

B1.1 Overview of Assessment of Residential Sites




ARUP Appendix B1.1
Overview of Assessment of Residential Sites

Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------------|---|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| 16_SITE_01 | Esham, Paynes Lane, Nazeing, Essex | Chigwell | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones and is constrained by Flood Risk Zone 3B, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| 16_Site_02-N-A | Land North of Vicarage Lane, Chigwell, IG7 6LS | Chigwell | Tranche 2 | Chigwell | Residential | | | | | | <p>The site scored poorly against several criteria at Stage 6.2, including landscape sensitivity, and it was considered that development of the site would promote unsustainable patterns of development (sprawl).</p> <p>This site was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, and therefore it did not proceed any further.</p> |
| 16_Site_02-N-B | Land North of Vicarage Lane, Chigwell, IG7 6LS | Chigwell | Tranche 2 | Chigwell | Residential | | | | | | <p>The site scored poorly against several criteria at Stage 6.2, including landscape sensitivity and open space, and it was considered that development of the site would promote unsustainable patterns of development (sprawl). The site did not proceed any further.</p> <p>This site was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, and therefore it did not proceed any further.</p> |
| 16_Site_02-N-C | Land North of Vicarage Lane, Chigwell, IG7 6LS | Chigwell | Tranche 2 | Chigwell | Residential | | | | | | Although this site was identified as available within the first five years of the Plan period, with no identified constraints or restrictions that would prevent it coming forward for development, it was considered that other sites in Chigwell were more preferable in terms of their overall suitability, noting the constraints posed by BAP Habitat, existing allotments and landscape sensitivity. If these alternative sites were allocated, they would cumulatively provide the desired growth in this settlement. This site is therefore not proposed for allocation. |
| SR-0001 | Prospect Nursery, Old Nazeing Road, Nazeing, Broxbourne | Nazeing | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0002 | Wealdstead, Toot Hill Road, Greensted, Ongar, Essex, CM5 9LJ | Stanford Rivers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0003 | Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | This site was proposed for allocation in the Draft Local Plan (2016). It was identified as available within the first five years of the Plan period, and has no identified constraints or restrictions which would prevent it coming forward for development. Responses received through the Regulation 18 Draft Local Plan consultation raised concerns about the overall level of growth proposed for North Weald Bassett. Given the site's more outlying location adjacent to the west of the village, and the Council's Local Plan Strategy aim to focus development to the north of the existing settlement, enabling a buffer to be retained between the village and North Weald Airfield, it was considered to be less suitable than other sites identified in North Weald Bassett. The site is therefore not proposed for allocation. |

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| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|---|--------------------------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0004 | Land opposite The White House, Middle Street, Nazeing, Essex, EN9 2LW | Nazeing | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0007 | Land at Manor Road (South Side, Lambourne Road), Chigwell, Essex, IG7 5PD | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0008 | Tower Nursery, Netherhall Road, Roydon | Roydon | Tranche 1 | Roydon Hamlet | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. It is in a remote location some distance from any settlement and would promote unsustainable patterns of development. It did not proceed any further. |
| SR-0009 | Land north side of Epping Road, known as 'Halls Green' | Roydon | Tranche 1 | Harlow | Residential | | N/A | | | | SR-0009 forms strategic site Q. AECOM's assessment in 2016 considered this site to be unsuitable due to the isolation of the site and the likely significant impacts on the environment and heritage assets. The site was considered through the site selection process at stage 6.3 in 2017. This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0010 | Leaside Nursery, Sedge Green, Nazeing, Essex | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0011 | St. Leonards Road, Nazeing, Essex (Known as 'Perry Hill') | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0012 | Land to the south of 62 Hoe Lane, Abridge, Romford, Essex, RM4 1AU | Lambourne | Tranche 1 | Abridge | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0014 | Land adjoining 40A Hainault Road, Chigwell, Essex, IG7 6QX | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0015 | Providence Nursery, Normandy Nursery and Sarina Nursery | Waltham Abbey | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0016 | Culora, Beechview Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH | Waltham Abbey | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0017 | Home Farm, Chigwell Lane, Chigwell | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0019 | Side of Argosons, Kents Lane, Kents lane Nursery, North Weald, Epping, CM16 6AX | Moreton, Bobbingworth and the Lavers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |




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|-----------|---|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0020-N | Land at Paternoster Hill, Waltham Abbey, Essex, EN9 3JY | Waltham Abbey | Tranche 2 | Waltham Abbey | Residential | | | | | | <p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it included land located within Flood Risk Zones 2, 3a and 3b and there are a sufficient number of sites within the settlement that are ranked more favourably. While additional information was submitted by the site promoter in relation to this site in response to the Draft Local Plan (2016) consultation around flood defence work undertaken, which may reduce the extent of land subject to higher flood risk zones, the site selection assessment has drawn on the most up-to-date flood risk mapping produced and verified by the Environment Agency.</p> <p>However, the suitability of the site was considered at Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. This site scored poorly against several criteria in addition to flood risk including Green Belt harm, and impact on landscape, BAP Priority Habitats and Local Wildlife sites. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, including around flood risk, and therefore the site did not proceed any further.</p> |
| SR-0021 | Land lying to the north of Honey Lane and west of Mason Way, Ninefields, Waltham Abbey, Essex | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0023i | Weald Place Farm, Thornwood, Epping, Essex | North Weald Bassett | Tranche 1 | Thornwood | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0023ii | Weald Place Farm, Thornwood, Epping, Essex | North Weald Bassett | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0025 | Brook Farm, Stapleford Road, Stapleford Abbots, Essex | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. It was considered that it would promote unsustainable development patterns, ribbon development away from the settlement edge. The site did not proceed any further. |
| SR-0026A | Land to east of Theydon Bois London Underground station, north of Abridge Road | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | Although this site was identified as available, it has a complex ownership pattern and it is not clear whether all landowners are supportive of development. Additionally, one of the landowners is promoting an overlapping site for development. The site is not proposed for allocation. |




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|----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0026B | Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period it is not proposed for allocation. Responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community as a result of the scale of growth proposed. Additionally the Conservators of Epping Forest raised concerns around the overall scale of growth proposed in Theydon Bois, which is located in close proximity to the Epping Forest SAC, and the potential effects arising from recreational pressure and air quality. The Conservators identified the need for a SANG to compensate for the scale of growth, which may adversely affect the deliverability of the site. It was considered that other sites in Theydon Bois were more preferable in terms of their overall suitability and if allocated they would provide the desired growth in the settlement. This site is not proposed for allocation. |
| SR-0026C | Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period it is not proposed for allocation. Responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community as a result of the scale of growth proposed. Additionally the Conservators of Epping Forest raised concerns around the overall scale of growth proposed in Theydon Bois, which is located in close proximity to the Epping Forest SAC, and the potential effects arising from recreational pressure and air quality. The Conservators identified the need for a SANG to compensate for the scale of growth, which may adversely affect the deliverability of the site. It was considered that other sites in Theydon Bois were more preferable in terms of their overall suitability and if allocated they would provide the desired growth in the settlement. This site is not proposed for allocation. |
| SR-0027 | Woodgrange Poultry Farm, 52 Ongar Road, Abridge, Essex, RM4 1UH | Lambourne | Tranche 1 | Abridge | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0028 | Land adjacent to Waterman's Way North Weald | North Weald Bassett | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0032 | Land at Lower Sheering | Sheering | Tranche 1 | Lower Sheering | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0033 | Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU | Sheering | Tranche 1 | Sheering | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0034 | Land to east of Waltham Abbey | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0036 | Land at Blumans, North Weald (north/south of A414) | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |

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|------------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0037 | Land off Chigwell Road, Chigwell, Essex | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | <p>This site falls within a strategic option which was considered to be less suitable.</p> <p>This site was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. The site however scored poorly against several criteria, including impact on BAP habitats, Green Belt harm and contamination. Although the site could contribute to five-year housing land supply, it was considered that this benefit did not override the constraints identified. The site did not proceed any further.</p> |
| SR-0038 | Land at Tylers Cross Farm, Water Lane, Tylers Cross, Harlow | Roydon | Tranche 1 | Harlow | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0039 | Land at Bourne Farm, Water Lane, Tylers Cross, Harlow | Roydon | Tranche 1 | Harlow | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0040 | Land to the rear of 11 Woodfield Terrace and The Lodge, Thornwood Common, Near Epping, Essex, CM16 6LL | North Weald Bassett | Tranche 1 | | Residential | | N/A | | | | Part of site is within the Settlement Buffer Zone is constrained by Flood Risk Zone 3B, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0042A | Land to the rear of 11 Woodfield Terrace and The Lodge, Thornwood Common, Near Epping, Essex, CM16 6LL | North Weald Bassett | Tranche 1 | Thornwood | Residential | | N/A | | | | Although this site scored well at Stage 2 in terms of access to bus services, it is in a remote and isolated location and would not promote sustainable development patterns and development may harm the surrounding landscape. The site did not proceed any further. |
| SR-0043 | Land at Weald Hall Lane, Thornwood | North Weald Bassett | Tranche 1 | Thornwood | Residential | | N/A | | | | Although this site was identified as suitable and available, it was considered that, on balance, other sites in Thornwood were more preferable in terms of suitability, noting in particular the potential harm to the settlement pattern and character. If allocated, these alternative sites would cumulatively provide the desired growth in this settlement. This site is not proposed for allocation. |
| SR-0044i | The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP | Waltham Abbey | Tranche 1 | High Beech | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including harm to internationally protected sites (specifically Epping Forest). It would represent large scale development in an unsustainable location and therefore did not proceed any further. |
| SR-0044ii | The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP | Waltham Abbey | Tranche 1 | High Beech | Residential | | N/A | | | | This site would not support the minimum development threshold for allocation in the Local Plan (6 units). |
| SR-0045-N | Land at Little West Hatch and Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BS | Chigwell | Tranche 2 | Chigwell | Residential | | | | | | <p>This site falls within a strategic option which was considered to be less suitable.</p> <p>The site was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints previously identified and therefore, with the exception of the part of the site which is previously developed land (considered under site reference SR-0478B), it did not proceed any further.</p> |
| SR-0046A-N | Latton Priory Farm, London Road, Harlow, Essex, CM18 7HT | North Weald Bassett | Tranche 2 | Harlow | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0047 | Land to East of Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JH | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, 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 did not proceed any further. |

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|------------|---|---------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0048 | Land North of Ongar Road, Fyfield, Ongar Essex | Fyfield | Tranche 1 | Fyfield | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of landscape sensitivity and it was considered that it would promote unsustainable development patterns, as well as a scale of development that would harm the character of the village. It did not proceed any further. |
| SR-0049 | Land south-east of Ongar Road, Fyfield, Essex | Fyfield | Tranche 1 | Fyfield | Residential | | N/A | | | | This site was proposed for allocation in the Draft Local Plan (2016). While it was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development, on balance it was considered that an alternative site assessed in Fyfield through Stage 6.4 (SR-0935) was more suitable and would provide for a scale of growth that is more appropriate to the settlement. The site is not proposed for allocation. |
| SR-0050i | Land to East of Fyfield, Fyfield | Fyfield | Tranche 1 | Fyfield | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape sensitivity. It was considered that it would promote unsustainable development patterns, ribbon development in an isolated location. The site did not proceed any further. |
| SR-0050ii | Land to east of Fyfield, Fyfield | Fyfield | Tranche 1 | Fyfield | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape sensitivity. It was considered that it would promote unsustainable development patterns of ribbon development in a location that relates poorly to the existing settlement. |
| SR-0051 | Land to south of A414 Chelmsford Road, Ongar, Essex | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | <p>This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p> <p>The site was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints previously identified and therefore it did not proceed further.</p> |
| SR-0052A-N | Land at East End Farm, Harlow, Essex, CM19 5HG | Roydon | Tranche 2 | Harlow | Residential | | | | | | <p>SR-0052A-N broadly aligns with strategic site P. AECOM's assessment in 2016 considered the site to be unsuitable for residential development due to its location in an area of high tranquillity, the potential to impact existing views, environmental constraints and likely difficulties connecting to existing infrastructure.</p> <p>The site was considered through the site selection process at stage 6.3 in 2017. This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p> |

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|------------|--|---------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0052B-N | Land at East End Farm, Harlow, Essex, CM19 5HG | Roydon | Tranche 2 | Harlow | Residential | | | | | | <p>SR-0052B-N broadly aligns with strategic site S. AECOM's assessment of strategic site S noted that it provides significant regeneration potential, and likely impacts upon the Green Belt and environmental constraints could be mitigated through positive design. However, a wider package of local highway and junction improvements would likely be required in western Harlow to ensure the site is functionally integrated with the town. AECOM's assessment in 2016 considered the site to be potentially suitable for residential development but it was recommended not to allocate as a result of the site's connectivity/integration issues with surrounding residential areas.</p> <p>The site was considered through the site selection process at stage 6.3 in 2017. This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p> |
| SR-0054i | Land Surrounding High Ongar, High Ongar, Essex | High Ongar | Tranche 1 | High Ongar | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0054ii | Land Surrounding High Ongar, High Ongar, Essex | High Ongar | Tranche 1 | High Ongar | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0054iii | Land Surrounding High Ongar, High Ongar, Essex | High Ongar | Tranche 1 | High Ongar | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0055 | Land between A414 and High Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape and Green Belt harm. It was considered that it would promote unsustainable development patterns of ribbon development in a location that relates poorly to the existing settlement. |
| SR-0056 | Land to west of Miller's Lane, Chigwell Row, Essex | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0058 | Land to North of Clay's Lane, Loughton, Essex, IG10 2RZ | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | This site scored poorly across a range of criteria at Stage 2, 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. |
| SR-0060 | Land at Patches Farm, Waltham Abbey | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0061A | Land adjacent to north and south of A121, south of Waltham Abbey | Waltham Abbey | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |

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|------------|---|---------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0063-N | Former Haulage Yard, Sewardstone Hall, Sewardstone Road, Sewardstone, London, E4 7RH | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0064 | Sedge Green Nursery, Sedge Green, and Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0064-N | Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX | Nazeing | Tranche 2 | Lower Nazeing | Residential | | | | | | This site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is medium value Green Belt land adjacent to the settlement and it is located within the Lee Valley Regional Park; and there are a sufficient number of sites within the settlement that are ranked more favourably than this site. The site did not proceed any further. |
| SR-0065-A1 | Land at Honey Lane, Waltham Abbey, EN9 3AY | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0065-B1 | Land South of Honey Lane, Waltham Forest, EN9 3BA | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0065-C1 | Land to South of Honey Lane, Waltham Abbey, Essex, EN9 3BA | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0067i | Land to the west of Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0067iiA | Land to the west of Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape sensitivity, impact on heritage assets, impact on Local Wildlife Sites and Green Belt harm. When considered together with the site layout constraints posed by identified flood risk to the west of the site, it was considered that these constraints were unlikely to be overcome. The site did not proceed. |
| SR-0067iiB | Land to the west of Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, sets out the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0068-N | Land West of Summers and North of Epping Road, Harlow, Essex, EN9 2DH | Roydon | Tranche 2 | Harlow | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0069 | Land at Ivy Chimneys Road, Epping | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0069/33 | Land South of Epping | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0070 | Land at Forest Drive, Theydon Bois | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |

