Stapleford Abbots	Legend Strategic Options <div>More suitable strategic option</div> <div>Less suitable strategic option</div>	Stage 3 Sites <div>Suitable</div> <div>Not Suitable</div>	<div>Site proceeds for further testing</div>	<div>N</div>
	Date: September 2016				<div>Site does not proceed for further testing</div>	
	Scale: 1:8,000 @A3					

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Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Stapleford Abbotts

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Stapleford Abbotts	More suitable strategic option	The sites proposed for residential use are clustered around the centre of the settlement. It is therefore not considered that there are distinct spatial options to locating residential development with Stapleford Abbotts. Sites were assessed for their suitability on a case by case basis.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0025	Brook Farm, Stapleford Road, Stapleford Abbotts, Essex	Stapleford Abbotts	1.66	51	Not suitable	This site scores poorly against several criteria, including harm to the Green Belt. It was judged that it would promote unsustainable development patterns, ribbon development away from the settlement edge, and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0047	Land to East of Oak Hill Road, Stapleford Abbotts, Romford, Essex, RM4 1JH	Stapleford Abbotts	2.09	64	Not suitable	This site scores poorly against several criteria, including harm to the Green Belt. The site is detached from the settlement edge by a buffer of non-designated trees, which may be lost if the site was developed. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0223	Stapleford Farm, Oak Hill Road, Stapleford Abbotts, Essex, RM4 1EH	Stapleford Abbotts	0.80	25	Not suitable	The identified site scores poorly against a number of criteria, including proximity to gas pipelines, contamination and Green Belt harm. It was felt that, collectively, the site is less suitable for development and should not be considered further.				N/A	The site should not proceed for further testing.
SR-0242	Land situated at Oak Hill Road, Stapleford Abbotts and Havering-atte-Bower, Essex	Stapleford Abbotts	2.18	65	Suitable	It was felt that, despite this site scoring poorly in terms of Green Belt harm, it provides a logical infill with means of access from Oak Hill Road. Other identified constraints may be overcome and the site should continue to be considered.	1	6	3	6N	This site should not proceed for further testing.
SR-0243	Two Acres, Tysea Hill, Stapleford Abbotts, Romford, Essex, RM4	Stapleford Abbotts	0.71	9	Suitable	This site is covered by non-designated trees which may be lost if developed. Otherwise, there are no constraints to development which could not be overcome and the site should continue to be considered.	1	6	3	6N	This site should not proceed for further testing.
SR-0256	Land at Mitchells Farm, Stapleford Abbotts, Romford, RM4 1EJ	Stapleford Abbotts	4.69	112	Not suitable	The site scores poorly in terms of Green Belt and is in a moderately isolated location. It was felt that these constraints could not be overcome and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0437	Land adjoining 3 and 4 Kensington Park, Stapleford Abbotts, RM4 1AF	Stapleford Abbotts	0.52	5	Not suitable	The site is not in a sustainable location and also scores poorly in terms of access and harm to the Green Belt. It was felt that these constraints could not be overcome and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0452	Formerly known as 'Star Farm', Oak Hill Road	Stapleford Abbotts	1.42	24	Suitable	The site is in a moderately sustainable location at the edge of Stapleford Abbotts. It scores poorly in terms of harm to the Green Belt but it was felt that it may be possible to overcome this constraint and the site should continue to be considered.	1	6	3	6N	This site should not proceed for further testing.
SR-0465	Asheton Farm, Tysea Hill, Stapleford Abbotts, Essex, RM4 1JU	Stapleford Abbotts	11.82	25	Not suitable	This site scores poorly in terms of harm to the Green Belt and it is unlikely that constraint could be overcome. It is in a remote location detached from the settlement and should not be considered further.				N/A	The site should not proceed for further testing.
SR-0488	Stapleford Farm, Oak Hill, Road, Stapleford Abbotts, Essex, RM4 1EH	Stapleford Abbotts	1.72	52	Suitable	This site is in a moderately sustainable location at the edge of Stapleford Abbotts. It scores poorly in terms of Green Belt harm, but given the site is relatively enclosed, with development wrapping around, it was felt that this constraint may be overcome. This site should continue to be considered.	1	6	3	6N	This site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0499	Maybrand Farm, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT	Stapleford Abbots	4.09	60	Not suitable	The site scores poorly against several criteria, including harm to settlement character and the Green Belt. It is an awkward shape and would promote unsustainable development patterns. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0873	Rear of Mountford & Bishops Bron Oak Hill Road Stapleford Abbots Romford Essex RM4 1JL	Stapleford Abbots	0.57	14	Suitable	This site is previously developed land at the edge of Stapleford Abbots. It scores poorly against some criteria, including Green Belt harm and contamination, but it was felt that it may be possible to overcome these constraints. This site should continue to be considered.	1	3	3	3	The site should proceed for further testing.
SR-0881	Land to the Rear of Briar Mount, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4 1JP	Stapleford Abbots	0.33	4	Not suitable	The site scores poorly in terms of harm to the Green Belt, and it was felt that it would promote unsustainable development patterns. It was felt that these constraints could not be overcome and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0882	The Oaks, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL	Stapleford Abbots	0.57	7	Suitable	This site is on the edge of the existing settlement of Stapleford Abbots. It scores well against most criteria and it was felt that the identified Green Belt constraint may be overcome. The site should continue to be considered.	1	6	3	6N	This site should not proceed for further testing.



