
















## **B1.5.2 Results of Identifying Sites for Further Testing**

### Legend - Stage 3 and Stage 6.3 Residential Maps

Sites	Basemap
 More suitable strategic option	 Motorway
 Less suitable strategic option	 A Road (Dual Carriageway)
 Suitable	 A Road (Single Carriageway)
 Not Suitable	 B Road
 Site proceeds for further testing	 Railway Station
 Site does not proceed for further testing	 London Underground Station
	 National Rail
	 London Underground Central Line
	 Epping Ongar Heritage Railway



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0001-Rev2

Date: March 2018

Scale: 1:8,000 @A3

**Content**

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Abridge

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- Green outline: More suitable strategic option
- Red outline: Less suitable strategic option

**Stage 3/6.3 Sites**

- Green fill: Suitable
- Grey fill: Not Suitable

Blue outline: Site proceeds for further testing

White outline: Site does not proceed for further testing

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

B718



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Abridge**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Western expansion	Abridge	More suitable strategic option	<p>Although this strategic option is less preferable at the settlement level than expansion of Abridge to the east/south east, it would still be suitable, promoting small-scale settlement rounding. This strategic option, together with other options for growth around Abridge, would result in limited harm to the Green Belt. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a low impact upon the Green Belt. Additionally, the strategic option lies entirely within Flood Zone 1.</p> <p>This strategic option is sensitive to change in landscape terms, as are other strategic options around Abridge. The Settlement Edge Landscape Sensitivity Study (2010) concluded that all growth options around Abridge are highly sensitive to change. However, in contrast to the eastern/south eastern expansion strategic option, mitigation of harm to landscape character may not be possible for the majority of this strategic option. The sensitivity of the lower, valley floor landscape, the generally open nature of the landscape, affording wide views from the surrounding landscape, and the topography (which rises significantly at the southern end of the strategic option) mean it is unlikely that mitigation or reduction of harm could be achieved for the majority of this strategic option. Mitigation may be possible for part of the strategic option around London Road, where screening may enable limited development, subject to sensitive design which is low rise and incorporates a new soft green edge.</p> <p>Furthermore, any development around the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).</p>
Eastern/South-eastern expansion	Abridge	More suitable strategic option	<p>This strategic option would provide a logical eastern/south eastern expansion of the settlement, promoting settlement rounding. This strategic option, together with other options for growth around Abridge, would result in limited harm to the Green Belt. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a low impact upon the Green Belt. Additionally, the strategic option lies entirely within Flood Zone 1.</p> <p>This strategic option is sensitive to change in landscape terms, as are other strategic options around Abridge. The Settlement Edge Landscape Sensitivity Study (2010) concluded that all strategic options around Abridge are highly sensitive to change. For this strategic option it is considered that it would be possible to limit the potential harm to landscape character by design and by limiting the extent of development. This strategic option benefits from natural screening; by the extensive woodland, on the higher slopes to the east and south east, which would help to limit the harm from wider views from the upper valley slopes in that direction, and in part from local screening by strong hedgerows. Wider harm, in particular in respect of an adverse impact on the valley landscape could be reduced by ensuring that all development is limited in height and benefits from local screening. Within this strategic option, in order to minimise harm to the landscape, development did be located adjacent to the developed extent of the existing village and appear a natural extension of it, in particular not extending into the wider and more open and elevated fields east of New Farm Drive. Development did incorporate sensitive design which responds to the characteristics of the landscape, including retention, where possible, of existing historic landscape features and incorporation of screening to minimise visual harm to the wider landscape. Furthermore, any development located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).</p>
Northern expansion	Abridge	Less suitable strategic option	<p>Aside from small areas in the very south of this strategic option, which are located within Flood Zone 1, for the most part the strategic option lies within Flood Zones 2 and 3. It would therefore be less suitable for development taking account of the sequential flood risk test compared with other strategic options around Abridge.</p> <p>This strategic option is also more sensitive to change in heritage terms, relative to other strategic options around Abridge. The Historic Environment Characterisation Study (2015) concluded that the Abridge stretch of the Roding River character area is of high sensitivity. Furthermore, this strategic option is sensitive to change in landscape terms, as are other strategic options around Abridge. The Settlement Edge Landscape Sensitivity Study (2010) concluded that all growth options around Abridge are highly sensitive to change.</p>
Southern expansion	Abridge	Less suitable strategic option	<p>This strategic option is sensitive to change in landscape terms, as are other growth options around Abridge. However, while the Settlement Edge Landscape Sensitivity Study (2010) concluded that all strategic options around the settlement are highly sensitive to change, this strategic option in particular would result in an outward expansion of built form into open, elevated fields to the south of the settlement, which would not be well related to the existing settlement in terms of its pattern or morphology. Furthermore, it is considered that this strategic option would promote an unsustainable southern expansion of Abridge that would be distant from existing village centre services and community facilities.</p> <p>While the strategic option is less harmful to the Green Belt, as evidenced by the Green Belt Review: Stage 2 (2016), and falls entirely within Flood Zone 1, it is considered that the harm identified to surrounding landscape as well as the overall settlement pattern would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0012	Land to the south of 62 Hoe Lane, Abridge, Romford, Essex, RM4 1AU	Abridge	7.52	25	Suitable	This site scored poorly at Stage 2 in terms of landscape impact but, given development would wrap around the existing settlement, it was considered that this constraint could be overcome. The site continued to proceed.	1	5	3	5N	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-0027	Woodgrange Poultry Farm, 52 Ongar Road, Abridge, Essex, RM4 1UH	Abridge	3.50	104	Suitable	This site is in a sustainable location at the edge of Abridge. It scored poorly against several criteria at Stage 2, including landscape impact, impact of air quality and contamination, but it was considered that these constraints may be overcome.	1	7	3	7	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-0189	Land at Hoe Lane/New Farm Drive, Abridge, Essex	Abridge	8.12	245	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0329	Abridge, North Area	Abridge	31.64	939	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0330	Land east and west of New Farm Drive, South Abridge	Abridge	21.57	427	Suitable	The eastern part of the site scored more poorly at Stage 2 in terms of landscape sensitivity and would represent an unsustainable pattern of growth for the settlement. The western part of the site was considered to be less constrained and continued to proceed.	1	5	3	5N	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-0447	Land adjoining 110 London Road, Abridge and to rear of 110-118 London Road, Abridge	Abridge	0.74	61	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0461	Part of land adjoining 110 London Road, Abridge and to rear of 110-118 London Road, Abridge	Abridge	2.04	17	Suitable	The northern part of this site scored poorly at Stage 2 in terms of landscape sensitivity. The southern part of the site has been identified as a potential opportunity for infill development along London Road and it was considered that landscape impact could be mitigated.	1	5	2	5N	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.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0002-Rev2  
 Date: March 2018  
 Scale: 1:10,500 @A3

**Content**  
 Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Buckhurst Hill

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option (Green outline)
- Less suitable strategic option (Red outline)

**Stage 3/6.3 Sites**

- Suitable (Light Green fill)
- Not Suitable (Grey fill)

**Site Status**

- Site proceeds for further testing (Blue outline)
- Site does not proceed for further testing (White outline)

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

N  
  
 B721

**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Buckhurst Hill**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Buckhurst Hill	More suitable strategic option	This strategic option lies predominantly within the existing settlement boundary and also encompasses a small number of lower performing areas of Green Belt - parcels 054.1 and 054.2 located to the north of the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016), which concluded that the loss of these areas would have a low and moderate impact upon the Green Belt (respectively). As a whole, the strategic option would maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing village centre amenities, public transport services and community facilities, and to use previously developed land within the settlement (where this would maintain adequate open space provision within the settlement). Aside from small areas in the south-east of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. This strategic option would also minimise any harm to the wider landscape around the settlement. Any infill development in the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0176	St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD	Buckhurst Hill	1.23	60	Suitable	The eastern part of this site scored poorly at Stage 2 in terms of impact on settlement character and was considered to be an unnecessary expansion into the Green Belt. The western part of the site was considered to be less constrained and the site therefore continued to proceed.	1	4	1	4	The site proceeded for further testing.
SR-0188	Land to the Rear of Albany House, Epping New Road, Buckhurst Hill	Buckhurst Hill	1.22	2	Not Suitable	This site 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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0225	Queens Road, Lower Car Park, Buckhurst Hill, IG9 5	Buckhurst Hill	0.43	55	Suitable	This site is previously developed and in a very sustainable location adjacent to Buckhurst Hill station, scoring well across most criteria at Stage 2. Noting that car parking should be retained within future development, the site continued to proceed.	1	1	1	1	The site proceeded for further testing.
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	0.51	47	Suitable	This site scored well across most criteria at Stage 6.2 and is mostly previously developed, in a very sustainable location adjacent to Buckhurst Hill station. Noting that car parking should be retained within future development, the site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0293	Land Lying to the east of Hornbeam Road, Rear of Bourne House Buckhurst Hill.	Buckhurst Hill	0.71	21	Suitable	The southern part of this site scored poorly at Stage 2 in terms of impact on the Green Belt and it was noted that there would be challenges in improving access to the site. The northern part of the site was considered to be less constrained and continued to proceed.	2	5	1	7	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-0319	Land west of Epping New Road, Buckhurst Hill	Buckhurst Hill	12.30	184	Suitable	Although concerns were raised about the proximity of the site to Epping Forest, it was considered that the constraint affected the western part of the site to a greater extent and it may be possible to mitigate the constraint on the eastern part of the site only. Therefore the eastern part of the site continued to proceed.	1	5	1	5N	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-0576	71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW	Buckhurst Hill	0.03	6	Suitable	This site is previously developed and in a sustainable location in Buckhurst Hill. Aside from the potential impact upon the Epping Forest SAC, which it was considered may be overcome, the site scored well across all criteria at Stage 2 and therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0810	Community Facility north of Station Way, Buckhurst Hill, Essex	Buckhurst Hill	0.15	8	Suitable	This site is previously developed and in a sustainable location close to Roding Valley station. It scored well across most criteria at Stage 2 and, noting the need for reprovision of the community centre and car parking in the development, should proceed.	1	1	1	1	The site proceeded for further testing.
SR-0811	Site south of Hornbeam Road, Buckhurst Hill, Essex	Buckhurst Hill	0.51	25	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed in a sustainable location within Buckhurst Hill and provides a regeneration opportunity, and therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0813	Stores at Lower Queens Road, Buckhurst Hill, Essex	Buckhurst Hill	0.30	46	Suitable	This site is previously developed and in a sustainable location in Buckhurst Hill. It scored well across most criteria at Stage 2 and, noting possible local car parking constraints, continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0816	Car park at Back Lane, Buckhurst Hill, Essex	Buckhurst Hill	0.12	18	Suitable	This site scored poorly at Stage 2 in terms of its impact on International Sites, but it was considered that it may be possible to mitigate the impacts. Otherwise, the site scored well against all other criteria and is in a sustainable location in Buckhurst Hill.	1	1	1	1	The site proceeded for further testing.
SR-0817	Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex	Buckhurst Hill	0.32	33	Suitable	This site is previously developed and in a sustainable location in Buckhurst Hill. Noting that protected trees may constrain capacity, the site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0818	Tennis Courts and Green Space at Boleyn Court, Buckhurst Hill, Essex	Buckhurst Hill	1.60	111	Not Suitable	This site 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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0819	Playing Field at St Johns Church Of England Primary School, High Road, Buckhurst Hill, Essex	Buckhurst Hill	0.53	26	Not Suitable	This site 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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0865	Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN	Buckhurst Hill	0.14	14	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed and in a sustainable location within Buckhurst Hill. Noting a preference to retain and convert the existing church building, the site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-1003	Victoria House, Victoria Road, Buckhurst Hill, Essex, IG9 5EX	Buckhurst Hill	0.10	18	Suitable	The site is in a sustainable location close to Buckhurst Hill town centre and station. It generally scored well across most criteria at Stage 6.2. The site continued to proceed.	1	1	1	1	The site proceeded for further testing.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0003-Rev2  
 Date: March 2018  
 Scale: 1:20,000 @A3

**Content**  
 Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Chigwell and Chigwell Row

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

Site proceeds for further testing

Site does not proceed for further testing

B723

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.