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
Appendix B1.1 Overview of Assessment of Residential Sites

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| | Site proceeds at this stage. |
| | Site does not proceed at this stage. |
| | This stage is not applicable for this site. |

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|--|--------------------------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0071 | Land at Standards Hill, Epping | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site was proposed for allocation in the Draft Local Plan (2016). However, responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community. On balance, it was considered that other sites in Epping (in particular those proposed around South Epping) were more preferable in terms of their overall suitability, noting the constraints posed by BAP Habitats, landscape sensitivity and TPOs. The indicative capacity assessment noted that the site capacity should be reduced as a result of these constraints. If alternative sites in the South Epping Masterplan Area were allocated they would cumulatively provide the desired growth in the settlement and better support the emerging Epping Neighbourhood Plan. This site is not proposed for allocation. |
| SR-0072 | Land at Tylers Farm [271 High Road], North Weald | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0073 | Land to the East of the M11, Sheering | Sheering | Tranche 1 | Sheering | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0074 | Land to the east of the A414, New House Farm, Harlow | North Weald Bassett | Tranche 1 | Harlow | Residential | | N/A | | | | SR-0074 forms the northern part of strategic site K. AECOM's assessment of strategic site K found that the site falls within a HSE middle buffer area and is subject to landscape and Green Belt considerations. AECOM's assessment in 2016 considered 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. The site was considered through the site selection process in 2017. It scored poorly against several criteria at Stage 6.2, including landscape sensitivity, Green Belt harm, and settlement character sensitivity. The site would promote unsustainable development patterns in a remote location and did not proceed any further. |
| SR-0075 | Land to the north of Church Road, Ongar | Moreton, Bobbingworth and the Lavers | Tranche 1 | Moreton | Residential | | N/A | | | | This site is in a less sustainable location, distant from a range of public services, and scored poorly across many criteria at Stage 2. It was considered that the identified contamination constraint could not be mitigated. The site did not proceed any further. |
| SR-0076 | Land south of Vicarage Lane, North Weald | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | This site is part of a larger site (SR-0158A) which was identified as suitable for allocation and it is unlikely that this site would come forward as a standalone development. It is therefore not proposed for allocation. |
| SR-0077 | Land at Thornwood Common, North Weald, Essex | North Weald Bassett | Tranche 1 | Thornwood | Residential | | N/A | | | | This site is in a remote location and relates poorly to the settlement in terms of its scale and configuration. Additionally, it is not considered to be in a sustainable location and did not proceed any further. |
| SR-0078i | Sovereign Fields, Bury Road, Sewardstonebury Chingford, London, E4 7QN | Waltham Abbey | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0078ii | Sovereign Fields, Bury Road, Sewardstonebury Chingford, London, E4 7QN | Waltham Abbey | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0080 | Coppice Farm, Coppice Row, Theydon Bois, Essex, CM16 7OS | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |




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Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|--|--------------------------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0081 | Hamlet Hill Land, Hamlet Hill, Roydon, Essex | Roydon | Tranche 1 | Roydon Hamlet | Residential | | N/A | | | | This site scored poorly across 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. |
| SR-0082 | Weald Bridge Nursery, Kents Lane, North Weald, Essex | Moreton, Bobbingworth and the Lavers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| 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 | Waltham Abbey | Tranche 1 | Sewardstone | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0084-N | Pritchards Nursery, Mott Street, Waltham Abbey, London, E4 7RW | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0085 | Former Royal Gunpowder Factory Site, Beaulieu Drive, Waltham Abbey, Essex, EN9 1JY | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0087 | Pound Field, Bell Common, Epping, Essex | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0088 | Land in School Lane, Chigwell | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0089A | Land Lying to the west side of Galley Hill Road, Northern Portion | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0090 | Land to east of Longfields, Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0090-N | Land to East of Longfields | Ongar | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0094 | Land at North of Villa Nursery, Reeves Lane, Roydon, Essex | Roydon | Tranche 1 | Roydon Hamlet | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. It would promote unsustainable patterns of development in a remote location and did not proceed any further. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0095 | Merry Weather Nursery, Reeves Lane, Roydon, Essex | Roydon | Tranche 1 | Roydon Hamlet | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. It would promote unsustainable patterns of development in a remote location and did not proceed any further. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0096 | Villa Nursery, Reeves Lane, Roydon, Essex | Roydon | Tranche 1 | Roydon Hamlet | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. It would promote unsustainable patterns of development in a remote location and did not proceed any further. |
| SR-0098-N | Land bounded by Hainault Road, Courtland Drive/Chigwell Brook and the London Underground Line, Chigwell, Essex, IG7 6QX | Chigwell | Tranche 2 | | Residential | | | | | | With the exception of the site access, the site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0099 | Lea Valley Nursery, Crooked Mile, Waltham Abbey | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|--|---------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0101 | Netherbowers, Perry Hill, Nazeing, Essex | Nazeing | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0102 | Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0104 | Land adjoining Parklands, Waltham Abbey | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0107 | Land at Epping and Parsloe Road, Roydon, Essex (Blakes Farm) | Roydon | Tranche 1 | Harlow | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0108 | Land to west of Chigwell Park Drive and to north of Luxborough Lane, Chigwell | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0109 | Richmonds Farm, Parsloe Road, Epping Green, CM16 6QB | Roydon | Tranche 1 | Harlow | Residential | | N/A | | | | Although the site was identified as available, it is not known when existing on-site uses would cease. Furthermore, it was considered that the site's more outlying location in relation to existing communities made it less preferable when compared with other residential sites in the area, which were considered to be more integral to the spatial integration and coherence of the proposed Strategic Masterplan. On balance, it was considered that other sites in the Water Lane area were more preferable in terms of their overall suitability and achievability, and the site is not proposed for allocation . |
| SR-0111 | Oaks Farm Land, Vicarage Lane, Chigwell, Essex | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | The site scored poorly at Stage 2 in terms of its landscape sensitivity and potentially very high harm to the Green Belt. While the site is adjacent to the existing settlement, it was considered that it would promote unsustainable patterns of development (sprawl). It did not proceed any further. |
| SR-0112-N | Land to the West of Stanford Rivers Road, Ongar, Essex, CM5 9EP | Ongar | Tranche 2 | Ongar | Residential | | | | | | The site was identified as available within the first five years of the Plan period, and there are no identified restrictions which would prevent it coming forward for development. However, it was considered that other sites in Ongar would enable the Council to focus growth to the north of the settlement, which is the preferred location for growth. While it is proposed to allocate a limited number of residential units in the south of the settlement in order to provide the desired growth for allocation, this site could only be accessed via Stanford Rivers Road. It was considered that this access could not be achieved without causing harm to an identified BAP Habitat. As such, this site was considered to be less preferable compared to other sites to the south of the settlement and therefore is not proposed for allocation. |
| SR-0113A | Land South of Brook Road, Epping | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0113B | Land to the South of Brook Road, Epping | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0115 | Metropolitan Police Chigwell Sports Club, Chigwell Hall, High Road, Chigwell, Essex, IG7 6BD | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including harm to the Green Belt, heritage and traffic impact. Cumulatively, it was considered that these constraints make the site unsuitable for allocation and it did not proceed any further. |
| SR-0116 | Land to the rear of Oakley Hall, Nazeing | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |

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Appendix B1.1 Overview of Assessment of Residential Sites

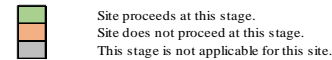


Site proceeds at this stage.
Site does not proceed at this stage.
This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|------------|--|--------------------------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0117 | The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW | Roydon | Tranche 1 | Roydon | Residential | | N/A | | | | This site is reliant on adjacent land to enable development to be brought forward. Adjacent sites were identified as unsuitable for development, which would impact upon its deliverability as a standalone site. It is not proposed for allocation. |
| SR-0120 | Bowes Field, Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0121 | Land at Sheering Lower Road, Sawbridgeworth | Sheering | Tranche 1 | Lower Sheering | Residential | | N/A | | | | Although this site was identified as available for development during the Plan period, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. It is not proposed for allocation. |
| SR-0122 | Dreams, Beech Road, Willingale, Essex | Willingale | Tranche 1 | Willingale | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of landscape sensitivity and is in an unsustainable location, distant from public transport and services. It did not proceed any further. |
| SR-0123 | School Lane, Beauchamp Roding, Fyfield, Essex | Abbess Beauchamp and Berners Roding | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0124 | Wood Field, Dunmow Road, Beauchamp Roding, Essex | Abbess Beauchamp and Berners Roding | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0125 | Brick Kiln, Downhall Road, Matching Green, Essex | Matching | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0126 | Stonals, Wardens Hall, Willingale, Essex | Willingale | Tranche 1 | Willingale | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of potential landscape sensitivity and is in an unsustainable location, distant from public transport and services. It did not proceed any further. |
| SR-0127 | Church Field, Willingale, Essex | Willingale | Tranche 1 | Willingale | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of potential landscape sensitivity and is in an unsustainable location, distant from public transport and services. It did not proceed any further. |
| SR-0128 | Heron's Farm, Heron's Lane, Fyfield, Essex, CM5 0RQ | Fyfield | Tranche 1 | Fyfield | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape sensitivity, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It did not proceed any further. |
| SR-0129 | The Nursery, School Lane, Magdalen Laver, Essex | Moreton, Bobbingworth and the Lavers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0130 | Church Field (1ha site), Willingale, Essex | Willingale | Tranche 1 | Willingale | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of potential landscape sensitivity and is in an unsustainable location, distant from public transport and services. It did not proceed any further. |
| SR-0131 | Heron's Farm, Heron's Lane, Fyfield, Essex, CM5 0RQ | Fyfield | Tranche 1 | Fyfield | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape sensitivity, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It did not proceed any further. |
| SR-0132Ai | Land north-east of Woodbury Down, Epping | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0132Aii | Land north-east of Lindsey Street (B181) and west of High Road (B1393), Epping | Epping Upland | Tranche 1 | Epping | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0132Bi | Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0132Bii | Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |

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
Appendix B1.1 Overview of Assessment of Residential Sites



| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-------------|---|----------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0132Biii | Lane west of Bury Lane, north of Epping Cemetery, Epping | Epping Upland | Tranche 1 | Epping | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0132Ci | Epping Sports Club, Lower Bury Lane | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site was proposed for allocation in the Draft Local Plan (2016). However, responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community. It was considered that other sites in Epping were more preferable in terms of their overall deliverability, noting the timescales for the availability of this site and its more marginal viability. If the alternative sites in Epping were allocated they would cumulatively provide the desired growth in the settlement and better support the emerging Epping Neighbourhood Plan. The site is not proposed for allocation. |
| SR-0132Cii | Land west of Bury Lane, Epping | Epping Upland | Tranche 1 | Epping | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0133i-A1 | Land at Great Owl Road, Chigwell, Essex, IG7 6AL | Chigwell | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0133i-B1 | Land North of Roding Lane, Chigwell, Essex, IG7 6BN | Chigwell | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0133ii-N | Land at Lower Queens Road, Buckhurst Hill, Essex, IG9 6DS | Buckhurst Hill | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0134-N | Beech Farm, High Road, Loughton, Essex IG10 4JJ | Loughton | Tranche 2 | Loughton | Residential | | | | | | This site scored poorly at Stage 2 in terms of its proximity to Epping Forest SAC and harm to the Green Belt. Additionally, the site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferred because it lies within strongly performing Green Belt, and there are a sufficient number of sites within the settlement that are ranked more favourably. The site did not proceed any further. The site was identified as potentially being able to contribute to the Council's five year housing land supply. However, it was considered that this benefit did not override the constraints identified at Stage 2 or the site's position in the land preference hierarchy and therefore it did not proceed any further. |
| SR-0135A | Stoneyfield, Hoe Lane, Nazeing | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0135B | Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0136 | Burleigh Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |




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Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|------------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0138 | Northfield Nurseries, Sewardstone Road, E4 7RG | Waltham Abbey | Tranche 1 | Sewardstone | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0139 | Riddings Lane, Hastingwood Road, Hastingwood, North Harlow, Essex, CM18 7HT | North Weald Bassett | Tranche 1 | Harlow | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0140 | Hill Farm Nursery, Hamlet Hill, Roydon, Harlow, Essex | Roydon | Tranche 1 | Roydon Hamlet | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. The site is in a remote location which would not support sustainable growth patterns at the proposed scale. Non-protected trees would further constrain any development. |
| SR-0142 | Beale Oaken, Tylers Road, Roydon Hamlet, Essex | Roydon | Tranche 1 | Tylers Cross | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including harm to the Green Belt and it was considered that this constraint was unlikely to be overcome. The site would promote unsustainable patterns of development and did not proceed any further. |
| SR-0145 | Cecil House, Foster Street, Harlow Common, CM17 9HY | North Weald Bassett | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0146C-N | Land East of Harlow, North of Church Langley and South of Sheering Road, Harlow, Essex, CM17 0NG | Sheering | Tranche 2 | Harlow | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0147 | Land to the north boundary of Grange Farm, High Road, Chigwell, Essex, IG7 6DP | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0149 | Tudor House, High Road, Thornwood, with adjacent land. | North Weald Bassett | Tranche 1 | Thornwood | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0150 | The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0152 | Lakeside Nursery, Pecks Hill, Nazeing, EN9 2NW | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0153 | Land north of Stewards Green Road, Epping | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site was proposed for allocation in the Draft Local Plan (2016). The site was considered to be available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development. At the settlement level, growth to the south of Epping was considered to be more preferable in terms of landscape sensitivity and Green Belt harm compared with other strategic options around the settlement. If these alternative sites were allocated they would cumulatively provide the desired growth in the settlement and better support the emerging Epping Neighbourhood Plan. The site is not proposed for allocation. |
| SR-0154 | Land behind Rose Cottage, Toot Hill, Ongar | Stanford Rivers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0155 | Land at Junction of Nine Ashes Road and Woolmongers Lane, Paslow Common, Ingatestone, Essex, CM4 0JX | High Ongar | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0156 | Paslow Common Farm, Nine Ashes Road, Paslow Common, Ingatestone, Essex | High Ongar | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |




ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|---|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0157 | Mount Pleasant House, Harlow Road, Roydon, Essex | Roydon | Tranche 1 | Harlow | Residential | | N/A | | | | SR-0157 is related to adjacent site SR-0052A-N (strategic site P) which was considered by AECOM's assessment in 2016 to be unsuitable for residential development. This site was considered during Stage 6.3 of the site selection process in 2017. It falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0158A | Land at North Weald Bassett, South of Vicarage Lane | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0158B | Vicarage Lane/ east/west of Church Lane (east of Merlin Way), North Weald | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0160 | Fernbank Nursery, Nazeing Road, Nazeing, Essex | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0161-N | Pickfield Nursery, Pick Hill, Waltham Abbey, Essex, EN9 3LB | Waltham Abbey | Tranche 2 | Waltham Abbey | Residential | | | | | | This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it included land located within Flood Risk Zones 2, 3a and 3b and there are a sufficient number of sites within the settlement that are ranked more favourably. While additional information was submitted by the site promoter in relation to this site in response to the Draft Local Plan (2016) consultation around flood defence work undertaken, which may reduce the extent of land subject to higher flood risk zones, the site selection assessment has drawn on the most up-to-date flood risk mapping produced and verified by the Environment Agency. The suitability of the site was considered at Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. This site scored poorly against several criteria in addition to flood risk including Green Belt harm, landscape sensitivity, BAP Priority Habitats and Local Wildlife sites. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, including around flood risk, and therefore the site did not proceed any further. |
| SR-0162 | Land lying to the east of the Crooked Mile, adjacent to Clapgate Lane/ Eagle Gate | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including impact on Epping Forest Buffer Land, impact on Local Wildlife Sites and settlement character sensitivity. Additionally, it is in a remote location separated from the edge of Waltham Abbey. It was considered that the site relates poorly to the edge of the settlement and proposed a scale of development that would be inappropriate in this location. Therefore, it did not proceed any further. |

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Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0164 | Esham, Paynes Lane, Nazeing, Essex | Nazeing | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones and is constrained by Flood Risk Zone 3B, which are Major Policy Constraints. The site was not therefore considered further. |
| SR-0165 | Home Farm, Copped Hall Estate, Epping, Essex, CM16 5HS | Epping Upland | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0166 | Spinney Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0167 | Belmont, Hamlet Hill, Roydon | Roydon | Tranche 1 | Roydon Hamlet | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including harm to the Green Belt and it was considered that this constraint was unlikely to be overcome. The site would promote unsustainable patterns of development and did not proceed any further. |
| SR-0169 | The Old Coal Yard, off 32 High Street, Roydon | Roydon | Tranche 1 | Roydon | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0170A | Land off Mount Road, Theydon Mount, Epping | Theydon Mount | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0170B | Barkers Farm, Mount End, Theydon Mount, Epping CM16 7PS | Theydon Mount | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0172 | Vine Cottage, Betts Lane, Nazeing, EN9 2DA | Nazeing | Tranche 1 | Nazeing | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of harm to the Green Belt and it is unlikely that this constraint could be overcome. The site is in an unsustainable location and the standard of the local road network is noted as being poor. It did not proceed any further. |
| SR-0175 | Site adjoining 'Covers Mead' Toot Hill, Ongar, Essex | Stanford Rivers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0176 | St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0179 | Part of North Weald Golf Club, Rayley Lane, North Weald, Essex, CM16 6AR | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | <p>The site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study. The Study concluded that the site was too remote from the edge of the existing settlement and airfield to be included in the Masterplan area. Additionally, the site scored poorly against several criteria at Stage 2, including flood risk. The proposed development scale would harm the settlement character and promote an unsustainable development pattern in an isolated location, detached from the existing settlement.</p> <p>This site did not proceed to Stage 4 of the site selection process in 2016 as it was considered to be less suitable. However it was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five-year housing land supply, it was considered that this benefit did not override the constraints previously identified and therefore it did not proceed any further.</p> |
| SR-0181 | Mill Lane, High Ongar, CM5 9RQ | High Ongar | Tranche 1 | High Ongar | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |

ARUP




Appendix B1.1 Overview of Assessment of Residential Sites

























 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|--|----------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0182 | Lignacite Ltd, Meadgate Works, Nazeing, Waltham Abbey, Essex, CM19 5EG | Nazeing | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0183 | Land to the East of Old Ongar County Secondary School, High Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape sensitivity and Green Belt harm. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further. |
| SR-0184 | 0.96 ha plot of land adjacent to High Ongar Road, High Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0184-N | 0.96 ha plot of land adjacent to High Ongar Road, High Ongar | Ongar | Tranche 2 | Ongar | Residential | | | | | | This site was identified as available within the first five years of the Plan period. There is uncertainty over when on-site uses would cease, but it was considered that no other restrictions or constraints were identified which would prevent the site coming forward for development. However, it was considered that development of the site would reinforce an unsustainable, ribbon development pattern and contribute to the merging of Ongar and High Ongar. The site is not proposed for allocation. |
| SR-0185 | Plot of land adjacent to High Ongar Road, High Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0185-N | Plot of land adjacent to High Ongar Road, High Ongar and 12 Fyfield Road, Ongar, CM5 0AH | Ongar | Tranche 2 | Ongar | Residential | | | | | | This site was identified as available within the first five years of the Plan period. Restrictive wayleaves were identified, but it was considered that these could be overcome. However, while it is known that the owner of the smaller part of the site (SR-0185) does not object to a coordinated development, it is unknown whether there is agreement from the developer who is promoting the larger part of the site to include this area within the proposed development. This may affect the deliverability of the site and it is therefore not proposed for allocation. |
| SR-0186 | Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0188 | Land to the Rear of Albany House, Epping New Road, Buckhurst Hill | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | This site scored poorly across a number of criteria at Stage 2, including potential harm to Epping Forest SAC. The site also relates poorly to the existing settlement. It was considered that these constraints could not be mitigated. The site did not proceed any further. |
| SR-0189 | Land at Hoe Lane/New Farm Drive, Abridge, Essex | Lambourne | Tranche 1 | Abridge | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape sensitivity, and would promote unsustainable development patterns in an isolated location detached from the village. The site did not proceed any further. |
| SR-0191 | Royd, St Leonards Road, Nazeing | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0192-N | Land at Millhouse Farm, Theydon Road, Epping, CM16 4DL | Epping | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0193 | Land adjacent to Hydes Farm, Epping Lane, Abridge, Essex | Theydon Garnon | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |

ARUP




Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|--|--------------------------------------|-----------|---|--------------|---|---|---|---|---|--|
| SR-0194 | Littlefields, 60 Stewards Green Road, Epping, Essex | Epping | Tranche 1 | Epping | Residential |  | N/A |  |  |  | This site scored poorly against several criteria at Stage 2, including landscape sensitivity. It is in a remote location outside Epping and would promote unsustainable patterns of development. This site did not proceed any further. |
| SR-0195B | Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential |  | N/A |  |  |  | This site was proposed for allocation in the Draft Local Plan (2016). Although the site was identified as available within the first five years of the Plan period, and has no identified constraints or restrictions which would prevent it coming forward for development, it was considered to be less critical to the delivery of development in the settlement as a result of its more outlying location to the north of the A414 and relative detachment from North Weald Bassett (it forms part of Scenario B Option 3 in the North Weald Bassett Masterplanning Study and is adjacent to Tylers Green). It was considered that other sites in North Weald Bassett could make a greater contribution to achieving the Council's aspirations for North Weald Bassett which seeks to promote growth to the north of the existing settlement but south of Vicarage Lane and the A414. If these sites were allocated they would cumulatively provide the desired growth in this settlement. This site is therefore not proposed for allocation. |
| SR-0196 | Field adjacent to Fairlight, Little Laver Road, Nr Matching Green | Moreton, Bobbingworth and the Lavers | Tranche 1 | | Residential |  | N/A |  |  |  | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0197 | Land adjacent to Kingsmead, Epping Road, Roydon, Essex | Roydon | Tranche 1 | Roydon | Residential |  | N/A |  |  |  | Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period, with limited identified constraints or restrictions (aside from a potential constraint around the existing access), it is not proposed for allocation. An amended, larger, site area (SR-0197-N) was received by the Council, which included this site. This site was assessed separately and is proposed for allocation. |
| SR-0197-N | Kingsmead School, Epping Road, Roydon, Essex, CM19 5HU | Roydon | Tranche 2 | Roydon | Residential |  |  |  |  |  | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0199 | Site of 19 Lambourne Road and adjacent plot | Chigwell | Tranche 1 | Chigwell | Residential |  | N/A |  |  |  | This site scored poorly against several criteria at Stage 2 and it was considered that it would promote unsustainable patterns of development/ribbon development away from the settlement edge. The site did not proceed any further. |
| SR-0200 | Plot of approx. 40 acres, to west of Vicarage Lane | Chigwell | Tranche 1 | Chigwell | Residential |  | N/A |  |  |  | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0203 | Randalls Yard, Woodside, Thornwood Common | North Weald Bassett | Tranche 1 | Thornwood | Residential |  | N/A |  |  |  | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0205 | Land adjacent Maybanks Farm (site C), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP | Stanford Rivers | Tranche 1 | | Residential |  | N/A |  |  |  | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0206 | Land adjacent Maybanks Farm (site A), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP | Stanford Rivers | Tranche 1 | | Residential |  | N/A |  |  |  | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0207 | Land adjacent Maybanks Farm (site B), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP | Stanford Rivers | Tranche 1 | | Residential |  | N/A |  |  |  | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |

ARUP

Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|---|-------------------------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0208 | Theydon Place, Epping | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site was proposed for allocation in the Draft Local Plan (2016). While it was considered to be available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development, the indicative capacity assessment noted that the capacity is reduced due to the presence of BAP Habitats and TPOs. On balance, it was considered that other sites in Epping were more preferable in terms of their overall suitability, and if these sites were allocated they would cumulatively provide the desired growth in the settlement. The site is therefore not proposed for allocation. |
| SR-0212 | Lea Bank Nursery, Sedge Green, Roydon, Essex, CM19 5JS | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0213 | Bettina Nursery and Ashley Nursery, Sedge Green, Roydon, CM19 5JS | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0216 | Site adjacent to Council Houses, Berners Roding, North Ongar, Essex | Abbess Beauchamp and Berners Roding | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0217 | Site adjacent to Poplar Cottages, Berners Roding, Near Ongar, Essex | Abbess Beauchamp and Berners Roding | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0218 | Chigwell Row Nurseries, Gravel Lane, Chigwell, IG7 6DQ | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2 and it was considered that the location of the site is too remote. Development would not be adjacent to the existing settlement. The site did not proceed any further. |
| SR-0219 | Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0220 | 1-2 Marconi Bungalows, High Road, North Weald, Epping, CM16 6EQ | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | The site scored poorly against several criteria at Stage 2, including impact on BAP Priority Habitats and impact of air quality. It was considered 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 did not proceed any further. |
| SR-0222 | The Rockery, Pynest Green Lane, High Beech, EN9 3QL | Waltham Abbey | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0223 | Stapleford Farm, Oak Hill Road, Stapleford Abbots, Essex, RM4 1EH | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | The identified site scored poorly against several criteria at Stage 2, including proximity to gas pipelines, contamination and Green Belt harm. It was considered that, given these constraints in combination, the site is less suitable for development and did not proceed any further. |
| SR-0225 | Queens Road, Lower Car Park, Buckhurst Hill, IG9 5 | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0225-N | Queens Road Car Park and land to the rear of 16 Forest Edge and 7 Briar Close, Buckhurst Hill, Essex, IG9 5EF | Buckhurst Hill | Tranche 2 | Buckhurst Hill | Residential | | | | | | This site was identified as available within the first five years of the Plan period. On-site constraints were identified (utilities and highways infrastructure) but connections were identified close to the site to mitigate these constraints. It was noted that the north-eastern and south-western parts of the site are in different ownerships and there is no evidence that the two parties have any agreement, formal or informal, to work together. This may adversely affect the deliverability of the site and therefore it is not proposed for allocation. |




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Appendix B1.1 Overview of Assessment of Residential Sites

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| | Site proceeds at this stage. |
| | Site does not proceed at this stage. |
| | This stage is not applicable for this site. |

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|------------|--|-------------------------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0226 | Loughton London Underground car park, adjacent to station, off Old Station Road, IG10 4 | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period, with no identified constraints or restrictions, it is not proposed for allocation. An amended, larger, site area (SR-0226-N) was received by the Council, which included this site. This site was assessed separately and is proposed for allocation. |
| SR-0226-N | Loughton London Underground Car Park, Station Road, Loughton, Essex, IG10 4NZ | Loughton | Tranche 2 | Loughton | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0227 | Debden London Underground Car Park and land adjacent to station, off Chigwell Lane, IG10 3 | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0228i | Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7 | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period, with no identified constraints or restrictions, it is not proposed for allocation. An amended, smaller, site area (SR-0228i-N) was received by the Council, which included part of this site. This site has been assessed separately and is proposed for allocation. |
| SR-0228ii | Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7 | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | The site was proposed for allocation in the Draft Local Plan (2016) with SR-0026N and SR-0026C. While the site remains available within the first five years of the Plan period it is not proposed for allocation. As a standalone site, it was considered that the presence of surface water flooding could be overcome, but this would result in a substantial reduction in the site's capacity. This would result in a small, comparably isolated site which was considered to be less preferable since in response to comments received through the Regulation 18 Local Plan consultation SR-0026B and SR-0026C are not proposed for allocation. This site is therefore not proposed for allocation. |
| SR-0228i-N | Theydon Bois London Underground Car Park, Station Approach, Theydon Bois, Essex, CM16 7HR | Theydon Bois | Tranche 2 | Theydon Bois | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0229 | Epping London Underground Car Park and land adjacent to station, off Station Road, CM16 4 | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0231 | Land at Lippitts Hill (Adjacent Owl PH/ Owl caravan park), High Beach, Loughton, IG10 4AL | Waltham Abbey | Tranche 1 | High Beach | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0232 | Low Hill Nursery, Sedge Green, Roydon, Essex, CM19 5JR | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0235 | Vicarage Lane, North Weald | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0236 | Brooklyn Nursery (and other nurseries) off Mott Street, Sewardstone, Chingford | Waltham Abbey | Tranche 1 | Sewardstone | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0237 | Berwick Hall, Abbess Roding, Essex, CM5 0JS | Abbess Beauchamp and Berners Roding | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|---|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0238 | Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RN | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0239 | Town Mead Depot, Orchard Gardens, Waltham Abbey, EN9 1RS | Waltham Abbey | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0240 | The Kings Head Public House, High Road, North Weald, Essex, CM16 6BU | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0241 | Land on South side of Common Road (Rosewood Farm), Broadley Common, Essex and Land at rear of Meadow Lodge, Epping Road, Nazeing, Essex | Roydon | Tranche 1 | Tylers Cross | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. It was considered that this constraint was unlikely to be overcome. The site would promote unsustainable patterns of development and therefore did not proceed any further. |
| SR-0242-N | Land at Oak Hill Road, Stapleford Abbots, Essex, RM4 1JH | Stapleford Abbots | Tranche 2 | Stapleford Abbots | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0243 | Two Acres, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4 | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0244 | Land North of Lambourne Road and Marden Close, Chigwell | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0245 | Coronation Nursery, Hoe Lane, Nazeing, Essex | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0246 | Leaside Nursery, Sedge Green, Nazeing, Essex (2.5 ha site) | Nazeing | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0247 | Land at Happy Grow Garden Centre, High Road, Thornwood, Epping, CM16 6LX | North Weald Bassett | Tranche 1 | Thornwood | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0249 | Tutein Farm, Grove Lane, Chigwell Row, Essex, IG7 6JQ | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site scored poorly across many criteria at Stage 2, including landscape sensitivity and Green Belt harm, and it was considered that it would promote unsustainable development patterns (sprawl). The site did not proceed any further. |
| SR-0250 | Land opposite Larkins Farm [no. 199], Nine Ashes Road, High Ongar, Essex, CM14 0JY | High Ongar | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0251 | Land at Curtis Mill Lane [opposite Little Bumpkins], Stapleford Abbots, RM4 1JT | Stapleford Abbots | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0252 | Land rear of Orchard House, 243 Lambourne Road, Chigwell, Essex, IG7 5HG | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |

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Appendix B1.1 Overview of Assessment of Residential Sites

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| | Site proceeds at this stage. |
| | Site does not proceed at this stage. |
| | This stage is not applicable for this site. |

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|--|-------------------------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0253 | Land at Woodgreen Farm, Honeypot Lane, Waltham Abbey, Essex, EN9 3SG | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0254 | Land lying to the West of Toot Hill Road, Ongar, Essex | Stanford Rivers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0255 | Land comprising the recreation field and sports club at Love Lane, Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0256 | Land at Mitchells Farm, Stapleford Abbots, Romford, RM4 1EJ | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of harm to the Green Belt and is in a moderately isolated location. It was considered that these constraints were unlikely to be overcome. The site therefore did not proceed any further. |
| SR-0257 | Land at 156 and 162 Ongar Road, Abridge, Essex | Lambourne | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0258 | Land at Berners Hall, Berners Roding | Abbess Beauchamp and Berners Roding | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0259 | Land North of Shellow Road, Willingale | Willingale | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0260 | Land to East of Ongar Road, Berners Roding | Abbess Beauchamp and Berners Roding | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0261 | Land at Abbess Roding, Abbess Roding, Essex | Abbess Beauchamp and Berners Roding | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0262 | Land West of Rookery Road, Nine Ashes, Blackmore | High Ongar | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0263 | Land to East of Rookery Road, Nine Ashes, Blackmore | High Ongar | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0264i | Land at King Street, Blackmore | High Ongar | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0264ii | Land at King Street, Blackmore | High Ongar | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0265 | Land to South of Chambers Farm, Sheering | Sheering | Tranche 1 | Sheering | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0266 | Oldfield Spring, Hoe Lane, Nazeing, EN9 2RW | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |

ARUP

Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|------------|---|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0267A | Land to the south-east of Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | The site was identified as available within the first five years of the Plan period. However, while it is proposed to allocate a limited number of residential units in the south of Ongar in order to provide the desired growth for the settlement, it was considered that other sites were more preferable in terms of their overall suitability and achievability. This site would be more harmful than other sites in landscape sensitivity terms and is located in a minerals safeguarding area which may impact upon its deliverability. Furthermore, if other, more preferable sites were allocated they would cumulatively provide the desired growth in the southern part of the settlement. This site is therefore not proposed for allocation. |
| SR-0267B | Land to the south-east of Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield land not adjacent to a settlement; there are a sufficient number of sites within the settlement that are ranked more favourably than this site and therefore it did not proceed any further. |
| SR-0268 | Land to the South of Kettlebury Way, Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | Although this site was identified as available within the first five years of the Plan period, with no restrictions which would affect its deliverability, the capacity assessment noted that, as a result of the site layout and identified BAP Habitat constraints, the site is unlikely to accommodate the number of homes required to meet the threshold for allocation. While it is proposed to allocate a limited number of residential units in the south of the settlement in order to provide the desired growth for the settlement, this site was considered to be less suitable than other sites due to the presence of BAP Habitat. As such, this site was considered to be less preferable compared to other sites to the south of the settlement and therefore is not proposed for allocation. |
| SR-0269A-N | The Ongar Park Estate, North Weald Bassett, Essex, CM16 6DP | North Weald Bassett | Tranche 2 | North Weald Bassett | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0269B | Ongar Park Estate, North Weald Bassett | Stanford Rivers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0270 | Halston Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0271 | (Former Coachworks) Popplewells, High Road, Thornwood, Epping, Essex | North Weald Bassett | Tranche 1 | Thornwood | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0281-N | St Johns Road Area, Epping Town Centre | Epping | Tranche 2 | Epping | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0284-N | Chigwell Lane Service Station, Loughton Broadway, Loughton, Essex, IG10 3SZ | Loughton | Tranche 2 | Loughton | Residential | | | | | | This site was identified as unavailable for development during the Plan period. Development of the site would conflict with Local Plan policy (Policy T 2) which protects Local Filling Stations from redevelopment. On the basis that the Filling Station would be lost, the site is not proposed for allocation. |

ARUP

Appendix B1.1 Overview of Assessment of Residential Sites



Site proceeds at this stage.
Site does not proceed at this stage.
This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0286 | Burton Road, Loughton Broadway | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Although it is known that the site is in sole ownership, it will not be made available for development during the Plan period. It is therefore not proposed for allocation. |
| SR-0289 | Vere Road, Loughton Broadway | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0291 | Sewardstone Lane, Rear of Butlers Drive | Waltham Abbey | Tranche 1 | Sewardstone | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0292 | Sewardstone Lane (near Chapel Field Nursery) | Waltham Abbey | Tranche 1 | Sewardstone | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0293 | Land Lying to the east of Hornbeam Road, Rear of Bourne House Buckhurst Hill | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0294 | Loughton Golf Course | Loughton | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones and is constrained by Epping Forest/Buffer Land, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0295 | Land on the south-east side of Theydon Park Road, Theydon Bois. | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0297 | North Weald Bassett, South-west Area | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0298 | Lower Nazeing, West Area | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of distance to oil and gas pipelines and is constrained by the HSE safety zones. It is also located within the Lee Valley Regional Park. It did not proceed any further. |
| SR-0299 | Lower Nazeing, South-west Area | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0300 | Lower Nazeing, South Area | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0301 | Lower Nazeing, North Area | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0302A | Lower Nazeing, south-east area | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0302B | Lower Nazeing, south-east area | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0302C | Lower Nazeing, south-east area | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |

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Appendix B1.1 Overview of Assessment of Residential Sites

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| | Site proceeds at this stage. |
| | Site does not proceed at this stage. |
| | This stage is not applicable for this site. |

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0303-N | Land to the West of Roydon at Temple Farm, Roydon, Essex, CM19 5EB | Roydon | Tranche 2 | Roydon | Residential | | | | | | <p>This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p> <p>The site's suitability was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. This site scored poorly against several criteria, including landscape sensitivity, and it was considered that it would be harmful to the setting of the Lee Valley Regional Park. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified and therefore it did not proceed any further.</p> |
| SR-0304 | Roydon, North-east Area | Roydon | Tranche 1 | Roydon | Residential | | N/A | | | | This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period. It is not proposed for allocation. |
| SR-0306 | Roydon, south-east Area | Roydon | Tranche 1 | Roydon | Residential | | N/A | | | | <p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield land not adjacent to a settlement and there are a sufficient number of sites within the settlement that are ranked more favourably.</p> <p>This site was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could potentially contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, including landscape sensitivity and harm to the Green Belt, and therefore the site did not proceed any further.</p> |
| SR-0308 | North Weald Bassett, South Area | Stanford Rivers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0309 | North Weald Bassett, North-east area | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | The majority of this site is located outside of the scenarios identified through the North Weald Bassett Masterplanning Study (2013). It scored poorly against several criteria at Stage 2, including settlement character harm, and impact on Ancient Woodland and Local Wildlife Sites. It was considered that its development would exacerbate the linear nature of the settlement and the site did not proceed any further. |
| SR-0310 | North Weald Bassett, Blakes Golf Course (East Area) | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0311 | Sheering, North Area | Sheering | Tranche 1 | Sheering | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0312 | Sheering, South Area | Sheering | Tranche 1 | Sheering | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |

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Appendix B1.1 Overview of Assessment of Residential Sites

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| | Site proceeds at this stage. |
| | Site does not proceed at this stage. |
| | This stage is not applicable for this site. |




| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|------------|---|----------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0313-A1 | Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH | Sheering | Tranche 2 | Lower Sheering | Residential | | | | | | This site scored poorly against several criteria at Stage 6.2, including landscape sensitivity and Green Belt harm and it is unlikely that this harm could be mitigated. The site also relates poorly to the existing settlement. It did not proceed any further. |
| SR-0313-B1 | Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH | Sheering | Tranche 2 | Lower Sheering | Residential | | | | | | This site scored poorly against several criteria at Stage 6.2, including landscape sensitivity and Green Belt harm and it is unlikely that this harm could be mitigated. The site also relates poorly to the existing settlement. It did not proceed any further. |
| SR-0313-C1 | Land East of Lower Sheering and to the rear of Sheering Lower Road, Harlow, Essex, CM21 9LG | Sheering | Tranche 2 | Lower Sheering | Residential | | | | | | This site scored poorly against several criteria at Stage 6.2, including landscape sensitivity and Green Belt harm and it is unlikely that this harm could be mitigated. The site also relates poorly to the existing settlement. It did not proceed any further. |
| SR-0315-N | Land East of Ongar Castle, Ongar, Essex, CM5 9JT | Ongar | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0317-N | Land between Frogghall Lane and Railway Line, Chigwell, Essex, IG7 5EP | Chigwell | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0318 | Chigwell, north-east area | Chigwell | Tranche 1 | Chigwell | Residential | | | | | | This site was identified as available within the first five years of the Plan period. However, the north-eastern part of this site was granted planning permission for 36 dwellings in January 2017. The western part of the site was assessed separately (SR-0990), is proposed for designation in the emerging Chigwell Neighbourhood Plan as a Local Green Space, while the southern part of the site, also assessed separately (16_Site_02-N-C) was considered to be less preferable compared with other sites in Chigwell, noting the constraints posed by BAP Habitats, existing allotments and landscape sensitivity. The site is therefore not proposed for allocation. |
| SR-0319 | Land west of Epping New Road, Buckhurst Hill | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0320 | Buckhurst Hill, South Area | Buckhurst Hill | Tranche 1 | | Residential | | | | | | Site is located outside the Settlement Buffer Zones and is constrained by Epping Forest/Buffer Land, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0321 | Land Between Buckhurst Hill & Loughton | Buckhurst Hill | Tranche 1 | | Residential | | | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0322 | Land West of Nursery Road, Loughton Broadway | Loughton | Tranche 1 | | Residential | | | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0323 | Loughton, south-east area | Loughton | Tranche 1 | Loughton | Residential | | | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0324 | Loughton, West Area | Loughton | Tranche 1 | | Residential | | | | | | Site is located outside the Settlement Buffer Zones and is constrained by Epping Forest/Buffer Land, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|------------|--|---------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0326A | Loughton North Area, Including Debden Green, Debden House Camping Site | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0326B | Loughton north area, Including Debden Green, Debden House Camping Site | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0326C-N | South of Clays Lane, West of Englands Lane, North of Coles Green, IG10 2NS | Loughton | Tranche 2 | Loughton | Residential | | | | | | <p>This site scored poorly against several criteria at Stage 6.2, including loss of TPO trees and impact on BAP habitats, and it was considered that these constraints were unlikely to be overcome. Additionally, it would cause harm to the Green Belt by contributing to coalescence between Loughton and Theydon Bois.</p> <p>This site was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, and therefore it did proceed any further.</p> |
| SR-0327A | Theydon Bois Golf Course and Land to East | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0327B | Theydon Bois, Area East of Dukes Avenue | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0328A | Theydon Bois, South Area | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0328B | Theydon Bois, South Area | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0329 | Abridge, North Area | Lambourne | Tranche 1 | Abridge | Residential | | N/A | | | | At Stage 2, this site was identified as being almost entirely constrained by flood risk and it was considered that it would not be possible to overcome this constraint. The site therefore did not proceed any further. |
| SR-0330 | Land east and west of New Farm Drive, South Abridge | Lambourne | Tranche 1 | Abridge | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0331 | Waltham Abbey, north-west area | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0332 | Waltham Abbey, north-east area | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0333A | Epping, South West Area | Epping | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0333Bi | Epping, south-west area | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0333Bii | Epping, south-west area | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of impact of air quality and it is unlikely that the impact could be mitigated. The site did not proceed any further. |




ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-------------|--|----------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0333Biii | Epping, south-west area | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0334 | Epping, north-west area | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely achievability during the Plan period. It is therefore not proposed for allocation. |
| SR-0335 | Epping, North Area | Epping | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0336 | Land between Epping and Coopersale | Epping | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0337 | Hannah Nursery Sewardstone Road | Waltham Abbey | Tranche 1 | Sewardstone | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0338 | Brookfield Nursery/Sewardstone Road, London E4 7RJ | Waltham Abbey | Tranche 1 | Sewardstone | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0339 | Land to rear of The Plough pub, Mott Street, Sewardstone | Waltham Abbey | Tranche 1 | Sewardstone | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0340 | Theydon Green, Theydon Bois | Theydon Bois | Tranche 1 | | Residential | | N/A | | | | Site is constrained by Epping Forest/Buffer Land, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0341 | Theydon Plain, Theydon Bois | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0342 | Thrifts Hall Farm | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0343 | Land east of Garnon Cottage, Bower Hill, Epping | Epping | Tranche 1 | Epping | Residential | | N/A | | | | A Land Registry search found no titles were held for the majority of the site. The lack of ownership information for the site and confirmation as to the sites availability meant it was not proposed for allocation. |
| SR-0345 | Coniston Court, Bower Hill, Epping, CM16 7BH | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period. It is therefore not proposed for allocation. |
| SR-0346 | Tower Road Allotments (east) | Epping | Tranche 1 | Epping | Residential | | N/A | | | | The site is in a sustainable location but it scored poorly against several criteria at Stage 2, including loss of open space. It was considered that the loss of the allotments posed a constraint was unlikely to be overcome. The site did not proceed any further. |
| SR-0347 | Epping Sports Centre, Nicholl Road | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0348 | Cottis Lane Car Park | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0349 | Bakers Lane Car Park | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0350 | Land south of Ardmore Lane between Epping New Road and High Road | Buckhurst Hill | Tranche 1 | | Residential | | N/A | | | | Site is constrained by Epping Forest/Buffer Land, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |

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Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|---|----------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0351 | Land East of High Road, Russell Road, Buckhurst Hill | Buckhurst Hill | Tranche 1 | | Residential | | N/A | | | | Site is constrained by Epping Forest/Buffer Land, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0352 | Land South of Oakland School, High Road/Warren Hill, Loughton | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including impact on Epping Forest SAC, and it was considered that this constraint was unlikely to be overcome. The site did not proceed any further. |
| SR-0353 | Roding Gardens Sports Pitches | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0354 | Allotments north of Standards Hill, Loughton | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of potential loss of public open space and lack of access. It was considered that these constraints cannot be overcome. The site did not proceed any further. |
| SR-0356 | Borders Lane Playing Fields, Opposite Epping College | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0358 | Sandford Ave/Westall Road Amenity Open Space | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | This site was proposed for allocation in the Draft Local Plan (2016). Although the site remains available within the first five years of the Plan period, with no identified constraints or restrictions, responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community. It was considered that a number of new sites available in Loughton, assessed at Stage 6.4 of the site selection process in 2017 were more preferable in terms of their ranking in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The omission of SR-0358 would reduce the quantum of amenity open space proposed for development in Loughton and address concerns raised through the Regulation 18 Draft Local Plan consultation. The alternative sites would also cumulatively provide the desired growth in this settlement. This site is not therefore proposed for allocation. |
| SR-0359 | Newmans Lane/Rectory Lane Amenity Open Space | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including impact on veteran trees and loss of managed 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 re-provision. |
| SR-0360 | Hillyfields Open Space, Loughton | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | The site is in multiple ownership and will not be available for development during the Plan period. It is not proposed for allocation. |
| SR-0361 | Colebrook Lane/Jessel Drive Amenity Open Space | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0362 | Willingale Road Allotments | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | The availability of this site is unknown and it was considered that on-site restrictions, restrictive covenants and wayleaves, are likely to adversely impact upon the deliverability of the site. The site is not proposed for allocation. |
| SR-0369 | South of Lambourne Road, Chigwell Row | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |




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Appendix B1.1 Overview of Assessment of Residential Sites

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| | Site proceeds at this stage. |
| | Site does not proceed at this stage. |
| | This stage is not applicable for this site. |

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|---------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0372 | Land west of Woodgreen Road, including Southend Lane and Skillet Hill Farm | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0373 | Upshire Primary School | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0377 | Parklands/Newteswell Drive amenity open space | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site was identified as unavailable for development during the Plan period. It is not proposed for allocation. |
| SR-0378 | Crooked Mile Allotments and adjacent land | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | Although this site is likely to be available, it was considered that other sites in Waltham Abbey were more preferable in terms of their overall suitability and deliverability, noting the partial lack of information on this site's ownership and the constraint posed by existing allotments. The alternative sites were also preferable in terms of their ranking in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. If the alternative sites in Waltham Abbey were allocated, they would cumulatively provide the desired growth in this settlement. This site is therefore not proposed for allocation. |
| SR-0379 | Land off Town Mead Road | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | Although it is known that the site is in sole ownership, it will not be available for development during the Plan period. It is not therefore proposed for allocation. |
| SR-0380 | Green Yard Car Park | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0381 | Darby Drive / Abbey Gardens Car Park | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site was proposed for allocation in the Draft Local Plan (2016). Although it was identified as available within the first five to ten years of the Plan period, with no identified constraints or restrictions which would prevent it coming forward for development, it was considered that, on balance, other sites in Waltham Abbey were more preferable in terms of their suitability, noting the potential heritage impact of this site. Comments received from Historic England through the Regulation 18 Draft Local Plan consultation recommended that this area should not be allocated as a result of the high archaeological potential of the site, and other responses from the consultation indicated that the site is also less preferred by the community. As other sites in Waltham Abbey would cumulatively provide the desired growth in this settlement, this site is therefore not proposed for allocation. |
| SR-0384 | King Harold School (Business & Enterprise Academy) | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site scored well across most criteria at Stage 2, but it was identified by the local education authority that the site would be required for the expansion of King Harold School. The site did not proceed any further. |
| SR-0387 | Land off Great Stony Park | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0389 | Land between High Street and Rodney Road, Ongar | Ongar | Tranche 1 | | Residential | | N/A | | | | Parts of site falling within Settlement Buffer Zone is constrained by Flood Risk Zone 3B, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |




ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|--|------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0390 | Greensted Road, Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | Although the site was proposed for allocation in the Draft Local Plan (2016), comments received to the Regulation 18 Draft Local Plan consultation indicated that this site is in multiple ownership, and there is a ransom strip affecting the eastern part of the site which, while avoidable, is likely to impact on the deliverability of the site in its entirety. An amended, smaller, site area (SR-0390-N) was received by the Council. The smaller site included part of this site and was assessed separately, which is proposed for allocation. This site is therefore not proposed for allocation. |
| SR-0390-N | Land at Greensted Road, Ongar, Essex, CM5 9HJ | Ongar | Tranche 2 | Ongar | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0391 | Land between Stanford Rivers Road and Brentwood Road, Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0392 | Land north-east of Longfields, Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0393 | Land north of Millfield, Ongar | High Ongar | Tranche 1 | High Ongar | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0395A | Land to North of Ongar | Ongar | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0395B | Land to North of Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2. It is constrained by flood risk, relates poorly to the existing settlement and there is no defensible boundary to the Green Belt, with limited scope to create a new one, which would cause harm to the Green Belt. The site did not proceed any further. |
| SR-0399 | Houchin Drive Playing Fields | Fyfield | Tranche 1 | Fyfield | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including contamination. It was considered that the loss of playing fields in this location would not be desirable. The site did not proceed any further. |
| SR-0400 | Land North of Willingdale Road, Fyfield | Fyfield | Tranche 1 | | Residential | | N/A | | | | Site is constrained by Flood Risk Zone 3B, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0403-N | Land at Sheering Lower Road and West of Harlow Road, Lower Sheering, Essex, CM17 0NE | Sheering | Tranche 2 | Harlow | Residential | | | | | | SR-0403-N broadly aligns with strategic site I. Due to its lack of integration potential, areas of high value to the Green Belt and landscape sensitivity, AECOM's assessment in 2016 considered that strategic site I would be unsuitable for residential development and, on this basis, the site was not identified to accommodate strategic growth around Harlow. This site was considered during Stage 6.3 of the site selection process in 2017. It performs poorly against a number of the site selection criteria, including landscape sensitivity and Green Belt harm, and impact on BAP priority habitats, and heritage assets. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further. |

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Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0404 | Institute Road Allotments, Coopersale | Epping | Tranche 1 | Coopersale | Residential | | N/A | | | | The site was proposed for allocation in the Draft Local Plan (2016) but planning permission has subsequently been granted for 27 residential units on the majority of the site. The availability of the remaining part of the site is unknown, and the revised indicative capacity assessment suggests that this part of the site would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0406i | Land South of Coopersale, east and west of Houbbons Hill | Epping | Tranche 1 | Coopersale | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape sensitivity. It was considered that this constraint was unlikely to be overcome, and the site would promote unsustainable growth patterns in a location too remote from the town. |
| SR-0406ii | Land South of Coopersale, east and west of Houbbons Hill | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including loss of TPO trees, landscape sensitivity and a BAP priority habitat. It was considered that the latter two constraints were unlikely to be overcome. The site did not proceed any further. |
| SR-0407 | Land East of Epping Road, Epping Green | Epping Upland | Tranche 1 | Epping Green | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0408 | Rundell's Grove Wood | North Weald Bassett | Tranche 1 | Harlow | Residential | | N/A | | | | This site scored poorly across a range of criteria at Stage 2, including impact on Ancient Woodland, BAP habitats and Local Wildlife Sites, as well as loss of semi-natural open space and landscape sensitivity. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further. |
| SR-0410 | Land East of High Road, Thornwood | North Weald Bassett | Tranche 1 | Thornwood | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0411 | Weald Place Farm, Thornwood, Epping, Essex | North Weald Bassett | Tranche 1 | Thornwood | Residential | | N/A | | | | This site relates poorly to the village and proposes a development scale that would be inappropriate in this location. It was considered that it would be challenging to create a suitable defensible boundary for the Green Belt. |
| SR-0413 | Land South of Woodside, Thornwood | North Weald Bassett | Tranche 1 | Thornwood | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0416 | Queens Road Allotments & Sewage Works, North Weald Bassett | North Weald Bassett | Tranche 1 | | Residential | | N/A | | | | Parts of site falling within Settlement Buffer Zones are constrained by Local Nature Reserve and Flood Risk Zone 3B, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |




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Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.




| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0417 | Land east of Church Lane/West of Harrison Drive, North Weald Bassett | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | This site was proposed for allocation in the Draft Local Plan (2016). It was considered to be available within the first five years of the Plan period, and has no identified constraints or restrictions which would prevent it coming forward for development. Responses received through the Regulation 18 Draft Local Plan consultation raised concerns about the overall level of growth proposed for North Weald Bassett. Given the site's more outlying location adjacent to the west of the village, and the Council's Local Plan Strategy aim to focus development to the north of the existing settlement, enabling a buffer to be retained between the village and North Weald Airfield, it was considered to be less suitable than other sites identified in North Weald Bassett. The site is therefore not proposed for allocation. |
| SR-0423 | Land East of Little Brook Road, Roydon | Roydon | Tranche 1 | Roydon | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0424 | Water Lane Cottage and Adjacent Field | Roydon | Tranche 1 | Harlow | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0426 | Nurseries to North of Sedge Green | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0427 | Nursery between Nursery Road and Pick's Hill and Lake Road Nursery | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0432 | Land North of Dobbs Weir Road | Roydon | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0434 | Land North of Maplecroft Lane, Nazeing | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.




| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|------------|---|--------------------------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0435 | Land north-west of the Grange and north of Bramble Close, High Road Chigwell | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | <p>This site scored poorly against a number of criteria at Stage 2, but it was considered that it may be possible to overcome these constraints, including impact of air quality and harm to the Green Belt. However, the site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation.</p> <p>Following amendments to the spatial extents and suitability of the strategic options around Chigwell at Stage 6.1B, the site fell within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p> <p>The site was however re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not outweigh the site's less preferable ranking in the land preference hierarchy and its location in a less suitable strategic option; therefore, it did not proceed any further.</p> |
| SR-0436 | 9 Goldings Rise, Loughton, IG10 2QP | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | <p>This site scored poorly against several criteria at Stage 2, including harm to the Epping Forest SAC, as well as landscape sensitivity and Green Belt harm. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further.</p> |
| SR-0437 | Land adjoining 3 and 4 Kensington Park, Stapleford Abbots, RM4 1AF | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | <p>The site is in a less sustainable location and also scored poorly at Stage 2 in terms of access and harm to the Green Belt. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further.</p> |
| SR-0438A | Land adjoining Standards Hill and Houlblows Hill, Coopersale, Essex, CM16 7QL | Epping | Tranche 1 | Coopersale | Residential | | N/A | | | | <p>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. The site did not proceed any further.</p> |
| SR-0438B-N | Chimes Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, Essex, EN10 6RJ | Nazeing | Tranche 1 | | Residential | | N/A | | | | <p>Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.</p> |
| SR-0439 | Picks Farm, Sewardstone Road, E4 7RA | Waltham Abbey | Tranche 1 | Sewardstone | Residential | | N/A | | | | <p>This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p> |
| SR-0442 | Marlow, Thornwood Common, Epping | North Weald Bassett | Tranche 1 | Thornwood | Residential | | N/A | | | | <p>This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.</p> |
| SR-0443 | Harlow Road, Moreton, Bobbingworth and the Lavers, Ongar, Essex | Moreton, Bobbingworth and the Lavers | Tranche 1 | Moreton | Residential | | N/A | | | | <p>This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.</p> |

ARUP Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|---|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0444 | Broad Oaks, Land bounded by High Road, Abridge Road and Pudding Lane, Chigwell, IG7 6DW | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0445 | Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0446 | Debden Hall, England's Lane/Debden Lane, Debden, Loughton, Essex, IG10 | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0447 | Land adjoining 110 London Road, Abridge and to rear of 110-118 London Road, Abridge | Lambourne | Tranche 1 | Abridge | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of landscape sensitivity and it was considered that it would promote an unsustainable pattern of development that would harm the settlement form. It did not proceed any further. |
| SR-0448 | Land off Murthering Lane, Tysea Hill | Stapleford Abbots | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0449 | Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering. | Sheering | Tranche 1 | Sheering | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0452 | Formerly known as 'Star Farm', Oak Hill Road | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0453 | Dallance Farm, Breach Barns Lane, Waltham Abbey, Essex, EN9 2AD | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site is poorly related to other sites on Galley Hill Road and could not form part of an urban extension to Waltham Abbey. When considered alone, it would promote unsustainable development patterns in a location detached from the edge of the settlement, and therefore did not proceed any further. |
| SR-0455 | Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0458 | Southgate, The Street, High Ongar, Essex, CM5 9NH | High Ongar | Tranche 1 | High Ongar | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0459 | Pinetree Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH | Waltham Abbey | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0460 | Monkswood Nursery, Pick Hill, Waltham Abbey, EN9 3LE | Waltham Abbey | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0461 | Part of land adjoining 110 London Road, Abridge and to rear of 110-118 London Road, Abridge | Lambourne | Tranche 1 | Abridge | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0462 | 151-153 London Road, Stanford Road, Stanford Rivers, Ongar, Essex | Stanford Rivers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |




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Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|---|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0464-N | Land at Upland Road, Thornwood Common, Essex, CM16 6NJ | North Weald Bassett | Tranche 2 | Thornwood | Residential | | | | | | <p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield land not adjacent to a settlement and there are a sufficient number of sites within the settlement that are ranked more favourably.</p> <p>However, the site was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the site's less preferable ranking in the hierarchy and therefore it did not proceed any further.</p> |
| SR-0465 | Asheton Farm, Tysea Hill, Stapleford Abbots, Essex, RM4 1JU | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | <p>This site scored poorly at Stage 2 in terms of harm to the Green Belt and it is unlikely that constraint could be overcome. The site is in a remote location detached from the settlement and did not proceed any further.</p> |
| SR-0466 | Broadbanks, 23 Ivy Chimneys Road, Epping, Essex, CM16 4EL | Epping | Tranche 1 | Epping | Residential | | N/A | | | | <p>This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p> |
| SR-0467 | North Weald Nurseries, Vicarage Lane, North Weald, Epping, Essex | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | <p>This site was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development. However, it falls outside of the spatial extent of the previously commissioned North Weald Bassett Masterplan Study. It was considered that Vicarage Lane provides a logical edge and suitably defensible Green Belt boundary for the expanded settlement. The desired level of growth for the settlement could be achieved without extending development north of Vicarage Lane. The site is not proposed for allocation.</p> |
| SR-0468 | Hook Lane Nurseries, Hook Lane, Lambourne End, Romford RM4 1NR | Lambourne | Tranche 1 | | Residential | | N/A | | | | <p>Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.</p> |
| SR-0469 | Garwood Meads Field, Norton Lane, Norton Heath, Blackmore, Watestone, Essex CM4 | High Ongar | Tranche 1 | | Residential | | N/A | | | | <p>Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.</p> |
| SR-0471 | Presdale Farm House, Hoe Lane, Nazeing, Essex, EN9 2RJ | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | <p>This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p> |