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Theydon Bois

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Theydon Bois	More suitable strategic option	This option provides opportunities to maximise existing urban brownfield land.
North-eastern expansion	Theydon Bois	More suitable strategic option	This option provides an opportunity to promote residential development in a sustainable location close to Theydon Bois station, whilst minimising potential harm to the Green Belt, landscape and environmental designations around the settlement.
Northern expansion	Theydon Bois	Less suitable strategic option	This option is the most sensitive location in landscape terms as a result of its rising topography, and may harm the Epping Forest Buffer Lands.
Western expansion	Theydon Bois	Less suitable strategic option	This option would be too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.
Southern expansion	Theydon Bois	Less suitable strategic option	This option, which is aligned with the northern expansion of Loughton/Debden, Would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0026A	Land adjacent to Theydon Bois bound by M25, M11, Coopersale Lane, Abridge Road and Central Line	Theydon Bois	30.33	960	Suitable	The site scores poorly against several criteria, including landscape and Green Belt harm, but it was felt that these constraints may be overcome. It is located sustainably next to Theydon Bois station and should be subject to sensitive masterplanning. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0026B	Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois	Theydon Bois	12.95	200	Suitable	The site is in a sustainable location at the edge of Theydon Bois, close to the station. It scores poorly against several criteria, including Green Belt and landscape harm, but it was felt that it may be possible to overcome these constraints. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0026C	Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois	Theydon Bois	10.23	306	Suitable	The site is in a sustainable location at the edge of Theydon Bois, close to the station. It scores poorly against several criteria, including Green Belt and landscape harm, but it was felt that it may be possible to overcome these constraints. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0070	Land at Forest Drive, Theydon Bois	Theydon Bois	0.89	28	Suitable	The site scores relatively poorly in terms of Green Belt. However, it was felt that harm to the wider Green Belt purposes could be mitigated and the site is almost immediately adjacent to the settlement, thus it should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0080	Coppice Farm, Coppice Row, Theydon Bois, Essex, CM16 7OS	Theydon Bois	2.27	68	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. Development would be too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.				N/A	The site should not proceed for further testing.
SR-0228i	Theydon Bois LU Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	0.36	26	Suitable	This site is previously developed land in a very sustainable location adjacent to Theydon Bois station. It scores poorly in terms of contamination, but it was felt that it may be possible to mitigate this constraint. It should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0228ii	Theydon Bois LU Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	0.23	17	Suitable	This site is in a very sustainable location adjacent to Theydon Bois station. It scores well across the majority of criteria and it was felt that identified constraints, including contamination and landscape impact, may be overcome. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0295	Land on the south-east side of Theydon Park Road, Theydon Bois.	Theydon Bois	0.29	9	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0327A	Theydon Bois Golf Course and Land to East	Theydon Bois	35.58	1068	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option is most sensitive in landscape terms as a result of its rising topography, and may harm the Epping Forest Buffer Lands.				N/A	The site should not proceed for further testing.
SR-0327B	Theydon Bois, Area East of Dukes Avenue	Theydon Bois	5.72	172	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. This option would is most sensitive in landscape terms as a result of its rising topography, and may harm the Epping Forest Buffer Lands.				N/A	The site should not proceed for further testing.
SR-0328A	Theydon Bois, South Area	Theydon Bois	47.25	284	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.				N/A	The site should not proceed for further testing.
SR-0328B	Theydon Bois, South Area	Theydon Bois	28.00	840	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.				N/A	The site should not proceed for further testing.
SR-0341	Theydon Plain, Theydon Bois	Theydon Bois	7.26	218	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. Development would too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.				N/A	The site should not proceed for further testing.
SR-0342	Thriffs Hall Farm	Theydon Bois	36.39	1078	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.				N/A	The site should not proceed for further testing.
SR-0477	Land to the west of Abridge Road, Abridge Road, Theydon Bois, Essex, CM16 7NW	Theydon Bois	3.29	20	Not suitable	The site scores poorly in terms of Green Belt and landscape harm and is in a remote location detached from the settlement. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0487	Land to the East of Abridge Road, Abridge Road, Theydon Bois, Essex CM16 7NW	Theydon Bois	1.48	40	Not suitable	This site scores poorly against a number of criteria. It is in a remote location outside the settlement and would promote unsustainable patterns of development. This site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0497	Land to the rear of Monks Hall, Abridge Road, Theydon Bois	Theydon Bois	1.09	31	Suitable	The site is in a sustainable location close to Theydon Bois station. It scores poorly against several criteria but it was felt that these constraints may be overcome. It should be considered strategically together with SR-0800 and SR-0026.	1	7	3	7	This site should not proceed for further testing.
SR-0564ii	Willingale Road, Debden	Theydon Bois	63.91	959	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.				N/A	The site should not proceed for further testing.
SR-0585	21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA	Theydon Bois	0.06	6	Suitable	This site is in a sustainable location in Theydon Bois and scores well against most criteria. It should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0800	Land to the East of Theydon Bois	Theydon Bois	103.26	200	Suitable	The site scores poorly against several criteria, including landscape and Green Belt harm, but it was felt that these constraints may be overcome. It is in a sustainable location next to Theydon Bois station and, subject to sensitive masterplanning, should be considered.	1	5	3	5	The site should proceed for further testing.
SR-0849	Tesco Express and Car Park, Coppice Row, Theydon Bois	Theydon Bois	0.12	19	Suitable	The site is in a very sustainable location Theydon Bois. It scores well across most criteria, and it was felt that identified TPO and contamination constraints may be overcome. Noting the need to retain parking in the development, the site should be considered.	1	1	1	1	The site should proceed for further testing.
SR-0870	Macris Nursing Home, Coopersale Lane, Theydon Bois, Epping, Essex, CM16 7NS	Theydon Bois	0.70	11	Not suitable	The site scores poorly against several criteria and it was felt that the location of the site is too remote. Development would not be adjacent to the existing settlement and the site should not be considered further.				N/A	The site should not proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-0020-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Thornwood</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div>Strategic Options</div> <div><div>More suitable strategic option</div><div>Less suitable strategic option</div></div> <div>Stage 3 Sites</div> <div><div>Suitable</div><div>Not Suitable</div></div> <div><div>Site proceeds for further testing</div><div>Site does not proceed for further testing</div></div>	<div>N</div> <div>▲</div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:7,500 @A3</div>			