**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Chigwell and Chigwell Row**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Chigwell	More suitable strategic option	This strategic option lies predominantly within the existing settlement boundary and encompasses a number of small-scale, previously developed Green Belt sites at the edge of the settlement. The strategic option would therefore maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing village centre amenities, public transport services and community facilities, and to use previously developed land within the settlement (where this would maintain adequate open space provision within the settlement). The strategic option is predominantly located within Flood Zone 1 and therefore where sites within this strategic option are located within higher flood risk zones, further consideration will need to be given as to whether specific sites meet the sequential and exceptions test in accordance with the National Planning Policy Framework. Additionally, any infill development in the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).
Eastern expansion	Chigwell	Less suitable strategic option	<p>This strategic option is harmful in Green Belt terms. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a very high impact upon the Green Belt. This strategic option straddles parcels 035.5 and 035.6 which scored strongly against Purpose 1, preventing the outward sprawl of London, and Purpose 2, preventing the erosion of the narrow gap between Chigwell and Hainault and the coalescence of these settlements. Furthermore, the strategic option is sensitive to change in landscape terms, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010) which concluded that the landscape on the eastern side of Chigwell is highly sensitive to change. In particular, the open nature of the land in this area (where development would fall outside existing soft urban green edges), combined with the topography (the elevation rising by up to 40m across the option to the south-east), mean it is unlikely that mitigation or reduction of harm could be achieved for this strategic option.</p> <p>Aside from small areas in the north of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. It is in a sustainable location, close to Chigwell Underground station. However, it is considered that the harm identified to the Green Belt and landscape character would, at the settlement level, outweigh the positive factors associated with this strategic option.</p>
North-eastern expansion	Chigwell	More suitable strategic option	This strategic option provides a natural extension to the settlement, promoting settlement rounding, and is the least harmful to the Green Belt relative to the other strategic options located within the Green Belt adjacent to the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area (parcel 035.8) would have a moderate impact upon the Green Belt. Aside from small areas in the south-east of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. This strategic option is sensitive to change in landscape terms, as are other strategic options on the eastern side of Chigwell, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010). However, for this strategic option it is considered that this harm could be mitigated or avoided through the careful siting of development, and by design, including screening by hedges or small woods and limiting the scale of development. Existing boundary features, including the hedgerows, trees banks and ditches would need to be retained, both as elements of the historic landscape and for their screening potential.
Northern expansion	Chigwell	Less suitable strategic option	<p>This strategic option is harmful in Green Belt terms. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a very high impact upon the Green Belt. This strategic option incorporates parcel 035.7 which scored strongly against Purpose 2, preventing the erosion of the narrow gap between Chigwell and Loughton/Debden and the coalescence of these settlements. This strategic option would also promote an unsustainable pattern of development, remote from existing village centre amenities and public transport services.</p> <p>At the settlement level, the strategic option is less sensitive to change in landscape terms compared to other strategic options, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010) which concluded that the landscape to the north and west of Chigwell has a moderate sensitivity to change. Additionally, aside from small areas in the centre of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. However, it is considered that the particularly high level of harm identified to the Green Belt would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>
Western expansion	Chigwell	Less suitable strategic option	<p>This strategic option is harmful in Green Belt terms. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a very high impact upon the Green Belt. This strategic option straddles parcels 035.7, 038.1 and 039.1 which scored strongly against Purpose 2, preventing the erosion of the narrow gap between Chigwell and Woodford, Chigwell and Loughton/Debden, and the coalescence of these settlements.</p> <p>At the settlement level, the strategic option is less sensitive to change in landscape terms compared to other strategic options, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010) which concluded that the landscape to the north-west and west of Chigwell has a moderate sensitivity to change. Aside from small areas in the centre of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. Additionally, much of the strategic option is in a sustainable location, located in close proximity to Chigwell Underground station. However, it is considered that the particularly high level of harm identified to the Green Belt would, at the settlement level, outweigh these positive factors associated with this strategic option.</p>
Southern expansion	Chigwell Row	Less suitable strategic option	<p>This strategic option is more harmful to the Green Belt relative to the other strategic options identified adjacent to Chigwell Row. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a very high impact upon the Green Belt. The strategic option encompasses parcel 035.1 which scored strongly against Purpose 2, preventing the erosion of the gap between Chigwell Row and Hainault. This strategic option is also sensitive to change in landscape and heritage terms; this is evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the south of Chigwell Row is highly sensitive to change, and the Historic Environment Characterisation Study (2015), which states that much of the strategic option is highly sensitive to change in heritage terms. In particular, Hainault Forest and its immediate context are particularly sensitive to harm.</p> <p>The entirety of the strategic option is within Flood Zone 1. It is recognised that the western part of the strategic option is located close to existing public transport services (including Grange Hill station). However, it is considered that the harm identified to the Green Belt, landscape character and the historic environment would, at the settlement level, outweigh these positive factors associated with this strategic option.</p>
Intensification and northern expansion	Chigwell Row	More suitable strategic option	<p>This strategic option lies predominantly within the existing settlement boundary and encompasses limited areas of Green Belt to the north of Chigwell Row. The loss of such areas would be less harmful to the Green Belt relative to the other strategic options identified around the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of these areas, overlapping parcels 035.3 and 035.4, would have a moderate impact upon the Green Belt. This strategic option is located entirely within Flood Zone 1, and would minimise harm to the wider landscape around the settlement.</p> <p>Additionally, the strategic option is less sensitive to change in landscape terms relative to other options around Chigwell Row, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the north-east of the settlement has a moderate sensitivity to change.</p>