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Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|--------------------------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0472 | The Yard, to the rear of 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF | Sheering | Tranche 1 | Lower Sheering | Residential | | N/A | | | | <p>This site scored poorly against several criteria at Stage 2, including harm to the Green Belt and landscape sensitivity. The site was considered to be well-related to surrounding strategic site H (SR-0313), which AECOM's assessment in 2016 considered would be best considered for smaller scale local development through the site selection process. Consideration of strategic site H (SR-0313) through the site selection process was not undertaken prior to the Draft Local Plan (2016) consultation. The suitability of SR-0472 was therefore re-considered at Stage 6.3 in 2017 alongside SR-0313.</p> <p>SR-0313 was subsequently withdrawn from the site selection process by the site promoter, with three smaller sites which comprised part of the original larger sites promoted instead. One of these smaller sites (SR-0313-C1) is adjacent to SR-0472 and was considered at Stage 6.3 where it was found to be unsuitable. In light of this, and given the constraints previously identified it was considered that SR-0472 should not continue to proceed as a standalone site.</p> |
| SR-0473 | St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0476 | Envilles Farm, Adjacent to Little Laver, Ongar, Essex, CM5 0JH | Moreton, Bobbingworth and the Lavers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0477 | Land to the west of Abridge Road, Abridge Road, Theydon Bois, Essex, CM16 7NW | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of Green Belt harm and landscape sensitivity and is in a remote location detached from the settlement. It did not proceed any further. |
| SR-0478A | Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | <p>This site is in a sustainable location at the edge of Chigwell. It scored poorly against some criteria at Stage 2, including air quality, landscape sensitivity and contamination, but it was considered that these constraints may be overcome.</p> <p>This site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is in strongly performing Green Belt and there are a sufficient number of sites within the settlement that are ranked more favourably. The site was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints previously identified and therefore, with the exception of the part of the site which is previously developed land (considered under site reference SR-0478B), it did not proceed any further.</p> |
| SR-0478B | Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |

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
Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
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| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|--------------------------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0481 | Land to the South of Hillhouse Primary School, Waltham Abbey | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of potential loss of designated open space, as well as flood risk and settlement character sensitivity. The site forms an important part of the green infrastructure network of Waltham Abbey. Due to the configuration and scale of the open space, it was considered that it was unlikely that any lost open space could be re-provided. Therefore, the site did not proceed further. |
| SR-0482 | Land adjoining Mason Way, Waltham Abbey | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | The availability of this site is unknown and it is not known when existing on-site uses would cease. The site is currently in use as a playing field. The site is therefore not proposed for allocation. |
| SR-0484 | Land to the east of Houblons Hill, Coopersale, Essex, CM16 7QL | Epping | Tranche 1 | Coopersale | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape sensitivity. It was considered that this constraint was unlikely to be overcome, and additionally the site would promote unsustainable development patterns in a remote location. |
| SR-0486 | Leaside Nursery and Sedgeway Nursery, Sedge Green, Nazeing, Essex, EN9 2PA | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0487 | Land to the East of Abridge Road, Abridge Road, Theydon Bois, Essex CM16 7NW | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2. It is in a remote location outside the settlement and would promote unsustainable patterns of development. The site did not proceed any further. |
| SR-0488 | Stapleford Farm, Oak Hill Road, Stapleford Abbots, Essex, RM4 1EH | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0491 | Site adjacent to Willow House, The Street, Sheering, CM22 7LR | Sheering | Tranche 1 | Sheering | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0492 | Epping Forest Country Club, Abridge Road, Chigwell, Essex, IG7 68X | Chigwell | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0493 | Magnolia House/ Theydon Hall Farm, Abridge Road, Theydon Bois, Essex, CM16 7NR | Theydon Bois | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0494 | Shepherds Nursery, Chase Lane, Chigwell, Essex, IG7 6JW | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0495 | The Willow Paddock, Rear of Crosby Court, Chigwell, Essex, IG7 6JT | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0496 | Chase Lane Paddock, Chase Lane, Chigwell, Essex, IG7 6JW | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0497 | Land to the rear of Monks Hall, Abridge Road, Theydon Bois | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | The availability of this site is unknown and it is not known when existing on-site uses would cease. This is likely to adversely affect the deliverability of the site. The site is therefore not proposed for allocation. |
| SR-0498 | Station Bridge House, Blake Hall Road, Greenstead, Ongar, Essex, CM5 9LW | Moreton, Bobbingworth and the Lavers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |

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Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|---|--------------------------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0499 | Maybrand Farm, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including harm to the settlement character and the Green Belt. It is an awkward shape and would promote unsustainable development patterns. The site did not proceed any further. |
| SR-0501 | Playing field at New House Lane, North Weald | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | It was not possible to determine whether the site will be available for development during the Plan period and it may also be constrained by ransom strips and access restrictions. Furthermore, the site is in use as playing fields. It was considered that these constraints were unlikely to be overcome. The site is therefore not proposed for allocation. |
| SR-0505 | Plot adjacent to Badgers End, 81 Hoe Lane, Abridge | Lambourne | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0506 | The Woodyard, Epping Road, Epping, Essex, CM166TT | Epping | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0507 | Land at Little Cutlands, Incorporating Wilbea and Royd, St Leonards Road, Lower Nazeing, Waltham Abbey, EN9 2HJ | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0510 | Stanford Rivers Estate, Stanford Rivers | Stanford Rivers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0511 | Ericas Nursery, Kents Lane, Magdalen Laver, North Weald, CM16 6AX | Moreton, Bobbingworth and the Lavers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0512 | St Clements, Vicarage Lane West, North Weald, CM16 6AL | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | This site was proposed for allocation in the Draft Local Plan (2016), noting outstanding uncertainties over the availability of the site during the Plan period. The availability of the site remains unknown following the Regulation 18 Draft Local Plan consultation. The site is therefore not proposed for allocation. |
| SR-0513A | Centric Parade, High Road, Loughton | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | The availability of this site is unknown and has not been actively promoted by the landowner. It is not proposed for allocation. |
| SR-0518 | Land at Braelands, Tysea Hill, Stapleford Abbots, Essex | Stapleford Abbots | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0525 | 2 Connaught Avenue, Loughton, IG10 4DP | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Although the site was identified as available, it is not known when existing on-site uses would cease and the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0527 | Royal Oak public house, Forest Road, Loughton, IG10 1EG | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0532 | Trevalyn House, Goldings Hill, Loughton, IG10 2SP | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Although the site was identified as available, it is not known when existing on-site uses would cease and the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0541 | Waltham Abbey community Centre, Saxon Way | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |

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Appendix B1.1 Overview of Assessment of Residential Sites

| | |
|--|---|
| | Site proceeds at this stage. |
| | Site does not proceed at this stage. |
| | This stage is not applicable for this site. |

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|------------|---|---------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0546 | Ongar Fire Station, 67 High Street, Ongar, CM5 9DT | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0549 | Limber, 49 Church Lane | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | The availability of this site is unknown and it is not known when existing on-site uses would cease. Additionally, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0555 | St Margaret's Hospital Site | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site was proposed for allocation in the Draft Local Plan (2016), noting outstanding uncertainties over the availability of the site during the Plan period. The availability of the site remains unknown due to uncertainties around the anticipated timescale for the existing hospital use ceasing. On balance, it was considered that other sites in Epping were more preferable in terms of their achievability, and if these sites were allocated they would cumulatively provide the desired growth in the settlement. The site is therefore not proposed for allocation. |
| SR-0556 | Civic Offices, High Street, Epping. | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0557 | The Limes Estate | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0559 | Land on the east side of Hainault Road, Chigwell | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0564i | Willingale Road Debden | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0564ii | Willingale Road, Debden | Loughton | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0564iii | Willingale Road, Debden | Chigwell | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0565 | Loughton library adjacent car park | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | The site was proposed for allocation in the Draft Local Plan (2016). Further information was received through the Regulation 18 Draft Local Plan consultation which indicates that this site does not reflect the landowner's intentions. This site is therefore not proposed for allocation. An amended, smaller, site area (SR-0565-N) was received by the Council, which included part of this site. This site was assessed separately and is proposed for allocation. |
| SR-0565-N | Loughton Library, Central Library, Traps Hill, Loughton, IG10 1HD | Loughton | Tranche 2 | Loughton | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0566 | 40/46 Sewardstone Street | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site was identified as unavailable for development during the Plan period as existing uses cannot cease. The site could proceed as windfall development but is not proposed for allocation. |




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Appendix B1.1 Overview of Assessment of Residential Sites

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 This stage is not applicable for this site.




| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|---|--------------------------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0576 | 71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | This site was considered to have a complex ownership pattern and its availability is unknown, which may affect the deliverability of the site. The indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0578A | Sherbrook Hostel, Sherbrook Road | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site was considered to have a complex ownership pattern and its availability is unknown, which may effect deliverability of the site. Additionally, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0582 | England's Lane, Loughton | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0583 | Land south east of Paynes Road and Nazeing Road | Nazeing | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0584 | Morgans Farm, Moorhall Road, Matching, Old Harlow, CM17 0LP | Matching | Tranche 1 | Harlow | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape and Green Belt harm. It is unlikely that this harm could be mitigated. The site is in a remote, unsustainable location and did not proceed any further. |
| SR-0585 | 21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site was considered to be available for development during the Plan period, but the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0586 | Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BL | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0587 | Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping, Essex, CM16 7AS | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0588 | Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0589 | Land to the rear of The Plough public house, Sewardstone Road, Chingford, E4 7RJ | Waltham Abbey | Tranche 1 | Sewardstone | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0592 | Land adjacent to Weald Bridge Road, Magdalen Laver, Essex, CM16 6AU | Moreton, Bobbingworth and the Lavers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0593 | Land adjacent to School Road, Toot Hill, Essex, CM5 9PU | Stanford Rivers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| 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 | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
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 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0595 | Land South of St Mary's Church, North of Stapleford Abbots | Stapleford Abbots | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0596 | Land adjacent to Mead House, Harlow Common, Essex, CM17 9NE | North Weald Bassett | Tranche 1 | Harlow | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape sensitivity, Green Belt harm and settlement character sensitivity, and it was considered that these constraints were unlikely to be overcome. The site would promote unsustainable development patterns in a remote, inappropriate location. The site did not proceed any further. |
| SR-0597 | Holly Cottage & Old Rectory Farm Church Lane Stapleford Abbots Romford RM4 1ES | Stapleford Abbots | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0598 | Agnes & Martino Brookfield Nursery Ltd., Sewardstone Road, Chingford, London, E4 7RJ | Waltham Abbey | Tranche 1 | Sewardstone | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0599 | Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site was considered to be available. Restrictions were identified which may impact upon the deliverability of the site; these included reliance on third party land to bring forward the development. On balance, it was considered that other sites in Lower Nazeing were preferable in terms of their overall achievability. If these alternative sites were allocated they would cumulatively provide the desired growth in the settlement. The site is not proposed for allocation. |
| SR-0600 | 22 Woodgreen Road, Waltham Abbey, EN9 3SD | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0601 | Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site was proposed for allocation in the Draft Local Plan (2016). Planning permission has been granted for four large dwellings on the site and work to implement the permission has commenced. It was considered that the site would not be able to accommodate further intensification of development as a result of the irregular site configuration and constraints posed by the location of existing gas and electricity infrastructure. Thus, the site is not proposed for allocation. |
| SR-0669 | Queens Road Garages, Nos. 1-55, North Weald | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0673 | St. Peter's Avenue Garages, Nos. 1-30, Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site is in a sustainable location in Ongar, but scored poorly at Stage 2 in terms of loss of managed open space. Due to the small scale of the site and the form of surrounding development, it was considered that there would be few opportunities for re-provision, either on-site or locally. Furthermore, as a result of its small scale, awkward shape and constraints posed by surrounding development, the site would be unlikely to support the minimum development threshold for allocation in the Local Plan (6 units). It therefore did not proceed any further. |
| SR-0675 | Parkfields Garages, Nos. 4-19, Roydon | Roydon | Tranche 1 | Roydon | Residential | | N/A | | | | This site would not support the minimum development threshold for allocation in the Local Plan (6 units) and therefore did not proceed any further. |




ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
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| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|----------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0688 | Gant Court Garages, Nos. 99-126, Waltham Abbey | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site was considered to be unavailable for development during the Plan period. It is therefore not proposed for allocation. |
| SR-0690 | Mallion Court Garages, Nos. 220-256, Waltham Abbey | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site was considered to be unavailable for development during the Plan period. It is therefore not proposed for allocation. |
| SR-0800 | Land to the East of Theydon Bois | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | The landowner was promoting overlapping sites for development (SR-0026B and SR-0026C). It is unlikely that the part of this site outside of these overlapping areas will come forward for development as a standalone site. Furthermore, taking into consideration the area of these overlapping sites and the context of the existing settlement pattern and scale, in 2016 it was considered that a smaller part of the site would provide the desired growth in this settlement. This site is therefore not proposed for allocation. Parts of SR-0026B and SR-0026C were proposed for allocation in the Draft Local Plan (2016). In 2017, the proposed allocations, were reviewed as part of Stage 6.4 of the site selection process. The conclusions of this further assessment was that other sites in Theydon Bois were more preferable in terms of their overall suitability than SR-0026B and SR-0026C and if allocated they would provide the desired growth in the settlement. Further details on the rationale for this decision is provided under the allocation justification for sites SR-0026B and SR-0026C. |
| SR-0810 | Community Facility north of Station Way, Buckhurst Hill, Essex | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | This site was considered to be unavailable for development during the Plan period as existing uses will not cease. It is therefore not proposed for allocation. |
| SR-0811 | Site south of Hornbeam Road, Buckhurst Hill, Essex | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | This site was found to have a complex ownership pattern, with a large number of titles returned. As such, it was considered that existing on-site uses are unlikely to cease during the Plan period. These factors would impact upon its likely deliverability during the Plan period and therefore it is not proposed for allocation. |
| SR-0813 | Stores at Lower Queens Road, Buckhurst Hill, Essex | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0816 | Car park at Back Lane, Buckhurst Hill, Essex | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | This site was identified as unavailable for development during the Plan period. It is not proposed for allocation. |
| SR-0817 | Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | Although it is known that the site is in sole ownership, information was not available to confirm that the site would be available for development during the Plan period. It is therefore not proposed for allocation. |
| SR-0818 | Tennis Courts and Green Space at Boleyn Court, Buckhurst Hill, Essex | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | This site scored poorly across a number of criteria at Stage 2, including potential harm to Epping Forest SAC. The loss of managed open space in this location would not be acceptable and it therefore did not proceed any further. |
| SR-0819 | Playing Field at St Johns Church Of England Primary School, High Road, Buckhurst Hill, Essex | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | This site scored poorly across a range of criteria at Stage 2, including potential harm to Epping Forest SAC and access constraints, the latter of which it was considered unlikely to be overcome. The site did not proceed any further. |
| SR-0820 | Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | The landowner is promoting an overlapping site for development, SR-0557, which would result in the comprehensive redevelopment of the Limes Estate. This area would not come forward for development as a standalone site and it should therefore not be allocated. |
| SR-0822 | Green space at Warren Court, Chigwell, Essex | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site was identified as unavailable for development during the Plan period. It is not proposed for allocation. |