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Thornwood

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Thornwood	N/A	No spatial options were identified in Thornwood given the small scale of this settlement. The suitability of sites was therefore assessed on a case by case basis. There was a preference for the maximisation of brownfield land, or else the use of less sensitive Green Belt at the edge of the settlement.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0023i	Weald Place Farm, Thornwood, Epping, Essex	Thornwood	0.64	19	Suitable	This site scores well against the majority of criteria and it was felt that identified Green Belt and landscape constraints could be overcome. Noting a general view for smaller scale development in Thornwood, the site should be considered further.	2	5	3	7	This site should not proceed for further testing.
SR-0042A	Land to the rear of 11 Woodfield Terrace and The Lodge, Thornwood Common, Near Epping, Essex, CM16 6LL	Thornwood	8.34	8	Not suitable	Although this site scores well in terms of access to bus services, it is in a remote and isolated location and would not promote sustainable development patterns. Development may harm the surrounding landscape. The site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0043	Land at Weald Hall Lane, Thornwood	Thornwood	5.72	86	Suitable	The eastern part of the site scores poorly in terms of Green Belt and landscape impact and would constitute an unsustainable development pattern. The western part, located on the edge of Thornwood, is less constrained and should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0077	Land at Thornwood Common, North Weald, Essex	Thornwood	20.76	310	Not suitable	This site is in a remote location and relates poorly to the settlement in terms of its scale and configuration. Additionally, it is not judged to be in a sustainable location and should not be considered further.				N/A	The site should not proceed for further testing.
SR-0149	Tudor House, High Road, Thornwood, with adjacent land.	Thornwood	4.01	175	Suitable	This site scores negatively against several criteria, including landscape and Green Belt harm, but it was felt that these constraints may be overcome. Taking into consideration surrounding development patterns, the site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0203	Randalls Yard, Woodside, Thornwood Common	Thornwood	0.37	5	Suitable	This site scores poorly against some criteria, including contamination and Green Belt harm, but is identified as an opportunity to improve settlement character and it was felt that constraints can be overcome. The site should be considered further.	2	3	3	7	This site should not proceed for further testing.
SR-0247	Land at Happy Grow Garden Centre, High Road, Thornwood, Epping, CM16 6LX	Thornwood	3.13	93	Suitable	The site scores poorly against several criteria, including landscape and Green Belt harm, but it was felt that these constraints could be overcome. The site should continue to be considered.	1	7	3	7	This site should not proceed for further testing.
SR-0271	(Former Coachworks) Popplewells, High Road, Thornwood, Epping, Essex	Thornwood	0.30	10	Suitable	This site scores well across almost all criteria and provides an opportunity to regenerate a run down site and therefore improve settlement character. It should continue to be considered.	3	1	1	7	This site should not proceed for further testing.
SR-0410	Land East of High Road, Thornwood	Thornwood	4.20	125	Suitable	The western part of the site scored poorly against a number of criteria, including harm to the Green Belt. The eastern area is less constrained and should be considered further.	1	5	3	5	The site should proceed for further testing.
SR-0411	Weald Place Farm, Thornwood, Epping, Essex	Thornwood	4.11	123	Not suitable	It was felt that this site relates poorly to the village, proposing a development scale that would be inappropriate in this location. Additionally, it was felt that it would be challenging to create a suitably defensible new boundary for the Green Belt.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0413	Land South of Woodside, Thornwood	Thornwood	5.43	163	Suitable	The southern part of the site contains non-designated trees which would be lost if this part of the site was brought forward. The northern area has some constraints, including landscape harm, but it was felt that these could be overcome. This site should continue to be considered.	3	5	3	7	This site should not proceed for further testing.
SR-0442	Marlow, Thornwood Common, Epping	Thornwood	3.02	91	Suitable	The site scores well across the majority of criteria and it was felt that identified Green Belt and contamination constraints could be overcome. It should continue to be considered.	1	7	3	7	This site should not proceed for further testing.
SR-0464	Land to the south of Upland Road	Thornwood	0.37	11	Suitable	The site scores well across the majority of criteria and it was felt that the identified Green Belt harm constraint could be overcome. It should continue to be considered.	1	7	3	7	This site should not proceed for further testing.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S3-0021-Rev1	Content Results of Stage 3 Assessment for Residential Sites in Waltham Abbey <small>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</small>	Legend Strategic Options More suitable strategic option Less suitable strategic option	Stage 3 Sites Suitable Not Suitable	Site proceeds for further testing	
	Date: September 2016				Site does not proceed for further testing	
	Scale: 1:15,000 @A3					