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
16_Site_02-N-A	Land North of Vicarage Lane, Chigwell, IG7 6LS	Chigwell	14.43	300	Not Suitable	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).  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.				N/A	The site did not proceed for further testing beyond Stage 3.
16_Site_02-N-B	Land North of Vicarage Lane, Chigwell, IG7 6LS	Chigwell	8.50	200	Not Suitable	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.  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.				N/A	The site did not proceed for further testing beyond Stage 3.
16_Site_02-N-C	Land North of Vicarage Lane, Chigwell, IG7 6LS	Chigwell	4.84	100	Suitable	The site scored poorly against several criteria at Stage 6.2, including landscape sensitivity and open space. The site was identified as potentially being able to contribute to the Council's five year housing land supply therefore, with the exception of the part of the site which is allotments, the site continued to proceed.	1	5	3	5N	This site is 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. Although the site is ranked lower in the land preference hierarchy, on the basis that it could contribute to the Council's five year land supply the site proceeded for further testing.
SR-0007	Land at Manor Road (South Side, Lambourne Road), Chigwell, Essex, IG7 SPD	Chigwell	5.21	100	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0014	Land adjoining 40A Hainault Road, Chigwell, Essex, IG7 6QX	Chigwell	0.17	10	Suitable	This site scored poorly at Stage 2 in terms of Green Belt harm and landscape sensitivity but it was considered that it may be possible to overcome these constraints. Noting the sustainable location, the site continued to proceed.	1	6	1	6N	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-0017	Home Farm, Chigwell Lane, Chigwell	Chigwell	23.51	133	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0037	Land off Chigwell Road, Chigwell, Essex	Chigwell	14.41	366	Not Suitable	This site falls within a strategic option which was considered to be less suitable.  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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0045-N	Land at Little West Hatch and Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BS	Chigwell	5.98	180	Not Suitable	This site falls within a strategic option which was considered to be less suitable.  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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0056	Land to west of Miller's Lane, Chigwell Row, Essex	Chigwell	1.21	36	Suitable	This site scored poorly at Stage 2 in terms of Green Belt harm and landscape sensitivity but it was considered that it may be possible to overcome these constraints. It continued to proceed.	1	5	3	5N	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-0088	Land in School Lane, Chigwell	Chigwell	3.49	150	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	This site did not proceed for further testing beyond Stage 3.
SR-0108	Land to west of Chigwell Park Drive and to north of Luxborough Lane, Chigwell	Chigwell	9.70	150	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0111	Oaks Farm Land, Vicarage Lane, Chigwell, Essex	Chigwell	3.44	148	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0115	Metropolitan Police Chigwell Sports Club, Chigwell Hall, High Road, Chigwell, Essex, IG7 6BD	Chigwell	19.07	575	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0147	Land to the north boundary of Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	4.91	116	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0199	Site of 19 Lambourne Road and adjacent plot	Chigwell	0.30	5	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0200	Plot of approx. 40 acres, to west of Vicarage Lane	Chigwell	18.40	549	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	This site did not proceed for further testing beyond Stage 3.
SR-0218	Chigwell Row Nurseries, Gravel Lane, Chigwell, IG7 6DQ	Chigwell	0.97	29	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0244	Land North of Lambourne Road and Marden Close, Chigwell	Chigwell	2.17	60	Suitable	This site scored poorly against several criteria at Stage 2, but it was considered that it may be possible to overcome these constraints, including harm to the Green Belt, access and contamination. The site therefore continued to proceed.	1	5	3	5N	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	8.14	239	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0252	Land rear of Orchard House, 243 Lambourne Road, Chigwell, Essex, IG7 5HG	Chigwell	2.84	85	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0318	Chigwell, north-east area	Chigwell	14.88	360	Suitable	<p>The eastern and southern parts of the site scored poorly against several criteria at Stage 2 including landscape sensitivity and Green Belt. The north-western area was considered to be less constrained and would constitute a sustainable pattern of development.</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 medium performing Green Belt and there are a sufficient number of sites within the settlement that are ranked more favourably. 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. It was considered that, on balance, this may override the constraints previously identified, and on this basis the north-western part of the site continued to proceed.</p>	1	5	3	5N	The site was considered to be suitable but did not proceed for further testing at Stage 3 of the site selection process because in 2016 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. However, although the site is medium performing Green Belt, it could contribute to the Council's five year land supply and should be considered further.
SR-0369	South of Lambourne Road, Chigwell Row	Chigwell	41.68	930	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0435	Land north-west of the Grange and north of Bramble Close, High Road Chigwell	Chigwell	1.92	30	Not Suitable	<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.</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>				N/A	This site did not proceed for further testing beyond Stage 3.
SR-0444	Broad Oaks, Land bounded by High Road, Abridge Road and Pudding Lane, Chigwell, IG7 6DW	Chigwell	68.17	1150	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0478A	Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	7.49	225	Not Suitable	<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>				N/A	This site did not proceed for further testing beyond Stage 3.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0478B	Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	1.66	50	Suitable	This site is in a sustainable location at the edge of Green Belt. It scored poorly against some criteria at Stage 2 but it was considered that these constraints may be overcome. If the site is brought forward, a defensible boundary to the Green Belt would need to be created.	1	3	3	3	The site proceeded for further testing.
SR-0494	Shepherds Nursery, Chase Lane, Chigwell, Essex, IG7 6JW	Chigwell	0.82	30	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	This site did not proceed for further testing beyond Stage 3.
SR-0495	The Willow Paddock, Rear of Crosby Court, Chigwell, Essex, IG7 6JT	Chigwell	1.77	53	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	This site did not proceed for further testing beyond Stage 3.
SR-0496	Chase Lane Paddock, Chase Lane, Chigwell, Essex, IG7 6JW	Chigwell	1.96	59	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	This site did not proceed for further testing beyond Stage 3.
SR-0557	The Limes Estate	Chigwell	22.59	200	Suitable	This site is previously developed and in a sustainable location close to Grange Hill station. Subject to a comprehensive masterplan, the site provides positive regeneration and intensification opportunities. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0559	Land on the east side of Hainault Road, Chigwell	Chigwell	1.14	48	Suitable	The site is partly previously developed and in a sustainable location. It scored poorly at Stage 2 in terms of Green Belt harm but there is potential to overcome this constraint, subject to creation of a defensible boundary. The site therefore continued to proceed.	1	6	1	6N	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-0586	Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BL	Chigwell	5.55	222	Suitable	This site is in a sustainable location at the edge of Green Belt. It scored poorly against some criteria at Stage 2 but it was considered that these constraints could be mitigated. If the site is brought forward, a defensible boundary to the Green Belt would need to be created.	1	6	3	6N	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-0588	Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU	Chigwell	1.64	60	Suitable	This site is in a sustainable location in Chigwell. It scored poorly against several criteria at Stage 2, including heritage impact and contamination, but it was considered that these constraints may be overcome. Noting the amenity value of the site, the site continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0601	Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	0.87	57	Suitable	This site is in a sustainable location at the edge of Chigwell. Although it scored poorly against several criteria at Stage 2, including impact of air quality and Green Belt harm, it was considered that these constraints could be overcome. The site therefore continued to proceed.	1	3	3	3	The site proceeded for further testing.
SR-0820	Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex	Chigwell	5.03	523	Suitable	This site is in a sustainable location close to Grange Hill station. It is currently managed open space, which may be lost if developed. The site continued to proceed, with further consideration given to how open space may be retained or reprovided.	1	2	1	2	The site proceeded for further testing.
SR-0822	Green space at Warren Court, Chigwell, Essex	Chigwell	0.20	30	Suitable	This site is in a sustainable location, close to Grange Hill station. It scored well against almost all criteria at Stage 2, and it was considered that identified traffic and settlement character constraints may be overcome. The site therefore continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0823	Travelodge Hotel, Chigwell Road, Chigwell, Essex	Chigwell	0.29	10	Suitable	The site generally scored well across the majority of criteria at Stage 2, and identified constraints, including protected trees and contamination, could be overcome. It is previously developed land in a sustainable location and therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0824	Volvo Car Dealership, High Road, Chigwell, Essex	Chigwell	0.16	24	Suitable	This site is in a very sustainable location in Chigwell town centre. This site scored poorly at Stage 2 in terms of impact of air quality and contamination, but it was considered that these constraints could be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0825	Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex	Chigwell	0.19	29	Suitable	This site scored poorly at Stage 2 in terms of traffic impact and impact of air quality, but it was considered that it may be possible to overcome these constraints. It is previously developed land in a very suitable location in Chigwell and therefore continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0869	46 Stradbroke Drive, Chigwell, Essex, IG7 5QZ	Chigwell	0.20	3	Suitable	This site scored well against all criteria at Stage 2 and is in a sustainable location within Chigwell. The site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0895	105 Manor Road / 281 Fencepiece Road, Chigwell, Essex, IG7 5PN	Chigwell	0.07	11	Suitable	This site is in a sustainable location, close to Grange Hill station. It scored well against almost all criteria at Stage 2, and it was considered that the identified impact of air quality constraint may be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0897	15 Stradbroke Drive, Chigwell, Essex, IG7 5QU	Chigwell	0.69	7	Suitable	This site scored well across most criteria at Stage 2 and is in a sustainable location within Chigwell. Noting the potential constraint of protected trees, which would limit capacity, the site therefore continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0898	Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT	Chigwell	0.42	14	Suitable	This site scored well across most criteria at Stage 2 and is in a sustainable location within Chigwell. It scored poorly against several criteria, including heritage impact as well as impact of air quality, but it was considered that these constraints could be overcome.	1	1	1	1	The site proceeded for further testing.
SR-0910	Land adjoining Coopersale Close/Millers Lane, Chigwell, Essex, IG7 6EU	Chigwell Row	3.26	98	Not Suitable	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.  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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0916	The Maypole, 171 Lambourne Road, Chigwell, Essex, IG7 6EF	Chigwell Row	0.21	20	Suitable	The site is previously developed and in a moderately sustainable location in Chigwell Row. The site scored well across most criteria at Stage 6.2, and although it scored poorly in terms of HSE safety zones, it was considered that this constraint could be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0917	Chigwell Civic Amenity Site, Luxborough Lane	Chigwell	1.34	30	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0928	The Paddock Green Lane, Chigwell, IG7 6DN	Chigwell	1.28	38	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0990	Land at Chigwell Glebe between High Road and Vicarage Lane, Chigwell, Essex, IG7 6QB	Chigwell	1.74	15	Suitable	The site scored poorly against several criteria at Stage 6.2 including impact on heritage assets and Green Belt. It was considered that these constraints could be overcome. In addition, the site was identified as potentially being able to contribute to the Council's five year housing land supply. The site therefore continued to proceed.	1	5	1	5N	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. However, although the site is ranked lower in the land preference hierarchy, on the basis that it could contribute to the Council's five year land supply, the site proceeded for further testing.
SR-0998	Cornerways, Turpins Lane, Chigwell, Essex, IG8 8BA	Chigwell	0.08	8	Suitable	This site scored well across most criteria at Stage 6.2 and is in a sustainable location within Chigwell. The site continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-1009	130 Hainault Road, Chigwell, Essex, IG7 5DL	Chigwell	0.16	10	Suitable	This site scored well across most criteria at Stage 6.2, and is in a sustainable location within Chigwell. Although the site scored poorly against settlement character sensitivity, it was considered that this constraint could be overcome. The site continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-1010	Amar Nivas, 146 Hainault Road, Chigwell, Essex, IG7 5DL	Chigwell	0.17	12	Suitable	This site scored well across most criteria at Stage 6.2, and is in a sustainable location within Chigwell. Although the site scored poorly against settlement character sensitivity, it was considered that this constraint could be overcome. The site continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-1017	2A/2B Oak Lodge Avenue, Chigwell, Essex, IG7 5HZ	Chigwell	0.10	12	Suitable	This site scored well across most criteria at Stage 6.2, is previously developed land and is in a sustainable location within Chigwell. Although the site scored poorly against contamination and settlement character sensitivity, it was considered that these constraints could be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0005-Rev2

Date: March 2018

Scale: 1:5,000 @A3

**Content**

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Coopersale

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

- Site proceeds for further testing
- Site does not proceed for further testing

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

B729



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Coopersale**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification and infill	Coopersale	More suitable strategic option	This strategic option lies predominantly within the existing settlement boundary and encompasses an area of Green Belt to the south-east of Coopersale. The Green Belt Review: Stage 2 (2016) concluded that the loss of this area would have limited impact upon the Green Belt. Overall, this strategic option would maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing community facilities, and to use previously developed land within the settlement (where this would maintain adequate open space provision within the settlement), in line with the land preference hierarchy set out in the Site Selection Methodology. This strategic option would also minimise any harm to the wider landscape around the settlement, and lies entirely within Flood Zone 1.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0404	Institute Road Allotments, Coopersale	Coopersale	0.79	24	Suitable	This site scored poorly at Stage 2 against several criteria, including landscape sensitivity and contamination, but it was considered that these constraints can be overcome. Given the allotments have been identified as out of use, the site continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0406i	Land South of Coopersale, east and west of Houbblons Hill	Coopersale	28.44	911	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0438A	Land adjoining Standards Hill and Houbblons Hill, Coopersale, Essex, CM16 7QL	Coopersale	19.72	618	Not Suitable	The site would constitute an unsuitable extension of Coopersale into the Green Belt, eroding the gap between the village and Epping. It would constitute an unsustainable location. The site did not proceed any further.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0484	Land to the east of Houbblons Hill, Coopersale, Essex, CM16 7QL	Coopersale	3.64	109	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0987	Ground Floor, 28-31 Parklands and Upper Floors 32-39 Parklands, Coopersale, Epping, Essex, CM16 7RE	Coopersale	0.16	20	Suitable	This site scored well across most criteria, is previously developed land and is in a sustainable location within Coopersale. The site scored poorly against a limited number of criteria at Stage 6.2, including contamination, but it was considered that these could be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0996	Newstead, 19 Coopersale Common, Coopersale, Epping, Essex, CM16 7QS	Coopersale	0.14	8	Suitable	This site scored well across most criteria at Stage 6.2, is previously developed land and is in a sustainable location within Coopersale. The site scored poorly against a limited number of criteria, including settlement character sensitivity, but it was considered that these could be overcome. The site continued to proceed.	1	2	1	2	The site proceeded for further testing.