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Appendix B1.1 Overview of Assessment of Residential Sites

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| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|----------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0823 | Travelodge Hotel, Chigwell Road, Chigwell, Essex | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | The site was considered to be in sole ownership, but information was not available to determine whether the site would be available for development during the Plan period. It should therefore not be allocated for development. |
| SR-0824 | Volvo Car Dealership, High Road, Chigwell, Essex | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site was considered to have a complex ownership pattern and its availability is unknown. These factors impact upon its likely deliverability during the Plan period and it should therefore not be allocated. |
| SR-0825 | Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | Although it is known that the site is in sole ownership, information was not available to determine whether the site would be available for development during the Plan period. It should not be allocated for development. |
| SR-0826 | Garage site north of Charles Street, Epping, Essex | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Although the site is in a sustainable location, it was considered that residential development would be inappropriate on the site as a result of its close proximity to the Bower Hill Industrial Estate immediately to the north, the existing garages on-site and its awkward shape. The site also scored poorly at Stage 2 in terms of contamination and topography (which in the latter case would likely make development challenging due to the small scale of the site). It did not proceed any further. |
| SR-0827 | Industrial site north of Bower Terrace, Epping, Essex | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period. It is not proposed for allocation. |
| SR-0828 | Green space south-west of Stonards Hill, Epping, Essex | Epping | Tranche 1 | Epping | Residential | | N/A | | | | The site is an amenity space in a Conservation Area and serves as a gateway point to Epping. The Stage 2 assessment indicates that the site is wholly located within a BAP priority habitat, which also provides a buffer between the existing residential development and Epping High Street. Given the need to mitigate for the loss of the BAP priority habitat, the sensitive context of the site within the Conservation Area and the small size of the site, it was considered unlikely that once these constraints are taken into account that the site would meet the site size threshold for allocation (six units). The site did not proceed any further. |
| SR-0829 | Tesco Car Park, High Street, Epping, Essex | Epping | Tranche 1 | Epping | Residential | | N/A | | | | The ownership and availability of this site is unknown and there is no evidence of it having been actively marketed. It is not proposed for allocation. |
| SR-0830 | Site east of Buttercross Lane, Epping, Essex | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Although it is known that the site is in sole ownership, it will not be available for development during the Plan period. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0831 | Garage site, housing and green at Coronation Hill, Epping, Essex | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Although it is known that the site is in sole ownership, it will not be available for development during the Plan period. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0832 | Tyre Service Centre, Lindsey Street, Epping, Essex | Epping | Tranche 1 | Epping | Residential | | N/A | | | | This site was identified as unavailable for development during the Plan period. It is not proposed for allocation. |
| SR-0834 | Car Park, west of High Road, Loughton, Essex | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0835 | Old Epping Forest College Site, Borders Lane, Loughton, Essex | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |

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Appendix B1.1 Overview of Assessment of Residential Sites






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| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0836 | Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Although it is known that the site is in sole ownership, there was no information available to determine whether the site would be available for development during the Plan period. It is not proposed for allocation. |
| SR-0837 | Alderton School, Alderton Hall Lane, Loughton, Essex | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Although the site scored well against several criteria at Stage 2, it was identified by the local education authority that it would be required for the expansion of Alderton School. The site did not proceed any further. |
| SR-0840 | Retail strip at Nazeing Road, Lower Nazeing, Essex | Nazeing | Tranche 1 | Lower Nazeing | Residential | | N/A | | | | This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0841 | Green at Bluemans End, North Weald Bassett, Essex | North Weald Bassett | Tranche 1 | North Weald Bassett | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of access and there is no reasonable prospect that this constraint could be overcome. The site also scored poorly in terms of impact on settlement character. The site did not proceed any further. |
| SR-0842 | Car park at The Stag pub, Brentwood Road, Ongar | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0843 | Industrial site south 'The Borough', Ongar, Essex | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period. It is not proposed for allocation. |
| SR-0844 | Ongar Bridge Car Dealership, High Street, Ongar, Essex | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0845 | Car Park east of High Street, Ongar, Essex | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | Although the site is in a sustainable location, it scored poorly against several criteria at Stage 2 including settlement character and impact of air quality. The potential loss of car parking in this location was considered unacceptable and the site therefore did not proceed any further. |
| SR-0846 | Green space at Walter Mead Close, Ongar, Essex | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | This site scored well across most criteria at Stage 2. However, the site comprises open space within the centre of a residential estate. It was considered that the potential loss of this open space would be detrimental to the settlement character and given the small size of the site if only part of it were to be developed it would fall below the site size threshold for allocation (six units). The site did not proceed any further. |
| SR-0848 | Ongar Leisure Centre, The Gables, Ongar, Essex | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | The site was proposed for allocation in the Draft Local Plan (2016) but the landowner subsequently confirmed that the site would not be available for development during the Plan Period. It is not proposed for allocation. |
| SR-0849 | Tesco Express and Car Park, Coppice Row, Theydon Bois | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site was considered to have a complex ownership pattern and its availability is unknown. These factors could impact upon its likely deliverability during the Plan period. It is therefore not proposed for allocation. |
| SR-0850 | Commercial site south of Highbridge Street, Waltham Abbey, Essex | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |




ARUP

Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.




| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0851 | Car park at Green Yard, Waltham Abbey, Essex | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0853 | Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | The availability of the site is unknown and it is not known when its existing use as a playing field would cease. The site is therefore not proposed for allocation. |
| SR-0854 | Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0857 | C. J. Pryor Cecil House Foster Street Harlow Essex CM17 9HY | North Weald Bassett | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0865 | Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN | Buckhurst Hill | Tranche 1 | Buckhurst Hill | Residential | | N/A | | | | The availability of the site is unknown and the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0866 | Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Ongar, Essex, CM5 0AL | Ongar | Tranche 1 | Ongar | Residential | | N/A | | | | The availability of this site is unknown. The indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0867 | Lucas McMullen, 258 High Road, Loughton, Essex, IG10 1RB | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | The availability of this site is unknown during the Plan period. It is therefore not proposed for allocation. |
| SR-0869 | 46 Stradbroke Drive, Chigwell, Essex, IG7 5QZ | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | The site is in sole ownership but it is not known when existing on-site uses would cease. The indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0870 | Macris Nursing Home, Coopersale Lane, Theydon Bois, Epping, Essex, CM16 7NS | Theydon Bois | Tranche 1 | Theydon Bois | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2 and it was considered that the location of the site is too remote. Development would not be adjacent to the existing settlement. The site did not proceed any further. |
| SR-0873 | Rear of Mountford & Bishops Bron, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0877 | Barkers Farm, Mount End, Theydon Mount, Epping CM16 7PS | Theydon Mount | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0878 | 46 - 48 Station Road, Loughton, Essex, IG10 4NX | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0879 | Poultry Farm, Norwood End, Fyfield, Ongar, Essex | Fyfield | Tranche 1 | Fyfield | Residential | | N/A | | | | This site scored poorly against several criteria at Stage 2, including landscape sensitivity, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It did not proceed any further. |
| SR-0881 | Land to the Rear of Briar Mount, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4 1JP | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | This site scored poorly at Stage 2 in terms of harm to the Green Belt, and it was considered that it would promote unsustainable development patterns. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.




| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|---|-------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0882 | The Oaks, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL | Stapleford Abbots | Tranche 1 | Stapleford Abbots | Residential | | N/A | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0885 | 1 Spring Grove, Loughton, Essex, IG10 4QA | Loughton | Tranche 1 | Loughton | Residential | | N/A | | | | Although the site was identified as available, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0886 | 169 High Street, Epping, Essex, CM16 4BL | Epping | Tranche 1 | Epping | Residential | | N/A | | | | Although the site was identified as available, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0890 | Land at Epping Road, Roydon, Harlow, Essex | Roydon | Tranche 1 | Roydon | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0891 | Hobbs Cross Open Farm Hobbs Cross Road Theydon Garnon Epping Essex CM16 7NY | Theydon Garnon | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0892 | Taylor's Gravel Lane Chigwell Essex IG7 6DQ | Chigwell | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0895 | 105 Manor Road / 281 Fencepiece Road, Chigwell, Essex, IG7 5PN | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0897 | 15 Stradbroke Drive, Chigwell, Essex, IG7 5QU | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site was identified as available within the first five years of the Plan period. However, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. It is not proposed for allocation. |
| SR-0898 | Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0899 | Rear Brownings Farmhouse, Gravel Lane, Chigwell, Essex, IG7 6DQ | Chigwell | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0901 | Langley Nursery, Crooked Mile, Waltham Abbey | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0902 | Mile Nursery, Crooked Mile, Waltham Abbey | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0903 | Waltham Abbey Swimming Pool, Roundhills, EN9 1UP | Waltham Abbey | Tranche 1 | Waltham Abbey | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|---|---------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0904 | Land between High Ongar Road and Chelmsford Road, Ongar, Essex, CM5 9LY | Ongar | Tranche 2 | Ongar | Residential | | | | | | <p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it includes land located within Flood Risk Zones 2 and 3a and there are a sufficient number of sites within the settlement that are ranked more favourably.</p> <p>The site was considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints previously identified and therefore it did not proceed any further.</p> |
| SR-0905 | Luxborough Lakes, Rear of Roding Road, Chigwell, Essex, IG9 6BJ | Chigwell | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones and entirely constrained by Flood Risk Zone 3B, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0906 | Land at Upshire Road, Waltham Abbey, Essex, EN9 3HY | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0909 | Land adjoining 98 Luxborough Lane, Chigwell, Essex, IG7 5AA | Chigwell | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to two less suitable strategic options. The constraints identified for these strategic options are considered to apply to the site and therefore, on that basis, the site did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0910 | Land adjoining Coopersale Close/Millers Lane, Chigwell, Essex, IG7 6EU | Chigwell | Tranche 2 | Chigwell Row | Residential | | | | | | <p>The site is located in an unsustainable location and scored poorly against several criteria at Stage 6.2 including Green Belt harm and landscape sensitivity.</p> <p>This site was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, and therefore it did not proceed any further.</p> |
| SR-0911 | Roding Village, Abridge Road, Chigwell, Essex, IG7 6BX | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0912 | The Dellers, Epping Road, Broadley Common, Nazeing, Essex, EN9 2DH | Roydon | Tranche 2 | Harlow | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0913 | Land West of Merry Fiddlers, Fiddlers Hamlet, Essex, CM16 7PI | Epping | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0915 | Woodview, Lambourne Road, Chigwell, Essex, IG7 6HG | Chigwell | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0916 | The Maypole, 171 Lambourne Road, Chigwell, Essex, IG7 6EF | Chigwell | Tranche 1 | Chigwell Row | Residential | | N/A | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.




| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0917 | Chigwell Civic Amenity Site, Luxborough Lane | Chigwell | Tranche 1 | Chigwell | Residential | | N/A | | | | This site scored poorly at Stage 6.2 against several criteria, including contamination and potentially very high harm to the Green Belt. The site is detached from the edge of Chigwell and it was considered that it would promote unsustainable patterns of development (sprawl). The site did not proceed any further. |
| SR-0918 | High House Farm, Stapleford Road, Stapleford Abbots, RM4 1EJ | Stapleford Abbots | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0919 | Rainbow & Dove P.H., Hastingwood Road, Hastingwood, Harlow, CM17 9JX | North Weald Bassett | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0921 | Land adjacent to White Lodge, Norwood End, Fyfield, Essex, CM16 6EJ | Fyfield | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0922 | Crown Hill Garden Centre, Crown Hill, Waltham Abbey, Essex, EN9 3TF | Waltham Abbey | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0923 | Site at Hoe Lane, Nazeing, EN9 2RJ | Nazeing | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Part of the site is located within two less suitable strategic options. The constraints identified for these strategic options are considered to apply to the site and therefore, on that basis, the site did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0924 | Oak Tree Farm (Part of), Paynes Lane, Nazeing, EN9 2EY | Nazeing | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0925 | Land to the rear of Shadwalkers (Plot 1), Middle Street, Nazeing, Essex, EN9 2LH | Nazeing | Tranche 2 | Lower Nazeing | Residential | | | | | | This site was identified as available but other sites in Lower Nazeing were considered more preferable in terms of their ranking in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. If these alternative sites were allocated, they would cumulatively provide the desired growth in this settlement. |
| SR-0926 | Land to the rear of Shadwalkers (Plot 2), Middle Street, Nazeing, Essex, EN9 2LH | Nazeing | Tranche 2 | Lower Nazeing | Residential | | | | | | This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield land not adjacent to a settlement, and there are a sufficient number of sites within the settlement that are ranked more favourably. However it was considered as part of Stage 6.3 since it was identified as potentially being able to contribute to the Council's five year housing land supply. This site scored poorly against several criteria at Stage 6.2, including impact on heritage assets, settlement character sensitivity and landscape sensitivity, and it was considered that development of this site would constitute unsustainable sprawl into the countryside. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified and therefore it did not proceed any further. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0927 | Land to the North of Maplecroft and to the East of Pecks Hill, Nazeing, Essex, EN9 2NY | Nazeing | Tranche 2 | Lower Nazeing | Residential | | | | | | Although this site was identified as available, it was considered that other sites in Lower Nazeing were more preferable in terms of their suitability, particularly in terms of their ranking in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site has poor access. If alternative sites in Nazeing were allocated, they would cumulatively provide the desired growth in this settlement. This site is not proposed for allocation. |
| SR-0928 | The Paddock Green Lane, Chigwell, IG7 6DN | Chigwell | Tranche 2 | Chigwell | Residential | | | | | | This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |
| SR-0932 | 32 Woodgreen Road, Waltham Abbey, Essex, EN9 3SD | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0933 | Oakleigh Nursery, Paynes Lane, Nazeing, EN9 2EY | Nazeing | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0935 | Gypsy Mead, Ongar Road, Fyfield, Essex, CM5 0RB | Fyfield | Tranche 2 | Fyfield | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0936 | Land North of Baden Drive, Sewardstone, London, E4 7SB | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0937 | Avenue Home, Latton Common, Near Harlow, CM17 9NJ | North Weald Bassett | Tranche 2 | Harlow | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0938 | Land to the East of Waltham Abbey and west of Woodgreen Road comprising Woodgreen Farm and Southend Farm, Essex, EN9 3SE | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0955 | 36 Highbridge Street, Waltham Abbey, EN9 1BT | Waltham Abbey | Tranche 2 | Waltham Abbey | Residential | | | | | | <p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site proposals include development on the car park to the rear of the site, which is constrained by Flood Risk Zone 2. Therefore, the site was less preferable and there are a sufficient number of sites within the settlement that are ranked more favourably.</p> <p>The site was considered at Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the flood risk constraint identified and therefore the site did not proceed any further.</p> |
| SR-0956 | Halls Green, Land lying to the North of Epping Green, CM19 5DG | Roydon | Tranche 2 | Harlow | Residential | | | | | | The site was considered during Stage 6.3 of the site selection process in 2017. This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.




| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|--|---------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-0958 | Marshfield Service Station, Sewardstone Road, Chingford, London, E4 7RF | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0959 | The Olive Tree, Luxborough Lane, Chigwell, Essex, IG7 5AB | Chigwell | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0961 | Part of Pound Field, to the rear of Bell Common, Epping, CM16 4DY | Epping | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0963 | North Haven, High Road, Loughton, Essex, IG10 4JJ | Loughton | Tranche 2 | Loughton | Residential | | | | | | This site scored poorly at Stage 6.2 in terms of its proximity to Epping Forest SAC and harm to the Green Belt. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further. |
| SR-0964-Z | Land to the West of Harlow between Old House Lane, Epping Road, Water Lane and Katherines, Harlow, Essex, CM19 5DJ | Roydon | Tranche 2 | Harlow | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0966-Z | Land North of Stewards Green Road and east of Epping, Essex, CM16 7AT | Epping | Tranche 2 | Epping | Residential | | | | | | The site scored poorly against several criteria at Stage 6.2, including impact on heritage assets, Green Belt harm and landscape sensitivity. Development of this site would constitute significant unsustainable sprawl into the countryside. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further. |
| SR-0967 | The Breaches, Galley Hill Road, Waltham Abbey, EN9 2AQ | Waltham Abbey | Tranche 2 | Waltham Abbey | Residential | | | | | | The site is located in an unsustainable location away from Waltham Abbey and scored poorly against several criteria at Stage 6.2 including landscape sensitivity, Green Belt harm and contamination. The site is an existing employment site and it was considered that it should be retained for that purpose. The site did not proceed any further. |
| SR-0968 | Land to the rear of Luxford Lane and west of the River Stort, Lower Sheering, Essex, CM21 9JB | Sheering | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0969 | Metropolitan Police Cadet Training Centre, Lippitts Hill, Essex, IG10 4AL | Waltham Abbey | Tranche 2 | High Beach | Residential | | | | | | This site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield, not adjacent to a settlement and there are a sufficient number of sites within the settlement that are ranked more favourably. Therefore it did not proceed any further. |
| SR-0970 | Land East of Sewardstone Road, Chingford, London, E4 7RJ | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0971 | Nazeing Golf Club, Middle Road, Nazeing, Essex, EN9 2LW | Nazeing | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located partially within a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.




| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|-----------|---|---------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0972 | Amesbury Mead Farm Livery, Sewardstone Road, Waltham Abbey, Chingford, E4 7RA | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0973 | Land between Daws Hill and Sewardstone Road, Sewardstone, Chingford, E4 7RD | Waltham Abbey | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0974 | Former Electricity Substation, Roding Road, Loughton, Essex, IG10 3ED | Loughton | Tranche 2 | Loughton | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0976 | Parklands Nursery, Parkfields, Roydon, Harlow, Essex, CM19 5JB | Roydon | Tranche 2 | Roydon | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0977 | ping Library, St John's Road, Epping, CM16 5L | Epping | Tranche 2 | Epping | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0978 | Land at Sheering Glebe, Church Lane, Sheering, Essex, CM22 7NR | Sheering | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0980 | Di Maria and Presdale Farm Nurseries, Hoe Lane, Nazeing, Essex, EN9 2RJ | Nazeing | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0981 | Debden House Centre, Debden Road, Debden Green, Loughton, Essex, IG10 2NY | Loughton | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0983 | Davenant Foundation School, Chester Road, Loughton, Essex, IG10 2LD | Loughton | Tranche 2 | Loughton | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located almost entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0984 | 63 Wellfields, Loughton, Essex, IG10 1PA | Loughton | Tranche 2 | Loughton | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0985 | 1-12 Hillhouse, Ninefields, Waltham Abbey, Essex, EN9 3EL | Waltham Abbey | Tranche 2 | Waltham Abbey | Residential | | | | | | This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3. |
| SR-0986 | 70 Wellfields, Loughton, IG10 1NY | Loughton | Tranche 2 | Loughton | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0987 | Ground Floor, 28-31 Parklands and Upper Floors 32-39 Parklands, Coopersale, Epping, Essex, CM16 7RE | Epping | Tranche 2 | Coopersale | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0988 | 20-34 St. Peters Avenue, Shelley, Ongar, Essex, CM5 0BT | Ongar | Tranche 2 | Ongar | Residential | | | | | | This site was considered to have a complex pattern of leases and ownership and the timescale for existing uses ceasing is unknown. These factors would impact upon its likely deliverability during the Plan period. The site is not proposed for allocation. |
| SR-0989-Z | Land to the rear of Hunters Chase and West of Brentwood Road, Ongar, Essex, CM5 9DQ | Ongar | Tranche 2 | Ongar | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|---|
| SR-0990 | Land at Chigwell Glebe between High Road and Vicarage Lane, Chigwell, Essex, IG7 6QB | Chigwell | Tranche 2 | Chigwell | Residential | | | | | | Although the site was identified as available within the first five years of the Plan period, with no identified restrictions or constraints that would prevent it coming forward for development, the emerging Chigwell Neighbourhood Plan proposes to designate this site as a Local Green Space. Thus, in order to ensure a consistent approach with the Neighbourhood Plan, it is proposed that this site is not allocated but alternatively designated as District Open Land. |
| SR-0991 | The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex, CM16 6AL | North Weald Bassett | Tranche 2 | North Weald Bassett | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-0993 | 126 High Road, Loughton, Essex, IG10 4BE | Loughton | Tranche 2 | Loughton | Residential | | | | | | This site was identified as available within the first five years of the Plan period, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0994 | Brent House Farm, Harlow Common, North Weald, Essex, CM17 9JD | North Weald Bassett | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-0995 | 69 Farm Hill Road, Waltham Abbey, Essex, EN9 1NG | Waltham Abbey | Tranche 2 | Waltham Abbey | Residential | | | | | | The site was identified as available within the first five years of the Plan period but the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0996 | Newstead , 19 Coopersale Common, Coopersale, Epping, Essex, CM16 7QS | Epping | Tranche 2 | Coopersale | Residential | | | | | | The site was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development. However, the indicative capacity assessment suggests that the site would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-0997 | Ivy Gate, Vicarage Lane, Chigwell, Essex, IG7 6LX | Chigwell | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-0998 | Cornerways, Turpins Lane, Chigwell, Essex, IG8 8BA | Chigwell | Tranche 2 | Chigwell | Residential | | | | | | The site was identified as available within the first five years of the Plan period but the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-1001 | Patience Cottage, Belchers Lane, Nazeing, Essex, EN9 2SA | Nazeing | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-1002 | Land to the rear of Bridge Hill, Epping, Essex, CM16 4ER | Epping | Tranche 2 | Epping | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-1003 | Victoria House, Victoria Road, Buckhurst Hill, Essex, IG9 5EX | Buckhurst Hill | Tranche 2 | Buckhurst Hill | Residential | | | | | | The site was identified as being in sole ownership and, given the pre-application enquiry received, it is assumed to be available in the short term but it was not possible to determine the timescale for the existing office use ceasing. Development of the site would conflict with the Local Plan policy (Policy E 1) which seeks to protect existing employment sites from conversion to other uses (whether the site is designated or undesignated in the Local Plan). On the basis that this employment use would be lost, the site is not proposed for allocation. |

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-1006 | Fairmead, 48 Church Lane, Loughton, Essex, IG10 1PD | Loughton | Tranche 2 | Loughton | Residential | | | | | | This site was identified as available within the first five years of the Plan period, though there is uncertainty over when on-site uses would cease. As a result of a recent dismissed appeal on the site for four detached dwellings (APP/J1535/A/14/2217549), it was considered that the proposed capacity would constitute overdevelopment of the site. The site is therefore not proposed for allocation. |
| SR-1007 | 111 Church Hill, Loughton, Essex, IG10 1QR | Loughton | Tranche 2 | Loughton | Residential | | | | | | Although it was assumed that this site is available in the short term given the pre-application enquiry received, the indicative capacity assessment suggests that the site would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-1009 | 130 Hainault Road, Chigwell, Essex, IG7 5DL | Chigwell | Tranche 2 | Chigwell | Residential | | | | | | Although the site was identified as available within the first five years of the Plan period, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-1010 | Amar Nivas, 146 Hainault Road, Chigwell, Essex, IG7 5DL | Chigwell | Tranche 2 | Chigwell | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-1011 | New Barns Farm, Epping Road, Roydon, Harlow, Essex, CM19 5DB | Roydon | Tranche 2 | Roydon | Residential | | | | | | The site scored poorly against several criteria at Stage 6.2 including landscape sensitivity and impact on heritage assets. The site is located some distance from the village centre and would constitute sprawl. It was considered these were unlikely to be overcome. This site was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, and therefore it did not proceed any further. |
| SR-1012 | Sparks Farm, 187 Nine Ashes Road, High Ongar, Ongar, Essex, CM4 0JY | High Ongar | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-1013 | Esgors, High Road, Thornwood, Essex, CM16 6LY | North Weald Bassett | Tranche 2 | Thornwood | Residential | | | | | | This site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield land, not adjacent to a settlement and there are a sufficient number of sites within the settlement that are ranked more favourably. It did not proceed any further. |
| SR-1014 | Hobbs Cross Open Farm Ltd, Hobbs Cross Road, Theydon Garmon, Epping, Essex, CM16 7NY | Theydon Garmon | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-1016 | Forest Lodge, High Road, Epping, Essex, CM16 5HW | Waltham Abbey | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-1017 | 2A/2B Oak Lodge Avenue, Chigwell, Essex, IG7 5HZ | Chigwell | Tranche 2 | Chigwell | Residential | | | | | | The site was identified as available within the first five years of the Plan period but the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |




ARUP Appendix B1.1
Overview of Assessment of Residential Sites

Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|-----------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-1018 | 1-5 Stonards Hill, Epping, Essex, CM16 4QE | Epping | Tranche 2 | Epping | Residential | | | | | | Although this site was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation. |
| SR-1019 | Taylor's Yard, 41 - 49 High Street, Ongar, Essex, CM5 9DT | Ongar | Tranche 2 | Ongar | Residential | | | | | | <p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it includes land located within Flood Risk Zones 2, 3a and 3b and there are a sufficient number of sites within the settlement that are ranked more favourably.</p> <p>However it was considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. The development proposal identified from a pre-application enquiry proposed to re-use an existing building which is located on the part of the site in Flood Zone 2. The Council's response to the pre-application enquiry identified that the existing building was not of a sufficient standard for conversion. Therefore, the site would need to be considered for comprehensive redevelopment. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the flood risk identified and therefore it did not proceed any further.</p> |
| SR-1020 | Wain, Coppice Row, Theydon Bois, Epping, Essex, CM16 7ER | Theydon Bois | Tranche 2 | Theydon Bois | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-1021 | Land to rear of 287-291 High Street, Epping, Essex, CM16 4DA | Epping | Tranche 2 | Epping | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-1022 | Piggotts Farm, Abridge Road, Theydon Bois, Essex, CM16 7NP | Theydon Bois | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-1023 | Nazeing Golf Course, Clubhouse Car Park, Middle Street, Nazeing, Waltham Abbey, Essex, EN9 2LW | Nazeing | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |
| SR-1025 | Bury Farm, Bury Lane, Epping, Essex, CM16 5JA | Epping | Tranche 2 | | Residential | | | | | | Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site did not progress to Stage 6.2. See Appendix B.1.5.2 for further details. |
| SR-1026 | 13 Alderton Hill, Loughton, Essex, IG10 3JD | Loughton | Tranche 2 | Loughton | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-1027 | 60 Traps Hill, Loughton, Essex, IG10 1TD | Loughton | Tranche 2 | Loughton | Residential | | | | | | Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6. |
| SR-1028 | Toot Hill Golf Club, School Road, Stanford Rivers, Ongar, Essex, CM5 9PU | Stanford Rivers | Tranche 1 | | Residential | | N/A | | | | Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1. |

ARUP

Appendix B1.1 Overview of Assessment of Residential Sites

 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

| Site Ref | Address | Parish | Tranche | Settlement (Sites proceeding to Stage 2 only) | Promoted Use | Stage 1 /Stage 6.1 | Stage 6.1B | Stage 2 /Stage 6.2 | Stage 3 /Stage 6.3 | Stage 4 /Stage 6.4 | Justification |
|----------|--|---------------------|-----------|---|--------------|--------------------|------------|--------------------|--------------------|--------------------|--|
| SR-1029 | Land adjacent to Basons Lane, Ongar, Essex, CM5 9AR | Ongar | Tranche 2 | Ongar | Residential | | | | | | <p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it included land located within Flood Risk Zones 2, 3a and 3b and there are a sufficient number of sites within the settlement that are ranked more favourably. The site also scored poorly against several criteria at Stage 6.3 including impact on heritage assets and landscape sensitivity, and development of the site could result in the loss of an existing skate park.</p> <p>However it was considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints previously identified and therefore it did not proceed any further.</p> |
| SR-1030 | Epping Rugby Club, Upland Road, Thornwood, Epping, Essex, CM16 6NL | North Weald Bassett | Tranche 2 | Thornwood | Residential | | | | | | <p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield land, not adjacent to a settlement and there are a sufficient number of sites within the settlement that are ranked more favourably.</p> <p>However, it was considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the site's less preferable ranking in the hierarchy, as well as the identified constraints identified such as its remote location and likely harm to the Green Belt harm. Therefore it did not proceed any further.</p> |
| SR-1031 | Cunningham House, Pike Way, North Weald Bassett, Epping, Essex, CM16 6BL | North Weald Bassett | Tranche 2 | North Weald Bassett | Residential | | | | | | <p>The site was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development, there is remaining uncertainty around when existing on-site uses would cease. It was considered that loss of the existing specialist housing (elderly care home) would conflict with the Local Plan policy (Policy H 1), which resists the loss of specialist housing designed to meet the identified needs of people with support needs. The site is not proposed for allocation.</p> |
| SR-1032 | St Thomas More RC Church And Presbytery, 106 Willingale Road, Loughton, Essex, IG10 2DA | Loughton | Tranche 2 | Loughton | Residential | | | | | | <p>Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.</p> |
| SR-1033 | Land to the East of North Weald Airfield and West of Church Lane, North Weald Bassett, Essex, CM16 6AA | North Weald Bassett | Tranche 2 | North Weald Bassett | Residential | | | | | | <p>This site was identified as unavailable for development during the Plan period. It is not proposed for allocation.</p> |