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Waltham Abbey

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Waltham Abbey	More suitable strategic option	This option provides opportunities to maximise existing urban brownfield land.
Southern expansion	Waltham Abbey	More suitable strategic option	This option provides a logical location for the expansion of the settlement, minimising harm to the Green Belt and the settlement character.
Northern expansion	Waltham Abbey	More suitable strategic option	This option provides opportunities to promote residential development within close proximity to existing town centre services whilst minimising harm to the Green Belt.
Eastern expansion	Waltham Abbey	Less suitable strategic option	This growth option is the least favoured. It would result in unsustainable patterns of development, encouraging the further eastward growth of Waltham Abbey distant from the town centre.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0020	Land at Paternoster Hill, Waltham Abbey	Waltham Abbey	18.38	260	Suitable	This site is in a moderately sustainable location at the edge of Waltham Abbey. It scores poorly against several criteria, including flood risk and landscape impact, but it was felt that it may be possible to overcome these constraints. This site should continue to be considered.	3	5	3	7	This site should not proceed for further testing.
SR-0021	Land lying to the north of Honey Lane and west of Mason Way, Ninefields, Waltham Abbey, Essex	Waltham Abbey	0.23	10	Suitable	The site is in a sustainable location in Waltham Abbey. Although access constraints are identified, it was felt that it may be possible to overcome these. The site should continue to be considered.	2	2	1	7	This site should not proceed for further testing.
SR-0034	Land to east of Waltham Abbey	Waltham Abbey	21.76	500	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.				N/A	The site should not proceed for further testing.
SR-0060	Land at Patches Farm, Waltham Abbey	Waltham Abbey	1.14	34	Suitable	This site scores poorly against several criteria, including site access and contamination constraints, but it was felt that these constraints may be overcome. The site should be considered strategically with adjacent sites SR-0020 and SR-0375 (under consideration for employment).	1	7	3	7	This site should not proceed for further testing.
SR-0061B	Land adjacent to north and south of A121, south of Waltham Abbey	Waltham Abbey	22.79	329	Suitable	The site scores poorly against a number of criteria, including Green Belt harm and air quality, but it was felt that it may be possible to overcome these constraints. It forms a logical settlement expansion and is bounded by defensible boundaries. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0065	Land south of Honey Lane, north of M25 and west of Junction 26 of M25	Waltham Abbey	37.70	685	Suitable	The site is in a sustainable location at the edge of Waltham Abbey and would constitute a logical extension to the settlement. It scores poorly in terms of protected trees but it was felt that this constraint may be overcome. This site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0085	Former Royal Gunpowder Factory Site, Beaulieu Drive, Waltham Abbey, Essex, EN9 1JY	Waltham Abbey	62.43	100	Not suitable	This site scores poorly against several criteria, including harm to ecology designations (Lea Valley SAC and SSSI) and flood risk. It was felt that these constraints could not be mitigated satisfactorily and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0089A	Land Lying to the west side of Galley Hill Road, Northern Portion	Waltham Abbey	11.28	206	Suitable	The site could be considered in combination with adjacent SR-0099 but would be unsuitable if considered alone. The site scores poorly in terms of landscape and settlement character impacts but it may be possible to overcome these constraints. This site should continue to be considered.	1	7	3	7	This site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0099	Lea Valley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	16.66	100	Suitable	The site scores well across most criteria and it was felt that it may be possible to overcome contamination and landscape constraints. It is a visible, gateway site to Waltham Abbey and should be considered further.	1	5	3	5	The site should proceed for further testing.
SR-0104	Land adjoining Parklands, Waltham Abbey	Waltham Abbey	4.34	150	Suitable	The site scores well across most criteria and it was felt that it may be possible to overcome identified Green Belt, landscape and access constraints. It is close to existing town centre services and should be considered further.	1	5	3	5	The site should proceed for further testing.
SR-0162	Land lying to the east of the Crooked Mile, adjacent to Clapgate Lane/ Eagle Gate	Waltham Abbey	18.11	533	Not suitable	The site scores poorly against a number of criteria and is in a remote location distant from the edge of Waltham Abbey. It was felt that it would not be a sustainable direction of growth for the settlement and should not be considered.				N/A	The site should not proceed for further testing.
SR-0219	Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA	Waltham Abbey	0.65	16	Suitable	This site scores poorly in terms of contamination but it was felt that it may be possible to overcome this constraint and therefore it should continue to be considered, particularly given it is a previously developed site located in Waltham Abbey centre.	1	1	1	1	The site should proceed for further testing.
SR-0253	Land at Woodgreen Farm, Honeypot Lane, Waltham Abbey, Essex, EN9 3SG	Waltham Abbey	0.34	5	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.				N/A	The site should not proceed for further testing.
SR-0331	Waltham Abbey, north-west area	Waltham Abbey	46.68	1400	Not suitable	This site scores poorly against several criteria, including harm to ecology designations (Lea Valley SAC and SSSI) and flood risk. It was felt that these constraints could not be mitigated satisfactorily and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0332	Waltham Abbey, north-east area	Waltham Abbey	37.62	846	Suitable	The northern and eastern parts of the site score poorly in terms of flood risk and impact on Epping Forest Buffer Lands, but the western part of the site is less constrained. This part of the site should continue to be considered.	3	5	3	7	This site should not proceed for further testing.
SR-0370	Land off Beechfield Walk	Waltham Abbey	4.38	97	Suitable	This site scores poorly against several criteria, including air quality and Green Belt, but it was felt that these constraints may be overcome. The site should continue to be considered.	1	5	3	5	The site should proceed for further testing.
SR-0372	Land west of Woodgreen Road, including Southend Lane and Skillet Hill Farm	Waltham Abbey	45.51	855	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.				N/A	The site should not proceed for further testing.
SR-0373	Upshire Primary School	Waltham Abbey	2.10	84	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.				N/A	The site should not proceed for further testing.
SR-0377	Parklands/Newteswell Drive amenity open space	Waltham Abbey	0.93	37	Suitable	The site is in a moderately sustainable location at the edge of Waltham Abbey. It scores well across most criteria and it was felt that identified constraints, including landscape impact and contamination, may be overcome. This site should continue to be considered.	1	2	1	2	The site should proceed for further testing.
SR-0378	Crooked Mile Allotments and adjacent land	Waltham Abbey	18.04	734	Suitable	This site scores poorly against several criteria, including Green Belt and settlement character harm and open space, but it was felt that constraints may be overcome. The southern area was identified as logical in terms of the existing settlement pattern. This site should continue to be considered.	1	7	3	7	This site should not proceed for further testing.
SR-0379	Land off Town Mead Road	Waltham Abbey	0.16	6	Suitable	This site scores poorly in terms of contamination and access but it was felt that it may be possible to overcome these constraints and therefore it should continue to be considered, particularly as it is previously developed land located in Waltham Abbey.	1	2	1	2	The site should proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0380	Green Yard Car Park	Waltham Abbey	0.51	41	Suitable	This site scores poorly against some criteria, including flood risk and heritage impact, but it was felt that these constraints could be overcome. It was noted that it provides an opportunity to improve linkages westward to the town centre. This site should continue to be considered.	3	3	1	7	This site should not proceed for further testing.