**Report on Site Selection**



Epping Forest District Council

Drawing No. EFDC-S3-0024-Rev2

Date: March 2018

Scale: 1:10,000 @A3

**Content**

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Epping Green

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

- Site proceeds for further testing
- Site does not proceed for further testing

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

B731



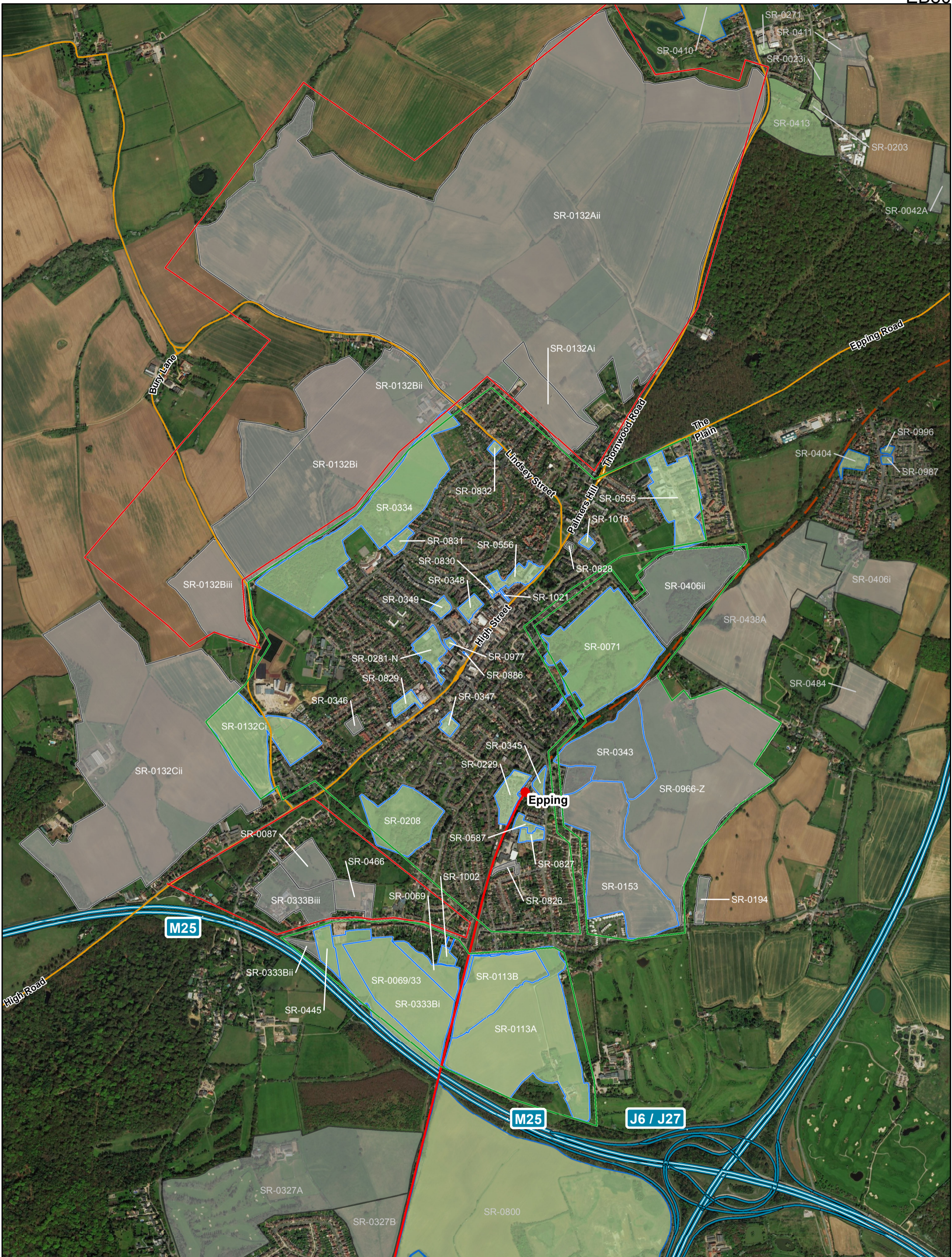




**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Epping Green**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Epping Green	More suitable strategic option	No spatial options were identified in Epping Green given the small scale of this settlement. The suitability of sites was therefore assessed on a case by case basis.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0407	Land East of Epping Road, Epping Green	Epping Green	3.16	92	Suitable	This site scored poorly against several criteria at Stage 2, including Green Belt harm and landscape sensitivity, but it was considered that it may be possible to overcome these constraints. The site therefore continued to proceed.	1	5	3	5N	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.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0006-Rev2  
 Date: March 2018  
 Scale: 1:13,500 @A3

**Content**  
 Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Epping

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

Site proceeds for further testing

Site does not proceed for further testing

B733

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Epping**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Epping	More suitable strategic option	This strategic option lies predominantly within the existing settlement boundary, which is not in the Green Belt. It also encompasses small areas of Green Belt to the north, east and south of Epping, which comprise settlement rounding and small infill sites. Focussing development within the existing settlement boundary combined with the limited loss of such areas would be less harmful to the Green Belt relative to the other strategic options in the settlement. This strategic option would also maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing town centre amenities, public transport services and community facilities, and to use previously developed land within the settlement (where this would maintain adequate open space provision within the settlement). This strategic option would also minimise any harm to the wider landscape around the settlement, and additionally it is completely within Flood Zone 1. Any infill development in the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of medium and high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).
Southern expansion	Epping	More suitable strategic option	When compared with other strategic options at the settlement level, this strategic option is the least sensitive to change in landscape terms. This is evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the south of Epping has a lower sensitivity to change. Additionally, it would maximise opportunities to focus development in close proximity to Epping Underground Station, and aside from small areas in the east of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. The sensitivity of this strategic option in Green Belt terms varies, as evidenced by the Green Belt Review: Stage 2 (2016). The strategic option encompasses parcel 045.1 (immediately to the south of Epping, east of the Central Line), which it was considered would have a 'low' impact upon the Green Belt if released. The strategic option also straddles parcels 044.2 and 045.2 (south-east and south-west of the strategic option). While the Green Belt Review: Stage 2 (2016) concluded that both of these score relatively strongly against Purpose 4, preserving the setting and special character of the historic town of Epping, further analysis by the Council indicates that the Purpose 4 assessment has been applied inconsistently when considered at the settlement level. It is considered these parcels make only a limited contribution to the overall setting of the town and furthermore, there is no visual relationship between these parcels and the most historic parts of Epping. Therefore, on balance, it is considered that the loss of these areas would be less harmful to the overall historic setting of Epping than other strategic options. Furthermore, any potential harm to the Green Belt could be mitigated through incorporation of sensitive design, which did also reflect the areas of medium overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).
Eastern expansion	Epping	More suitable strategic option	<p>This strategic option is less harmful to the Green Belt relative to other strategic options identified adjacent to Epping. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area, comprising multiple parcels, would have a very low to moderate impact upon the Green Belt. As a result of its location to the east of Epping, when compared with other strategic options at the settlement level it would be less harmful to the Epping Forest Special Area of Conservation, and would maximise opportunities to focus development sustainably; the southern part of the strategic option is in close proximity to public transport services (Epping Underground Station), whilst existing town centre services and community facilities are in close proximity to the northern part of the strategic option. Additionally, aside from very small areas in the south of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. Any development located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).</p> <p>This strategic option is sensitive to change in landscape terms. The Settlement Edge Landscape Sensitivity Study (2010) concluded that the area to the east of Epping is highly sensitive to change as a result of the open nature of the land, the potential for development to fall outside existing soft urban green edges, the presence of a pre-1700 field pattern and the rising topography to the east. These characteristics are particularly applicable to the easternmost part of the strategic option, which is more sensitive in visual terms as a result of rising topography and more dispersed boundary features; here, mitigation of harm to the wider landscape is likely to be particularly challenging. However, it is considered that mitigation may be possible for other parts of the strategic option. Development did incorporate sensitive design which responds to the characteristics of the landscape, including retention, where possible, of existing historic landscape features and incorporation of screening to minimise visual harm to the wider landscape.</p> <p>Overall, while it is noted that the strategic option is sensitive in landscape and heritage terms, given there is potential for this harm to be mitigated through design, and as the strategic option is less harmful in Green Belt terms and located sustainably on the eastern side of Epping, when compared with other strategic options at the settlement level, it is considered to be a more suitable strategic option.</p>
South-western expansion	Epping	Less suitable strategic option	Although the strategic option is located entirely within Flood Zone 1, it is considered that, at the settlement level, this strategic option would have the most impact upon the Epping Forest Special Area of Conservation by expanding the urban area closer to the designated area, which may have adverse effects on Epping Forest (including potentially from air quality, urbanisation and increased recreation activity). Furthermore, this strategic option is most harmful to the Green Belt relative to the other strategic options in the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a very high impact upon the Green Belt. The strategic option encompasses parcel 044.1 which scored strongly against Purpose 4, preserving the setting and special character of the historic town of Epping. This strategic option is also sensitive to change in heritage terms. The Historic Environment Characterisation Study (2015) concluded that the Bell Common area, to the south-west of Epping, is of high sensitivity.
Northern expansion	Epping	Less suitable strategic option	<p>This strategic option is more harmful to the Green Belt relative to other strategic options identified adjacent to Epping. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a high impact upon the Green Belt. The strategic option straddles parcels 070.3, 070.4 and 070.6, all of which scored strongly against Purpose 4, preserving the setting and special character of the historic town of Epping. Further analysis by the Council confirms that, as a result of the strong visual connection between these parcels and the most historic parts of Epping, this strategic option plays a particularly important role in maintaining the rural setting of Epping. In addition, while the Settlement Edge Landscape Sensitivity Study (2010) concluded that the landscape to the north of Epping is of moderate sensitivity, it is considered that this it would be particularly difficult to avoid or mitigate visual harm from development. This is as a result of topography, the land falling away relatively sharply to Cobbins Brook, and the open nature of the land north/west of Bolt Cellar Lane which provides no natural screening from longer views. There is also the potential for harm to notable landscape features, including pre Tudor hedgerows and a Saxon-period field pattern at Swaines Green.</p> <p>It is also considered that the eastern part of this strategic option would have a significant impact upon the Epping Forest Special Area of Conservation by expanding the urban area closer to the designated area, which may have adverse effects on Epping Forest (including potentially from air quality, urbanisation and increased recreation activity). Furthermore, the strategic option would isolate the Swaines Green Local Wildlife Site immediately to the south from the wider countryside, severing ecological connections and risking harm to the Local Wildlife Site.</p> <p>The strategic option is of low-medium sensitivity to change in heritage terms, as evidenced by the Historic Environment Characterisation Study (2015). Aside from small areas in the north-east of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. However, it is considered that the harm identified to landscape, Green Belt and ecological designations would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>
North-eastern expansion	Epping	Less suitable strategic option	This strategic option is located entirely within Flood Zone 1, and less harmful in Green Belt terms, as evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would be of very low harm to the Green Belt. However, it is considered that it is sensitive to change in landscape terms, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the north-east of Epping is highly sensitive to change. Additionally, it is considered that this strategic option would harm the historic settlement pattern by eroding the gap between Epping and Coopersale, and additionally promote unsustainable patterns of development distant from existing town centre amenities and public transport services. Furthermore, the Historic Environment Characterisation Study (2015) concluded that the Gaynes Park area, between Epping and Coopersale, is of high sensitivity to change.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agriculture at Land		
SR-0069	Land at Ivy Chimneys Road, Epping	Epping	1.92	56	Suitable	This site is in a sustainable location at the edge of Epping. It scored poorly against several criteria at Stage 2, including harm to the Green Belt, but it was considered that these constraints could be overcome. The site continued to proceed.	1	6	3	6	The site proceeded for further testing.
SR-0069/33	Land South of Epping	Epping	12.47	250	Suitable	This site is in a sustainable location at the edge of Epping. It scored poorly against several criteria at Stage 2, including Green Belt harm and access, but it was considered that these constraints could be overcome. The site continued to proceed.	1	6	3	6	The site proceeded for further testing.
SR-0071	Land at Stonards Hill, Epping	Epping	14.43	300	Suitable	The majority of the site is constrained by protected trees and should not be considered further. A small area in the north of the site was considered to be less constrained and it was considered that identified landscape and Green Belt constraints may be overcome here.	1	5	3	5	The site proceeded for further testing.
SR-0087	Pound Field, Bell Common, Epping, Essex	Epping	2.80	84	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0113A	Land South of Brook Road, Epping	Epping	26.08	200	Suitable	This site is in a sustainable location at the edge of Epping, within close proximity to the station. It scored poorly against several criteria at Stage 2, including landscape and Green Belt harm, but it was considered that these constraints could be overcome.	1	6	3	6	The site proceeded for further testing.
SR-0113B	Land to the South of Brook Road, Epping	Epping	6.78	200	Suitable	This site scored poorly against several criteria at Stage 2, including impact of air quality and landscape sensitivity, but it was considered that these constraints can be overcome. Subject to further consideration of access issues linked to Ivy Chimneys School. The site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0132Ai	Land north-east of Woodbury Down, Epping	Epping	5.93	174	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0132Aii	Land north-east of Lindsey Street (B181) and west of High Road (B1393), Epping	Epping	199.54	596	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0132Bi	Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping	Epping	36.04	720	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0132Bii	Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping	Epping	8.72	445	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0132Biii	Lane west of Bury Lane, north of Epping Cemetery, Epping	Epping	8.41	429	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0132Ci	Epping Sports Club, Lower Bury Lane	Epping	8.92	65	Suitable	This site is in a sustainable location at the edge of Epping. Subject to the reprovision of sports facilities within the site, and the suitability of these in terms of Green Belt harm, the site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0132Cii	Land west of Bury Lane, Epping	Epping	62.28	1868	Suitable	This site scored poorly against several criteria at Stage 2, including Green Belt harm and landscape sensitivity, but it was considered that it may be possible to overcome these constraints. Noting a preference for a smaller scale development, the site continued to proceed.	1	7	3	7	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	14.75	400	Suitable	This site is in a sustainable location at the edge of Epping, within close proximity to the station. While limited constraints were identified at Stage 2 for the western part of the site, the northern area scored poorly in terms of landscape sensitivity and distance to gas pipelines. However, it was considered that these constraints could be overcome and the site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0194	Littlefields, 60 Stewards Green Road, Epping, Essex	Epping	0.78	20	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0208	Theydon Place, Epping	Epping	5.93	60	Suitable	This site scored poorly at Stage 2 in terms of harm to Green Belt and settlement character but it was considered that it may be possible to overcome these constraints. Future development should incorporate suitable mitigation to compensate for loss of open space.	1	6	1	6	The site proceeded for further testing.
SR-0229	Epping London Underground Car Park and land adjacent to station, off Station Road, CM16 4	Epping	1.60	220	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed and in a sustainable location adjacent to Epping station. Subject to incorporation of existing parking into future development, the site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0281-N	St Johns Road Area, Epping Town Centre	Epping	1.49	35	Suitable	The site is previously developed and in a sustainable location in Epping town centre. The site scored well against most criteria at Stage 6.2. The site scored poorly against a limited number of criteria, including impact of air quality and contamination constraints, but it was considered that these constraints could be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0333Bi	Epping, south-west area	Epping	14.78	332	Suitable	This site is in a sustainable location at the edge of Epping. It scored poorly against several criteria at Stage 2, including impact of air quality and Green Belt harm, but it was considered that these constraints may be overcome. Future design should consider localised parking and traffic constraints.	1	6	3	6	The site proceeded for further testing.
SR-0333Bii	Epping, south-west area	Epping	0.44	13	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0333Biii	Epping, south-west area	Epping	4.76	107	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0334	Epping, north-west area	Epping	16.44	250	Suitable	The southern part of this site scored poorly at Stage 2 in terms of its impact on protected trees, Epping Forest Buffer Lands and local wildlife site. The northern part of the site is less constrained and it was considered that this portion should proceed.	1	5	3	5	The site proceeded for further testing.
SR-0343	Land east of Garnon Cottage, Bower Hill, Epping	Epping	8.29	249	Suitable	This site is in a sustainable location at the edge of Epping, close to the station. It scored poorly at Stage 2 in terms of landscape sensitivity but it may be possible to overcome this constraint. Access difficulties were noted, but with potential for enhanced walking routes.	1	5	3	5	The site proceeded for further testing.
SR-0345	Coniston Court, Bower Hill, Epping, CM16 7BH	Epping	0.40	20	Suitable	This site is previously developed and in a sustainable location in Epping and it was considered that the identified protected tree constraint could be overcome. The site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0346	Tower Road Allotments (east)	Epping	0.33	10	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0347	Epping Sports Centre, Nicholl Road	Epping	0.43	35	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed in a sustainable location within Epping and therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0348	Cottis Lane Car Park	Epping	0.56	45	Suitable	This site is previously developed and in a sustainable location in Epping. It scored poorly at Stage 2 in terms of contamination and traffic impact but it was considered that these constraints could be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agriculture at Land		
SR-0349	Bakers Lane Car Park	Epping	0.42	34	Suitable	This site is previously developed and in a sustainable location in Epping. It scored poorly at Stage 2 in terms of contamination but it was considered that this constraint could be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0406ii	Land South of Coopersale, east and west of Houblons Hill	Epping	10.11	323	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0445	Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping	1.20	27	Suitable	This site scored poorly against several criteria at Stage 2, including impact of air quality and harm to the Green Belt, but it was considered that it may be possible to overcome these constraints. It is in a sustainable location and therefore continued to proceed.	1	6	3	6	The site proceeded for further testing.
SR-0466	Broadbanks, 23 Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping	1.96	44	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0555	St Margaret's Hospital Site	Epping	5.64	165	Suitable	Although there is uncertainty over its availability, this site is previously developed and in a sustainable location. It scored poorly at Stage 2 in terms of traffic and landscape sensitivity but it was considered that it may be possible to overcome these constraints.	1	3	1	3	The site proceeded for further testing.
SR-0556	Civic Offices, High Street, Epping.	Epping	1.26	38	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed and in a sustainable location within Epping, providing opportunities for higher density, mixed use development. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0587	Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping, Essex, CM16 7AS	Epping	0.40	25	Suitable	This site is previously developed and in a very sustainable location close to Epping station. It scored poorly at Stage 2 in terms of contamination but it was considered that it may be possible to overcome this constraint. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0826	Garage site north of Charles Street, Epping, Essex	Epping	0.30	14	Not Suitable	Although the site is in a sustainable location, it was 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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0827	Industrial site north of Bower Terrace, Epping, Essex	Epping	0.46	8	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed and in a sustainable location within Epping, and therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0828	Green space south-west of Stonards Hill, Epping, Essex	Epping	0.09	14	Not Suitable	The site is an amenity space in a Conservation Area and serves as a gateway point to 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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0829	Tesco Car Park, High Street, Epping, Essex	Epping	0.63	96	Suitable	This site is previously developed and in a sustainable location in Epping. It scored poorly at Stage 2 in terms of traffic impact and protected trees, but it was considered that it may be possible to overcome these constraints.	1	1	1	1	The site proceeded for further testing.
SR-0830	Site east of Buttercross Lane, Epping, Essex	Epping	0.07	11	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed in a sustainable location within Epping and therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0831	Garage site, housing and green at Coronation Hill, Epping, Essex	Epping	0.57	28	Suitable	This site is previously developed and in a sustainable location in Epping. It scored poorly at Stage 2 against impact on settlement character and loss of managed open space but it was considered that these constraints could be overcome. The site therefore continued to proceed.	1	3	3	3	The site proceeded for further testing.
SR-0832	Tyre Service Centre, Lindsey Street, Epping, Essex	Epping	0.19	9	Suitable	This site is previously developed and in a sustainable location in Epping. It scored poorly at Stage 2 in terms of contamination but it was considered that this constraint could be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0886	169 High Street, Epping, Essex, CM16 4BL	Epping	0.01	6	Suitable	This site is previously developed and in a sustainable location in Epping. It scored well across most criteria at Stage 2. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0966-Z	Land North of Stewards Green Road and east of Epping, Essex, CM16 7AT	Epping	56.79	600	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0977	Epping Library, St John's Road, Epping, CM16 5DN	Epping	0.13	11	Suitable	This site scored well across most criteria at Stage 6.2, is on previously developed land and is located in a sustainable location within Epping town centre. It scored well against most criteria and the identified heritage constraint could be overcome. The site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-1002	Land to the rear of Bridge Hill, Epping, Essex, CM16 4ER	Epping	0.43	13	Suitable	This site is in a sustainable location at the edge of Epping. It scored poorly against several criteria at Stage 6.2, including harm to the Green Belt, but it was considered that these constraints could be overcome. The site continued to proceed.	1	6	1	6	The site proceeded for further testing.
SR-1018	1-5 Stonards Hill, Epping, Essex, CM16 4QE	Epping	0.22	27	Suitable	The site is previously developed and in a sustainable location in Epping. It scored well against most criteria at Stage 6.2 and the identified heritage constraint could be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-1021	Land to rear of 287-291 High Street, Epping, Essex, CM16 4DA	Epping	0.05	7	Suitable	This site scored well across most criteria at Stage 6.2, is on previously developed land and is located in a sustainable location within Epping town centre. It scored well against most criteria and the identified heritage constraint could be overcome. The site continued to proceed.	1	1	1	1	The site proceeded for further testing.