SR-0381	Darby Drive / Abbey Gardens Car Park	Waltham Abbey	0.97	15	Suitable	This site is in a sustainable location in Waltham Abbey and scores well across most criteria. It scores poorly in terms of contamination and heritage impact but it was felt that these constraints could be overcome. The site should continue to be considered.	1	2	1	2	The site should proceed for further testing.
SR-0384	King Harold School (Business & Enterprise Academy)	Waltham Abbey	6.89	220	Not suitable	This site scores well across most criteria, but it was identified by the local education authority it would be required for the expansion of King Harold School. The site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0385	Ninefields, Land at Hillhouse Drive inc. Abbey Youth Football Ground and Stoney Bridge Drive Allotments	Waltham Abbey	9.45	378	Suitable	This site is in a sustainable location in Waltham Abbey and scores well across many criteria. It was felt that identified constraints, including flood risk, could be mitigated and the site should continue to be considered.	3	2	1	2	This site should proceed for further testing. Although part of the site is subject to a flood risk constraint, the area associated with the Hill House Masterplan is less constrained and should be considered further.
SR-0453	Dallance Farm, Breach Barns Lane, Waltham Abbey, Essex, EN9 2AD	Waltham Abbey	3.12	94	Not suitable	At a strategic level, this site is in a remote location detached from the edge of the settlement and should not be considered further.				N/A	The site should not proceed for further testing.
SR-0481	Land to the South of Hillhouse Primary School, Waltham Abbey	Waltham Abbey	3.28	88	Not suitable	The site scores poorly against loss of open space. If the site was brought forward for development it would result in the loss of a strategic green gap in Waltham Abbey, which it was felt would not promote a sustainable pattern of development.				N/A	The site should not proceed for further testing.
SR-0482	Land adjoining Mason Way, Waltham Abbey	Waltham Abbey	0.71	21	Suitable	The site is in a sustainable location in Waltham Abbey and scores well across almost all criteria. The site provides a amenity space which would be lost if the site was developed, but the site should continue to be considered.	1	2	1	2	The site should proceed for further testing.
SR-0541	W/Abbey Community Centre Saxon Way	Waltham Abbey	0.41	12	Suitable	This site scores well across almost all criteria. It is a previously developed site in a sustainable location in Waltham Abbey. Subject to reprovision and enhancement of community facilities within the development, the site should be considered further.	1	2	1	2	The site should proceed for further testing.
SR-0566	40/46 Sewardstone Street	Waltham Abbey	0.32	10	Suitable	This site is in a sustainable location in Waltham Abbey and scores well against most criteria. The site should continue to be considered.	1	1	1	1	This site should proceed for further testing.
SR-0578A	Shernbrook Hostel, Shernbrook Road	Waltham Abbey	0.16	6	Suitable	This site is in a sustainable location in Waltham Abbey and scores well across almost all criteria. It scores poorly in terms of contamination, but it was felt that this constraint may be overcome. The site should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0594	Land being the site of the former nursery at Wood Green Road, Waltham Abbey (Identified as land at Warlies Estate, Lot 15 and 16)	Waltham Abbey	2.42	111	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.				N/A	The site should not proceed for further testing.
SR-0600	22 Woodgreen Road, Waltham Abbey, EN9 3SD	Waltham Abbey	1.25	24	Not suitable	This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.				N/A	The site should not proceed for further testing.
SR-0688	Grant Court Garages, Nos. 99-126, Waltham Abbey	Waltham Abbey	0.12	11	Suitable	This site is in a sustainable location in Waltham Abbey and scores well across almost all criteria. It scores poorly in terms of contamination, but it was felt that this constraint may be overcome. The site should continue to be considered.	1	1	1	1	The site should proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0690	Mallon Court Garages, Nos. 220-256, Waltham Abbey	Waltham Abbey	0.12	12	Suitable	This site is in a sustainable location in Waltham Abbey and scores well across almost all criteria. The site should continue to be considered.	1	1	1	1	The site should proceed for further testing.
SR-0850	Commercial site south of Highbridge Street, Waltham Abbey, Essex	Waltham Abbey	1.34	61	Suitable	This site is located sustainably close to Waltham Abbey town centre. It scores well across most criteria. Noting the identified flood constraint, which would limit capacity, the site should be considered further.	3	1	1	7	This site should not proceed for further testing.
SR-0851	Car park at Green Yard, Waltham Abbey, Essex	Waltham Abbey	0.20	30	Suitable	This is a previously developed site is in a very sustainable location in Waltham Abbey centre. It scores poorly against some criteria, including traffic impact and contamination, but it was felt that these constraints may be overcome. This site should continue to be considered.	2	1	1	7	This site should not proceed for further testing.
SR-0853	Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex	Waltham Abbey	1.04	72	Suitable	The site is in a sustainable location in Waltham Abbey. It scores poorly against several criteria, including access and contamination, but it was felt that these constraints may be overcome. The site may provide enabling development for school improvements. This site should continue to be considered.	1	2	1	2	The site should proceed for further testing.
SR-0854	Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex	Waltham Abbey	1.25	39	Suitable	This site is in a sustainable location. Though it scores poorly against some criteria, including access and contamination, it was felt that these constraints may be overcome. Noting a preference to retain part for school expansion, the site should be considered. This site should continue to be considered.	1	2	1	2	The site should proceed for further testing.
SR-0901	Langley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	1.18	0	Suitable	The site would constitute an infill amongst existing development and would constitute a natural edge for the settlement. It is in a sustainable location close to Waltham Abbey town centre and should be considered further.	1	6	3	6	The site should proceed for further testing.
SR-0902	Mile Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	0.46	0	Suitable	The site would constitute an infill amongst existing development and would constitute a natural edge for the settlement. It is in a sustainable location close to Waltham Abbey town centre and should be considered further.	1	6	3	6	The site should proceed for further testing.
SR-0903	Waltham Abbey Swimming Pool, Roundhills, EN9 1UP	Waltham Abbey	0.60	18	Suitable	This site is located sustainably at the edge of Waltham Abbey. It scores well across most criteria, and it was felt that identified Green Belt and contamination constraints could be overcome. The site should continue to be considered.	1	3	3	5	The site should proceed for further testing.
SR-0903	Waltham Abbey Swimming Pool, Roundhills, EN9 1UP	Waltham Abbey	0.60	18	Suitable	This site is located sustainably at the edge of Waltham Abbey. It scores well across most criteria, and it was felt that identified Green Belt and contamination constraints could be overcome. The site should continue to be considered.	1	3	3	5	The site should proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-0022-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites in Willingale</div> <div><small>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</small></div>	<div>Legend</div> <div>Strategic Options</div> <div><div>More suitable strategic option</div><div>Less suitable strategic option</div></div>	<div>Stage 3 Sites</div> <div><div>Suitable</div><div>Not Suitable</div></div>	<div><div>Site proceeds for further testing</div><div>Site does not proceed for further testing</div></div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>					
	<div>Scale: 1:5,000 @A3</div>					



Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites in
Willingale

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Willingale	N/A	No spatial options were identified in Willingale given the dispersed nature of the residential sites. This is a less preferred location for residential growth due to remote location with poor transport link, as well as risk of incursion into the open countryside.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed to Stage 3/4
							Flood Risk	Location	Agricultural Land		
SR-0122	Dreams, Beech Road, Willingale, Essex	Willingale	1.61	10	Not suitable	This site scores poorly in terms of potential landscape harm and is in a very unsustainable location, distant from public transport and services. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0126	Stonals, Wardens Hall, Willingale, Essex	Willingale	1.19	5	Not suitable	This site scores poorly in terms of potential landscape harm and is in a very unsustainable location, distant from public transport and services. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0127	Church Field (2ha site), Willingale, Essex	Willingale	1.72	43	Not suitable	This site scores poorly in terms of potential landscape harm and is in a very unsustainable location, distant from public transport and services. It should not be considered further.				N/A	The site should not proceed for further testing.
SR-0130	Church Field (1ha site), Willingale, Essex	Willingale	0.92	10	Not suitable	This site scores poorly in terms of potential landscape harm and is in a very unsustainable location, distant from public transport and services. It should not be considered further.				N/A	The site should not proceed for further testing.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S3-00-Rev1</div>	<div>Content</div> <div>Results of Stage 3 Assessment for Residential Sites around Harlow</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div>Strategic Sites Assessment</div> <div>Assessed through AECOM Strategic Sites</div> <div>Stage 3 Sites</div> <div>Suitable</div> <div>Not suitable</div> <div>To be assessed</div> <div>Site proceeds for further testing</div> <div>Site does not proceed for further testing</div>	<div>N</div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:36,500 @A3</div>			

ARUP

Appendix B1.5.2
Results of Stage 3 Assessment for Residential Sites around
Harlow

SSM Site Ref.	Strategic Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Strategic Sites Site Suitability	Strategic Sites Recommendation	SSM Site Suitability	Justification	SSM Site Rank			SSM Site Category	Site to Proceed to SSM Stage 3/4
										Flood Risk	Location	Agricultural Land		
SR-0009	Q	Land north side of Epping Road, known as 'Halls Green'	Harlow Extension Site	14.86	120	Unsuitable	Do not allocate	N/A	Due to the isolation of the site and significant impacts on the environment and heritage assets, AECOM has judged the site to be unsuitable. AECOM judged that the site should not be assessed further through the SSM.					N/A
SR-0032	H	Land at Lower Sheering	Lower Sheering	0.64	19	Probably Unsuitable	Do not allocate	Suitable	SR-0032 forms a very small part of strategic site H. AECOM's assessment of H noted that it is within an area of high landscape sensitivity, and makes a strong contribution to Green Belt purposes. The site also has potential for regeneration through provision of access to housing and services. AECOM judged strategic site H to be probably unsuitable for residential development as a strategic extension of Harlow. In the SSM, SR-0032 scores poorly against several criteria, including landscape and Green Belt harm. However, it was felt that it may be possible to overcome these constraints and the site should be considered further.	1	6	3	6	The site should proceed for further testing.
SR-0038	N/A	Land at Tylers Cross Farm, Water lane, Tylers Cross, Harlow	Harlow Extension Site	1.32	15	N/A	N/A	TBC	The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of this site.					N/A
SR-0039	N/A	Land at Bourne Farm, Water Lane, Tylers Cross, Harlow	Harlow Extension Site	2.15	65	N/A	N/A	TBC	The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of this site.					N/A
SR-0046A	M	Latton Priory Farm, London Road, Harlow	Harlow Extension Site	149.48	1250	Potentially Suitable	Allocate	N/A	AECOM's assessment of strategic site M identified a number of environmental constraints; it is partially undevelopable due to significant landscape impacts that would arise. However, due to its opportunity to provide a sustainable transport corridor, AECOM has been judged the site to be potentially suitable for residential development. On this basis the site has been identified to accommodate strategic growth in and around Harlow. AECOM judged that the site should not be assessed further through the SSM.					N/A
SR-0046B	M	Latton Priory Farm, London Road, Harlow	Harlow Extension Site	104.07	0	Potentially Suitable	Allocate	N/A	AECOM's assessment of strategic site M identified a number of environmental constraints; it is partially undevelopable due to significant landscape impacts that would arise. However, due to its opportunity to provide a sustainable transport corridor, AECOM has been judged the site to be potentially suitable for residential development. On this basis the site has been identified to accommodate strategic growth in and around Harlow. AECOM judged that the site should not be assessed further through the SSM.					N/A
SR-0052A	P	Land at East End Farm, Harlow	Harlow Extension Site	61.45	1880	Unsuitable	Do not allocate	N/A	Due to its location in an area of high tranquility, the potential to impact existing views, environmental constraints and difficulties connecting to existing infrastructure AECOM has judged strategic site P to be unsuitable for residential development. On this basis the site has not been identified to accommodate strategic growth in and around Harlow. AECOM judged that the site should not be assessed further through the SSM.					N/A
SR-0052B	S	Land at East End Farm, Harlow	Harlow Extension Site	94.56	1880	Potentially Suitable	Do not allocate	N/A	AECOM's assessment of strategic site S noted that it provides significant regeneration potential and impacts upon the Green Belt and environmental contraincts could be mitigated through positive design. However, a wider package of local highways and junctions improvements would be required in western Harlow to ensure the site is functionally integrated with the town. AECOM has judged the site to be potentially suitable for residential development but it was recommended not to allocate as a result of site's connectivity/integration issues with surrounding residential areas. AECOM judged that the site should not be assessed further through the SSM.					N/A
SR-0068	U	Land to the west of Sumners (bounded in part by Water Lane and Epping Road, Tylers Cross	Harlow Extension Site	53.57	1100	Potentially Suitable	Allocate	N/A	The site's western edge is sensitive in Green Belt and landscape terms but this is considered to be outweighed by transport, accessibility and regeneration considerations. AECOM therefore judge to the site to potentially suitable for residential development. Development would need to be sensitively planned to avoid coalescence between Harlow and Broadley Common, but would 'complete' the existing neighbourhood at the edge of Harlow. On this basis the site has been identified to accommodate strategic growth in and around Harlow. AECOM judged that the site should not be assessed further through the SSM.					N/A
SR-0074	K	Land to the east of the A414, New House Farm, Harlow	Harlow Extension Site	10.50	155	Probably Unsuitable	Do not allocate	N/A	Strategic site K falls within a HSE middle buffer area and is subject to landscape and Green Belt considerations. AECOM has judged the site to be probably unsuitable for residential development. On this basis the site has not been identified to accommodate strategic growth in and around Harlow.					N/A