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Fyfield**

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

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0048	Land North of Ongar Road, Fyfield, Essex	Fyfield	4.09	123	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0049	Land south-east of Ongar Road, Fyfield, Essex	Fyfield	2.65	80	Suitable	This site scored poorly at Stage 2 in terms of landscape impact but, given it is partially wrapped around by existing development, it was considered that this constraint could be overcome. The site therefore continued to proceed.	1	4	3	4	The site proceeded for further testing.
SR-0050i	Land to East of Fyfield, Fyfield	Fyfield	3.43	101	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0050ii	Land to east of Fyfield, Fyfield	Fyfield	4.37	129	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0128	Heron Farm, Herons Lane, Fyfield, Essex, CM5 0RQ	Fyfield	1.74	10	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0131	Heron Farm, Herons Lane, Fyfield, Essex, CM5 0RQ	Fyfield	4.40	130	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0399	Houchin Drive Playing Fields	Fyfield	2.75	83	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0879	Poultry Farm, Norwood End, Fyfield, Ongar, Essex	Fyfield	0.30	9	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0935	Gypsy Mead, Ongar Road, Fyfield, Essex, CM5 0RB	Fyfield	0.81	25	Suitable	This site scored poorly against several criteria at Stage 6.2, including landscape sensitivity and TPO impact, but it was considered that these constraints could be overcome. The site is partially wrapped around by existing development and would comprise infill. The site therefore continued to proceed.	1	4	3	4	The site proceeded for further testing.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0023-Rev2  
 Date: March 2018  
 Scale: 1:36,500 @A3

**Content**  
 Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Harlow

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

<b>Strategic Options</b>	<b>Stage 3/6.3 Sites</b>	<b>Site Status</b>
<span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px;"></span> More suitable strategic option	<span style="background-color: #c8e6c9; display: inline-block; width: 15px; height: 10px;"></span> Suitable	<span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px;"></span> Site proceeds for further testing
<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Less suitable strategic option	<span style="background-color: #bdbdbd; display: inline-block; width: 15px; height: 10px;"></span> Not Suitable	<span style="border: 1px solid white; display: inline-block; width: 15px; height: 10px;"></span> Site does not proceed for further testing

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

N  
  
 B739



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Harlow**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Harlow Strategic Sites	Harlow	More suitable strategic option	<p>The Council with its Housing Market Area (HMA) partners identified that areas in and around Harlow did be a focus of residential development. The HMA partners are in agreement that c. 51,100 homes will be delivered up to 2033. Although this is below the 51,700 Full Objectively Assessed Housing Need produced by ORS in July 2017, it is noted that the HMA is highly constrained by Green Belt. This covers the southern part of the HMA, home to the vast majority of the HMA's larger settlements, and it is considered that a spatial strategy predicated on focusing development in smaller, less constrained towns in the northern part of the HMA (Buntingford (East Herts), Great Dunmow and Saffron Walden (both Uttlesford)) would not be sustainable. Harlow represents the most sustainable location within the HMA at which to concentrate development given: its role as a sub-regional centre for employment; its Enterprise Zone status; the need to rejuvenate the town centre; the opportunity to capitalise on its transport connections; its important location on the London–Stansted–Cambridge corridor; and the wider economic growth aspirations for the town. While Harlow is therefore the most logical location in the HMA to focus growth, this is predicated on the delivery of a package of transport infrastructure enhancements agreed through the Memorandum of Understanding on Highways and Transportation Infrastructure. Modelling undertaken by Essex County Council demonstrates that, subject to the delivery of these enhancements, growth of between 14,000 and 17,000 new homes in and around Harlow can be accommodated to 2033.</p> <p>To determine which locations in and around Harlow did be the focus for growth, the HMA partners commissioned AECOM to undertake a review of strategic sites in and around Harlow. The extent of this strategic option incorporates the majority of the strategic sites which were assessed by AECOM as well as any other sites promoted in the vicinity of Harlow within Epping Forest District. It excludes strategic Sites P, Q and S, which have a strong physical and functional relationship with other sites promoted in the vicinity of Roydon. Additionally, these sites were considered by AECOM to be less suitable for accommodating strategic growth around Harlow. Sites P, Q and S are therefore assessed as part of the Roydon Eastern Expansion option.</p>

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0009	Land north side of Epping Road, known as 'Halls Green'	Harlow	14.86	120	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0038	Land at Tylers Cross Farm, Water lane, Tylers Cross, Harlow	Harlow	1.32	15	Suitable	Although the site scored poorly against several criteria at Stage 2, including harm to the Green Belt and impact on heritage assets, it was considered that these constraints could be overcome. The site is well-related to surrounding strategic site R (SR-0964-Z), which was identified by AECOM's assessment in 2016 to accommodate strategic growth in and around Harlow, and together with adjacent sites SR-0039 and SR-0424 continued to proceed.	1	6	3	6	The site proceeded for further testing. Although the site is not adjacent to an existing settlement, it could support the development of adjacent Strategic Site R (SR-0964-Z) and should be considered further.
SR-0039	Land at Bourne Farm, Water Lane, Tylers Cross, Harlow	Harlow	2.15	65	Suitable	Although the site scored poorly against several criteria at Stage 2, including harm to the Green Belt and impact on heritage assets, it was considered that these constraints could be overcome. The site is well-related to surrounding strategic site R (SR-0964-Z), which was identified by AECOM's assessment in 2016 to accommodate strategic growth in and around Harlow, and together with adjacent sites SR-0038 and SR-0424 continued to proceed.	1	6	3	6	The site proceeded for further testing. Although the site is not adjacent to an existing settlement, it could support the development of adjacent Strategic Site R (SR-0964-Z) and should be considered further.
SR-0046A-N	Latton Priory Farm, London Road, Harlow, Essex, CM18 7HT	Harlow	150.85	2500	Suitable	SR-0046A-N broadly aligns with strategic site M. AECOM's assessment of strategic site M identified a number of environmental constraints; it was considered partially undevelopable due to significant landscape impacts that would arise. However, due to its opportunity to provide a sustainable transport corridor, AECOM's assessment in 2016 considered the site to be potentially suitable for residential development. On this basis the site was identified to accommodate strategic growth in and around Harlow.	1	6	3	6	The site proceeded for further testing. Although the site is not adjacent to a settlement, it is broadly aligned with strategic site M which was identified in AECOM's assessment in 2016 as being able to accommodate strategic growth around Harlow.
SR-0052A-N	Land at East End Farm, Harlow, Essex, CM19 5HG	Harlow	56.05	1656	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
						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.					

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0052B-N	Land at East End Farm, Harlow, Essex, CM19 5HG	Harlow	38.01	1000	Not Suitable	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.  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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0068-N	Land West of Sumners and North of Epping Road, Harlow, Essex, EN9 2DH	Harlow	36.03	1000	Suitable	SR-0068A-N broadly aligns with strategic site U. AECOM's assessment of strategic site U found that the site's western edge is sensitive in Green Belt and landscape terms, but this is considered to be outweighed by transport, accessibility and regeneration considerations. AECOM's assessment in 2016 therefore considered the site to potentially suitable for residential development. Development would need to be sensitively planned to avoid coalescence between Harlow and Broadley Common, but would 'complete' the existing neighbourhood at the edge of Harlow. On this, basis the site has been identified to accommodate strategic growth in and around Harlow.  The site was considered during Stage 6.3 of the site selection process in 2017. At this stage, the Council upheld AECOM's findings and recommendation and the site was considered suitable, however noting the potential for impacts on a Site of Special Scientific Interest, ancient woodland and heritage assets. The site continued to proceed.	1	6	3	6	The site proceeded for further testing. It is broadly aligned with strategic site U which was identified by AECOM's assessment in 2016 as being able to accommodate strategic growth around Harlow and was considered further.
SR-0074	Land to the east of the A414, New House Farm, Harlow	Harlow	10.50	155	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0107	Land at Epping and Parsloe Road, Roydon, Essex (Blakes Farm)	Harlow	3.37	135	Suitable	Although the site scored poorly against several criteria at Stage 2, including impact on landscape, impact on a Site of Special Scientific Interest and contamination constraints, it was considered that these constraints could be overcome. The site is well-related to the adjacent strategic site U (SR-0068-N), which was identified by AECOM's assessment in 2016 to accommodate strategic growth in and around Harlow. The site continued to proceed.	1	6	3	6	The site proceeded for further testing. Although the site is not adjacent to an existing settlement, it could support the development of adjacent Strategic Site U (SR-0068-N) and should be considered further.
SR-0109	Richmonds Farm, Parsloe Road, Epping Green, CM16 6QB	Harlow	1.30	37	Suitable	This site is in a moderately sustainable location at the edge of Harlow. It scored poorly against several criteria at Stage 2, including harm to the Green Belt and contamination, but it was considered that it may be possible to overcome these constraints. The site is well-related to the adjacent strategic site U (SR-0068-N), which was identified by AECOM's assessment in 2016 to accommodate strategic growth in and around Harlow. The site continued to proceed.	1	6	3	6	The site proceeded for further testing.
SR-0139	Riddings Lane, Hastingwood Road, Hastingwood, North Harlow, Essex, CM18 7HT	Harlow	1.52	50	Suitable	SR-0139 forms strategic site L. Due to its lack of constraints or potential for significant impact on the local area/infrastructure, AECOM's assessment in 2016 considered strategic site L suitable for residential development. On this basis the site was identified to accommodate strategic growth in and around Harlow.  The site was considered during Stage 6.3 of the site selection process in 2017. At this stage, the Council upheld AECOM's findings and recommendation and the site continued to proceed.	1	6	3	6	The site proceeded for further testing. Although the site is not adjacent to an existing settlement, it is aligned with strategic site L which was identified by AECOM's assessment in 2016 as being able to accommodate strategic growth around Harlow. It should therefore be considered further.
SR-0146C-N	Land East of Harlow, North of Church Langley and South of Sheering Road, Harlow, Essex, CM17 0NG	Harlow	125.93	735	Suitable	SR-0146C-N broadly aligns with strategic site J. AECOM's assessment of strategic site J found that, due to the size of this strategic site, it would significantly contribute to local regeneration potential and therefore AECOM's assessment in 2016 considered the site to be suitable for residential development. The part of the site in Epping Forest District makes a lesser contribution towards local regeneration, but this consideration is outweighed at the strategic level. On this basis, the site has been identified to accommodate strategic growth in and around Harlow and should continue to be considered.  The site was considered during Stage 6.3 of the site selection process in 2017. At this stage, the Council upheld AECOM's findings and recommendation and the site continued to proceed.	1	6	3	6	The site proceeded for further testing. It is broadly aligned with strategic site J which was identified by AECOM's assessment in 2016 as being able to accommodate strategic growth around Harlow and should be considered further.
SR-0157	Mount Pleasant House, Harlow Road, Roydon, Essex	Harlow	2.05	60	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0403-N	Land at Sheering Lower Road and West of Harlow Road, Lower Sheering, Essex, CM17 0NE	Harlow	160.04	1503	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0408	Rundell's Grove Wood	Harlow	46.00	1379	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0424	Water Lane Cottage and Adjacent Field	Harlow	4.36	131	Suitable	Although the site scored poorly against several criteria at Stage 2, including harm to the Green Belt and impact on heritage assets, it was considered that these constraints could be overcome. The site is well-related to surrounding strategic site R (SR-0964-Z), which was identified by AECOM's assessment in 2016 to accommodate strategic growth in and around Harlow, and together with adjacent sites SR-0038 and SR-0039 continued to proceed.	1	6	3	6	The site proceeded for further testing. Although the site is not adjacent to an existing settlement, it could support the development of adjacent Strategic Site R (SR-0964-Z) and should be considered further.
SR-0584	Morgans Farm, Moorhall Road, Matching, Old Harlow, CM17 0LP	Harlow	1.56	60	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0596	Land adjacent to Mead House, Harlow Common, Essex, CM17 9NE	Harlow	11.18	523	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0912	The Dellers, Epping Road, Broadley Common, Nazeing, Essex, EN9 2DH	Harlow	0.90	27	Suitable	Although the site scored poorly against several criteria at Stage 6.2, including landscape sensitivity and contamination constraints, it was considered that these constraints may be overcome. The site is well-related to the adjacent strategic site U (SR-0068-N), which was identified by AECOM's assessment in 2016 to accommodate strategic growth in and around Harlow. Additionally, this site was identified as potentially being able to contribute to the Council's five year housing land supply. It therefore continued to proceed.	1	5	3	5	The site proceeded for further testing. Although the site is not adjacent to an existing settlement, it could support the development of adjacent Strategic Site U (SR-0068-N) and should be considered further.
SR-0937	Avenue Home, Latton Common, Near Harlow, CM17 9NJ	Harlow	0.38	6	Suitable	The site scored poorly against several criteria at Stage 6.2, including Green Belt harm and landscape sensitivity, but it was considered that these constraints could be overcome. In addition, the site was identified as potentially being able to contribute to the Council's five year housing land supply. The site therefore continued to proceed.	1	6	3	6	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. However, although the site is ranked lower in the land preference hierarchy, on the basis that it could contribute to the Council's five year land supply, the site proceeded for further testing.
SR-0956	Halls Green, Land lying to the North of Epping Green, CM19 5DG	Harlow	1.51	45	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0964-Z	Land to the West of Harlow between Old House Lane, Epping Road, Water Lane and Katherines, Harlow, Essex, CM19 5DJ	Harlow	72.30	1100	Suitable	SR-0964-Z broadly aligns with strategic site R. AECOM's assessment for R stated that the site is likely to be of a relatively low landscape sensitivity as a result of its urban context and would have only a subtle impact on the openness of the countryside if developed. Impacts on the local highway network would be manageable and no issues have been identified in relation to capacity of infrastructure and local services. There are opportunities for integration of the site into Harlow. AECOM's assessment in 2016 considered the site as suitable for residential development. On this basis the site has been identified to accommodate strategic growth in and around Harlow.  The site was considered during Stage 6.3 of the site selection process in 2017. At this stage, the Council upheld AECOM's findings and recommendation and the site therefore continued to proceed.	1	6	3	6	The site proceeded for further testing. Although it is not adjacent to an existing settlement, it is broadly aligned with strategic site R which was identified by AECOM's assessment in 2016 as being able to accommodate strategic growth around Harlow. It should therefore be considered further.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0009-Rev2

Date: March 2018

Scale: 1:4,000 @A3

**Content**

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in High Ongar

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

Site proceeds for further testing

Site does not proceed for further testing

B743

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**High Ongar**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Infill with limited expansion	High Ongar	More suitable strategic option	<p>This strategic option provides opportunities to promote infill and settlement rounding. It lies predominantly within the existing settlement boundary and encompasses small areas of Green Belt predominantly to the north and north-east of High Ongar. The loss of such areas would be less harmful to the Green Belt relative to the other strategic option in the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that, for much of the strategic option, the loss would have no impact upon the Green Belt. While the northern part of the strategic option falls within a parcel which scores relatively strongly against Purpose 4 (023.3), as identified in the Green Belt Review: Stage 2 (2016), further analysis undertaken by the Council has confirmed that, when looking at a more granular scale, the eastern part of this parcel makes a limited contribution to the setting and special character of Ongar as a result of its physical and visual severance from the wider parcel to the west. The strategic option would also maximise (albeit limited) opportunities within High Ongar to use previously developed land in line with the land preference hierarchy set out in the Site Selection Methodology. The strategic option is also less sensitive to change in landscape terms, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the east and north of High Ongar has a lower sensitivity to change.</p> <p>The area is predominantly located within Flood Zone 1 and therefore where sites within this strategic option are located within higher flood risk zones, further consideration will need to be given as to whether specific sites meet the sequential and exceptions test in accordance with the National Planning Policy Framework. Additionally, any infill development in the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).</p>
Western expansion	High Ongar	Less suitable strategic option	<p>This strategic option is more harmful to the Green Belt relative to the other strategic options identified adjacent to High Ongar. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a high impact upon the Green Belt. The strategic option encompasses parcel 023.3, which scored relatively strongly against Purpose 4, preserving the setting and special character of the historic town of Ongar. This strategic option is also sensitive to change with respect to landscape and heritage. The Settlement Edge Landscape Sensitivity Study (2010) concluded that the landscape to the west of High Ongar is highly sensitive to change, while the Historic Environment Characterisation Study (2015) concluded that the whole area around High Ongar is of high sensitivity to change in heritage terms.</p> <p>In addition, much of the southern part of the strategic option lies within Flood Zones 2 and 3. This area would therefore be less suitable for development taking account of the sequential flood risk test compared with the other strategic option around High Ongar.</p>

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0054i	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	1.37	41	Suitable	This site is in a sustainable location in High Ongar. It scored poorly against several criteria at Stage 2, including Green Belt harm and landscape sensitivity, but it was considered that these may be overcome. It continued to proceed.	1	6	3	6N	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	4.56	68	Suitable	This site is in a sustainable location in High Ongar. It scored poorly against several criteria at Stage 2, including flood risk and impact of air quality, but it was considered that these may be overcome. It continued to proceed.	3	5	3	7	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	6.61	158	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0181	Mill Lane, High Ongar, CM5 9RQ	High Ongar	0.30	10	Suitable	This site is in a sustainable location in High Ongar and scored well across most criteria at Stage 2. It was considered that the identified contamination constraint could be overcome and the site therefore continued to proceed.	1	4	3	4	The site proceeded for further testing.
SR-0393	Land north of Millfield, Ongar	High Ongar	1.85	28	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	This site did not proceed for further testing beyond Stage 3.
SR-0458	Southgate, The Street, High Ongar, Essex, CM5 9NH	High Ongar	0.22	7	Suitable	This site is in a sustainable location. Whilst it scored poorly against several criteria at Stage 2, including Green Belt harm and impact of air quality, it was considered that these constraints could be overcome. The site continued to proceed.	1	5	3	5N	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.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0010-Rev2  
 Date: March 2018  
 Scale: 1:15,000 @A3

**Content**  
 Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Loughton

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.  
 Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016  
 EFDC License No: 100018534 2016

**Legend**

<b>Strategic Options</b>	<b>Stage 3/6.3 Sites</b>	<b>Site Status</b>
<span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px;"></span> More suitable strategic option	<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Suitable	<span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px;"></span> Site proceeds for further testing
<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Less suitable strategic option	<span style="background-color: #A9A9A9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Not Suitable	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Site does not proceed for further testing