SSM Site Ref.	Strategic Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Strategic Sites Site Suitability	Strategic Sites Recommendation	SSM Site Suitability	Justification	SSM Site Rank			SSM Site Category	Site to Proceed to SSM Stage 3/4
										Flood Risk	Location	Agricultural Land		
SR-0091	R	Land to the west of Harlow between Old House Lane, Epping Road, Water Lane and Katherine's	Harlow Extension Site	73.85	1100	Suitable	Allocate	N/A	SSM site SR-0091 forms much of strategic site R. AECOM's assessment stated that this site is likely to be of a relatively low landscape sensitivity as a result of its urban context and would have only a subtle impact on the openness of the countryside if developed. Impacts on the local highway network would be manageable and no issues have been identified in relation to capacity of infrastructure and local services. There are opportunities for integration of the site into Harlow. AECOM judged the site as suitable for residential development. On this basis the site has been identified to accommodate strategic growth in and around Harlow. AECOM judged that the site should not be assessed further through the SSM.					N/A
SR-0107	N/A	Land at Epping and Parsloe Road, Roydon, Essex (Blakes Farm)	Harlow Extension Site	3.37	135	N/A	N/A	TBC	The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of this site.					N/A
SR-0109	N/A	Richmonds Farm, Parsloe Road, Epping Green, CM16 6QB	Harlow Extension Site	1.30	37	N/A	N/A	Suitable	SSM site SR-0109 was judged to be more integrated with the edge of Harlow but has limited functional links to the identified strategic sites. This site is in a moderately sustainable location in close proximity to Harlow. It scored poorly against several criteria, including Green Belt impact and contamination, but it was judged that it may be possible to overcome these constraints. This site should continue to be considered.	1	6	3	6N	This site should not proceed for further testing.
SR-0121	H	Land at Sheering Lower Road, Sawbridgeworth	Lower Sheering	0.51	14	Probably Unsuitable	Do not allocate	Suitable	SR-0121 forms a very small part of strategic site H. AECOM's assessment of H noted that it is within an area of high landscape sensitivity, and makes a strong contribution to Green Belt purposes. The site also has potential for regeneration through provision of access to housing and services. AECOM judged strategic site H to be probably unsuitable for residential development as a strategic extension of Harlow. In the SSM, SR-0121 scores poorly in terms of landscape and Green Belt but these constraints may be overcome. This site is covered by an area of poorly maintained non-designated woodland, which would be lost if developed, but it should continue to be considered.	1	6	3	6	The site should proceed for further testing.
SR-0139	L	Riddings Lane, Hastingwood Road, Hastingwood, North Harlow, Essex, CM18 7HT	Harlow Extension Site	1.52	50	Suitable	Allocate	N/A	Due to its lack of constraints or potential for significant impact on the local area/infrastructure, AECOM has judged strategic site L suitable for residential development. On this basis the site has been identified to accommodate strategic growth in and around Harlow.					N/A
SR-0146C	J	Land East of Harlow, North of Church Langley and South of Sheering Road	Harlow Extension Site	139.14	1500	Suitable	Allocate	N/A	Due to the size of this strategic site, it would significantly contribute to the local regeneration potential and therefore AECOM has judged the site to be suitable for residential development. The part of the site in Epping Forest District performs less well but this consideration is outweighed at the strategic level. On this basis the site has been identified to accommodate strategic growth in and around Harlow.					N/A
SR-0157	N/A	Mount Pleasant House, Harlow Road, Roydon, Essex	Harlow Extension Site	2.05	60	N/A	N/A	TBC	The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of this site.					N/A
SR-0214	R	Land adjacent Brickfield Wood, off Old House Lane, Roydon	Harlow Extension Site	0.85	26	Suitable	Allocate	N/A	SSM site SR-0214 forms a small part of strategic site R. AECOM's assessment identified that this site is likely to be of a relatively low landscape sensitivity as a result of its urban context and would have only a subtle impact on the openness of the countryside if developed. Impacts on the local highway network would be manageable and no issues were identified in relation to capacity of infrastructure and local services. There are opportunities for integration of the site into Harlow. AECOM judged the site as suitable for residential development. On this basis the site has been identified to accommodate strategic growth in and around Harlow.					N/A
SR-0304	V	Roydon, North-east Area	Roydon	9.12	273	Unsuitable	Do not allocate	Suitable	Strategic site V was judged as having poor regeneration potential and a limited relationship with Harlow. AECOM therefore judged the site to be unsuitable for residential development but recommended the site be considered as part of the District level site assessment. The SSM assessment noted the sensitivity of the eastern part of SR-0304 in landscape and Green Belt terms, risking coalescence with Harlow, though the western part of the site was judged to be less constrained. On this basis, the site was identified as suitable.	1	5	3	5	The site should proceed for further testing.

SSM Site Ref.	Strategic Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Strategic Sites Site Suitability	Strategic Sites Recommendation	SSM Site Suitability	Justification	SSM Site Rank			SSM Site Category	Site to Proceed to SSM Stage 3/4
										Flood Risk	Location	Agricultural Land		
SR-0306	T	Roydon, south-east Area	Roydon	14.05	703	Probably Unsuitable	Do not allocate	Not suitable	<p>SSM site SR-0306 forms much of strategic site T. The AECOM assessment of site T noted a number of constraints including the presence of protected trees, contamination and site access, though it was felt that these constraints could be mitigated. However, the site has the potential to detract from the landscape setting of Roydon, has limited regeneration potential and has no functional relationship with Harlow.</p> <p>AECOM judged the site to be probably unsuitable for residential development but recommended the site be considered as part of the District level site assessment.</p> <p>SSM site SR-0306 was identified as being in a less favourable strategic growth option, risking coalescence between Roydon and Harlow. On this basis it is not considered to be suitable site for residential development and should not proceed for further testing.</p>				N/A	The site should not proceed for further testing.
SR-0313	H	Lower Sheering (Sawbridgeworth)	Harlow Extension Site	32.74	1016	Probably Unsuitable	Do not allocate	Suitable	<p>SR-0313 forms the majority of strategic site H. AECOM's assessment of H noted that it is within an area of high landscape sensitivity, and makes a strong contribution to Green Belt purposes. The site also has potential for regeneration through provision of access to housing and services. AECOM judged strategic site H to be probably unsuitable for residential development as a strategic extension of Harlow.</p> <p>In the SSM, SR-0313 scores well across most criteria. The site scores poorly in terms of landscape sensitivity and Green Belt but it was felt that these constraints could be overcome. The site should continue to be considered through the SSM. It was envisaged that the strategic sites work would be completed in Summer 2016, which would have enabled a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This was not possible and therefore the Council will undertake further work to assess this site following the Draft Plan consultation.</p>	1	5	3	N/A	The site should proceed for further testing following the Draft Plan Consultation.
SR-0403	I	Land off Sheering Lower Road and Harlow Road	Harlow Extension Site	164.13	1550	Probably Unsuitable	Do not allocate	N/A	Due to its lack of integration potential, areas of very high importance to the Green Belt and its position across two Landscape Character Areas AECOM's assessment judged strategic site I to be probably unsuitable for residential development. On this basis the site has not been identified to accommodate strategic growth in and around Harlow.					N/A
SR-0408	N/A	Rundell's Grove Wood	Harlow Extension Site	46.00	1380	N/A	N/A	TBC	The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of this site.					N/A
SR-0424	N/A	Water Lane Cottage and Adjacent Field	Harlow Extension Site	4.36	131	N/A	N/A	TBC	The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of this site.					N/A
SR-0472	H	The Yard, to the rear of 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF	Lower Sheering	1.12	34	Probably Unsuitable	Do not allocate	Suitable	<p>SR-0472 forms a very small part of strategic site H. AECOM's assessment of H noted that it is within an area of high landscape sensitivity, and makes a strong contribution to Green Belt purposes. The site also has potential for regeneration through provision of access to housing and services. AECOM judged strategic site H to be probably unsuitable for residential development as a strategic extension of Harlow.</p> <p>In the SSM, SR-0472 scores poorly against several criteria, including Green Belt and landscape harm. However, it may be suitable dependent on the view taken on SR-0313 and should continue to be considered.</p>	1	6	3	6	The site should proceed for further testing.
SR-0584	N/A	Morgans Farm, Moorhall Road, Matching, Old Harlow, CM17 0LP	Harlow Extension Site	1.56	60	N/A	N/A	Not suitable	<p>SSM site SR-0584 was judged to be more integrated with the edge of Harlow but has limited functional links to the identified strategic sites.</p> <p>This site scores poorly against several criteria, including landscape and Green Belt harm. It is unlikely that this harm could be mitigated. The site is in a remote, unsustainable location and should not be considered further.</p>				N/A	The site should not proceed for further testing.
SR-0596	N/A	Land adjacent to Mead House, Harlow Common, Essex, CM17 9NE	Harlow Extension Site	11.18	523	N/A	N/A	TBC	The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of this site.					N/A

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										Flood Risk	Location	Agricultural Land		
SR-0890	T	Land at Epping Road, Roydon, Harlow, Essex	Roydon	6.33	60	Probably Unsuitable	Do not allocate	Suitable	<p>SSM site SR-0890 forms part of strategic site T. The AECOM assessment of site T noted a number of constraints including the presence of protected trees, contamination and site access, though it was felt that these constraints could be mitigated. However, the site has the potential to detract from the landscape setting of Roydon, has limited regeneration potential and has no functional relationship with Harlow. AECOM judged the site to be probably unsuitable for residential development but recommended the site be considered as part of the District level site assessment.</p> <p>SSM site SR-0890 is located in a moderately sustainable location at the edge of Roydon. It scores well against most criteria and it was felt that the identified landscape harm constraint may be overcome. It is noted that it may accommodate higher density development than proposed. This site should continue to be considered.</p>	1	5	3	5	The site should proceed for further testing.