B745

N

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Loughton**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Loughton	More suitable strategic option	<p>This strategic option lies predominantly within the existing settlement boundary and encompasses a small area of Green Belt to the north of Debden. The loss of this area would be less harmful to the Green Belt relative to the other strategic options in the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of the area (parcel 054.5) would have a moderate impact upon the Green Belt. This strategic option would also maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing town centre amenities, public transport services and community facilities, and to use previously developed land, and managed open space within the settlement (where this would maintain access to adequate open space provision within or adjacent to the settlement), in line with the land preference hierarchy set out in the Site Selection Methodology. This strategic option would also minimise any harm to the wider landscape around the settlement, as well as the Epping Forest Special Area of Conservation by directing growth towards the existing built-up area.</p> <p>The area is predominantly located within Flood Zone 1 and therefore where sites within this strategic option are located within higher flood risk zones, further consideration will need to be given as to whether specific sites meet the sequential and exceptions test in accordance with the National Planning Policy Framework. Any infill development in the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of medium and high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).</p>
South-eastern expansion	Loughton	Less suitable strategic option	<p>Aside from small areas in the east of this strategic option, which are located within Flood Zone 1, the remainder of the strategic option lies within Flood Zones 2 and 3. It would therefore be less suitable for development taking account of the sequential flood risk test compared with other strategic options around Loughton/Debden. This strategic option is also considered to be more harmful to the Green Belt. This is evidenced by the Green Belt Review: Stage 1 (2015) which concluded that parcel DSR-039 was one of the strongest performing Green Belt parcels across the District as a whole, in particular by preventing the merging of Chigwell and Buckhurst Hill, and Chigwell and Loughton / Debden.</p> <p>While the strategic option is located in close proximity to Loughton, Debden and Buckhurst Hill stations, and is no more sensitive to change in landscape terms than other strategic options around Loughton/Debden (as evidenced by the Settlement Edge Landscape Sensitivity Study (2010)), it is considered that the flood risk constraint would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>
Northern expansion	Loughton	Less suitable strategic option	<p>This strategic option is the most harmful to the Green Belt relative to the other strategic options at the edge of Loughton/Debden. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a high-very high impact upon the Green Belt. The strategic option straddles a series of Green Belt parcels that meet Purpose 2 relatively strongly or strongly, preventing the coalescence of Loughton/Debden with Theydon Bois. The strategic option is also sensitive to change in heritage terms. The Historic Environment Characterisation Study (2015) concluded that the area south of Theydon Bois is of high sensitivity. It is also considered that, at the settlement level, this strategic option would have a significant impact upon the Epping Forest Special Area of Conservation by expanding the urban area closer to the designated area, which may have adverse effects on Epping Forest (including potentially from air quality, urbanisation and increased recreation activity).</p> <p>Aside from small areas in the centre and south-east of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. However, it is considered that the harm identified to the Green Belt and to Epping Forest Special Area of Conservation would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0058	Land to North of Clay's Lane, Loughton, Essex, IG10 2RZ	Loughton	2.53	78	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0134-N	Beech Farm, High Road, Loughton, Essex IG10 4JJ	Loughton	1.38	38	Not Suitable	<p>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.</p> <p>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.</p>				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0226	Loughton London Underground car park, adjacent to station, off Old Station Road, IG10 4	Loughton	1.00	160	Suitable	This site is previously developed and in a very sustainable location adjacent to Loughton station. Noting that the proposed scale of development may be too large for the site, the site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0226-N	Loughton London Underground Car Park, Station Road, Loughton, Essex, IG10 4NZ	Loughton	1.62	114	Suitable	This site is previously developed land in a very sustainable location next to Loughton station. It scored well against most criteria at Stage 6.2. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0227	Debden London Underground Car Park and land adjacent to station, off Chigwell Lane, IG10 3	Loughton	1.66	244	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed and in a sustainable location adjacent to Loughton station. Subject to incorporation of existing parking into future development, the site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0284-N	Chigwell Lane Service Station, Loughton Broadway, Loughton, Essex, IG10 3SZ	Loughton	0.20	30	Suitable	This site is previously developed and in a very sustainable location in Debden town centre. It scored well against most criteria at Stage 6.2, and it was considered that identified contamination and impact of air quality constraints could be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0286	Burton Road, Loughton Broadway	Loughton	1.38	27	Suitable	This site scored well across the majority of criteria. It is previously developed and in a sustainable location in Loughton. Although part of the site is subject to a consented development, the remainder of the site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0289	Vere Road, Loughton Broadway	Loughton	0.86	41	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed and in a sustainable location in Loughton, and therefore proceeded in line with the Debden Town Centre and Broadway Development Brief.	1	1	1	1	The site proceeded for further testing.
SR-0323	Loughton, south-east area	Loughton	139.61	4182	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0326A	Loughton North Area, Including Debden Green, Debden House Camping Site	Loughton	51.90	964	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0326B	Loughton north area, Including Debden Green, Debden House Camping Site	Loughton	54.39	1011	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0326C-N	South of Clays Lane, West of Englands Lane, North of Coles Green, IG10 2NS	Loughton	3.11	30	Not Suitable	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.  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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0352	Land South of Oakland School, High Road/Warren Hill, Loughton	Loughton	1.87	75	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0353	Roding Gardens Sports Pitches	Loughton	4.84	194	Suitable	This site is in a sustainable location adjacent to Loughton station. Existing sports pitches which would be lost if the site was brought forward but it did continue to proceed noting the need to retain or reprovide sports uses locally.	2	2	1	7	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	5.22	209	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0356	Borders Lane Playing Fields, Opposite Epping College	Loughton	4.78	191	Suitable	The site located sustainably in Loughton and scored well across most criteria at Stage 2. It scored poorly in terms of loss of public open space, but it was considered that this constraint could be overcome by incorporating accessible open space into future development.	1	2	1	2	The site proceeded for further testing.
SR-0358	Sandford Ave/Westall Road Amenity Open Space	Loughton	1.04	42	Suitable	This site is in a sustainable location in Loughton. The site is a managed open space, which would be lost if developed. However, at Stage 2 it was considered to be otherwise largely unconstrained and therefore continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0359	Newmans Lane/Rectory Lane Amenity Open Space	Loughton	1.22	49	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0360	Hillyfields Open Space, Loughton	Loughton	4.97	199	Suitable	This site is in a sustainable location in Loughton and scored well across most criteria at Stage 2. It scored poorly in terms of impact on veteran trees and the loss of managed open space, but it was considered that these constraints may be overcome. The site continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0361	Colebrook Lane/Jessel Drive Amenity Open Space	Loughton	8.03	321	Suitable	This site is in a sustainable location in Loughton. The site is a managed open space, which would be lost if developed. However, it was otherwise considered to be largely unconstrained and should therefore continue to proceed, noting preference for a lower density scheme.	1	2	1	2	The site proceeded for further testing.
SR-0362	Willingale Road Allotments	Loughton	2.45	98	Suitable	The southern part of this site scored poorly at Stage 2 in terms of potential loss of open space. The northern part of the site is less constrained and it was considered that it may be possible to overcome Green Belt and protected trees constraints.	1	2	1	2	The site proceeded for further testing.
SR-0436	9 Goldings Rise, Loughton, IG10 2QP	Loughton	0.25	4	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0446	Debden Hall, England's Lane/Debden Lane, Debden, Loughton, Essex, IG10	Loughton	3.80	114	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0513A	Centric Parade, High Road, Loughton	Loughton	0.22	8	Suitable	This site is previously developed in a very sustainable location in Loughton town centre. It scored well against almost all criteria at Stage 2, and it was considered that identified impact of air quality and contamination constraints may be overcome.	1	1	1	1	The site proceeded for further testing.
SR-0525	2 Connaught Avenue, Loughton, IG10 4DP	Loughton	0.08	11	Suitable	This site scored well across almost all criteria at Stage 2 and is in a sustainable location within Loughton. Noting that it will only accommodate a small development quantum, it should proceed.	1	2	1	2	The site proceeded for further testing.
SR-0527	Royal Oak public house, Forest Road, Loughton, IG10 1EG	Loughton	0.14	6	Suitable	This site scored well across the majority of criteria at Stage 2 and is in a sustainable location in Loughton. It was considered that it may be possible to overcome the protected tree constraint, but it was noted that the site will only accommodate a small development quantum.	1	1	1	1	The site proceeded for further testing.
SR-0532	Trevalyn House, Goldings Hill, Loughton, IG10 2SP	Loughton	0.21	5	Suitable	This site is previously developed and in a sustainable location in Loughton, scoring well across the majority of criteria at Stage 2. Noting the potential access constraints, which may limit the quantum of development, the site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0549	Limber, 49 Church Lane	Loughton	0.19	6	Suitable	This site scored well across most criteria at Stage 2 and is in a sustainable location within Loughton. It scored poorly against several criteria, including heritage impact as well as protected trees, but it was considered that these constraints could be overcome.	1	1	1	1	The site proceeded for further testing.
SR-0564i	Willingale Road Debden	Loughton	37.86	1135	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0565	Loughton Library adjacent car park	Loughton	0.72	21	Suitable	This site is previously developed and in a very sustainable location in Loughton town centre. It scored well against almost all criteria at Stage 2 and the site continued to proceed, noting a necessity for retention of car parking within the development.	1	1	1	1	The site proceeded for further testing.
SR-0565-N	Loughton Library, Central Library, Traps Hill, Loughton, IG10 1HD	Loughton	0.26	8	Suitable	This site is previously developed and is in a very sustainable location in Loughton town centre. It scored well against almost all criteria at Stage 6.2. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.



Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0582	England's Lane, Loughton	Loughton	0.60	16	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0834	Car Park, west of High Road, Loughton, Essex	Loughton	0.18	28	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed and in a sustainable location within Loughton, in close proximity to shops and services, and therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0835	Old Epping Forest College Site, Borders Lane, Loughton, Essex	Loughton	1.02	153	Suitable	This site scored well across the majority of criteria at Stage 2. It is a derelict previously developed site in a sustainable location within Loughton and presents a regeneration opportunity. It therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0836	Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping	Loughton	0.16	25	Suitable	This site is previously developed and in a sustainable location close to Loughton High Road. Noting the potential impact of the proposed development scale on settlement character, which could be overcome, the site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0837	Alderton School, Alderton Hall Lane, Loughton, Essex	Loughton	4.05	358	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0867	Lucas McMullen, 258 High Road, Loughton, Essex, IG10 1RB	Loughton	0.04	9	Suitable	This site is in a sustainable location in Loughton High Road. It scored well across most criteria at Stage 2 and it was considered that identified contamination and impact of air quality constraints could be overcome. The site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0878	46 - 48 Station Road, Loughton, Essex, IG10 4NX	Loughton	0.14	10	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed and in a sustainable location within Loughton, and should therefore proceed.	1	1	1	1	The site proceeded for further testing.
SR-0885	1 Spring Grove, Loughton, Essex, IG10 4QA	Loughton	0.04	8	Suitable	This site scored well across most criteria at Stage 2. It is previously developed and in a sustainable location within Loughton, and therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0963	North Haven, High Road, Loughton, Essex, IG10 4JJ	Loughton	0.49	6	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0974	Former Electricity Substation, Roding Road, Loughton, Essex, IG10 3ED	Loughton	0.19	11	Suitable	The site is in a very sustainable location adjacent to Loughton station. It scored well across the majority of criteria at Stage 6.2, and it was considered that the identified heritage constraint could be overcome. Noting the preference for a reduced capacity, the site continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0984	63 Wellfields, Loughton, Essex, IG10 1PA	Loughton	0.26	8	Suitable	The site is in a sustainable location in Loughton, providing an opportunity for infill. It scored poorly against some criteria at Stage 6.2, including settlement character sensitivity, but it was considered that these constraints could be overcome. Noting the preference for retention and/or expansion of the existing GP surgery, the site continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0986	70 Wellfields, Loughton, IG10 1NY	Loughton	0.23	7	Suitable	The site is in a sustainable location in Loughton, providing an opportunity for infill. It scored poorly against some criteria at Stage 6.2, including settlement character sensitivity, but it was considered that these constraints could be overcome. The site therefore continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0993	126 High Road, Loughton, Essex, IG10 4BE	Loughton	0.02	8	Suitable	This site scored well across the majority of criteria at Stage 6.2. It is previously developed and in a sustainable location within Loughton. Noting a preference to retain and convert the existing period building, the site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-1006	Fairmead, 48 Church Lane, Loughton, Essex, IG10 1PD	Loughton	0.34	14	Suitable	The site is in a sustainable location in Loughton. It scored poorly against several criteria at Stage 6.2, including settlement character sensitivity and impact on TPO trees, but it was considered that these constraints could be overcome. The site continued to proceed, noting the preference for reduced capacity.	1	2	1	2	The site proceeded for further testing.
SR-1007	111 Church Hill, Loughton, Essex, IG10 1QR	Loughton	0.02	8	Suitable	The site is previously developed and in a sustainable location in Loughton. The site scored well across the majority of criteria at Stage 6.2 and continued to proceed, noting the preference for reduced capacity.	1	1	1	1	The site proceeded for further testing.
SR-1026	13 Alderton Hill, Loughton, Essex, IG10 3JD	Loughton	1.28	38	Suitable	This site scored well across most criteria at Stage 6.2 and is in a very sustainable location close to Loughton station. Noting the need for sensitive design and a reduced capacity to overcome the identified settlement character constraint, the site continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-1027	60 Traps Hill, Loughton, Essex, IG10 1TD	Loughton	0.14	8	Suitable	This site scored well across most criteria at Stage 6.2 and is in a sustainable location in Loughton. Noting the need for sensitive design and a reduced capacity to overcome the identified settlement character constraint, the site continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-1032	St Thomas More RC Church And Presbytery, 106 Willingale Road, Loughton, Essex, IG10 2DA	Loughton	0.50	14	Suitable	This site scored well across most criteria at Stage 6.2 and is in a sustainable location within Loughton. The therefore site continued to proceed.	1	2	1	2	The site proceeded for further testing.



Sawbridgeworth

SR-0121

SR-0313-A1

SR-0032

SR-0313-B1

SR-0313-C1

SR-0472

SR-0403-N

Report on Site Selection



Drawing No. EFDC-S3-0012-Rev2

Date: March 2018

Scale: 1:5,000 @A3

Content

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Lower Sheering

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

Legend

Strategic Options

- More suitable strategic option
- Less suitable strategic option

Stage 3/6.3 Sites

- Suitable
- Not Suitable

- Site proceeds for further testing
- Site does not proceed for further testing

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Lower Sheering**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Lower Sheering	N/A	Aside from strategic site options, which have been considered through the Harlow Strategic Site Assessment: Final Report (2016) the sites proposed for residential development are clustered around the centre of the settlement. Sites were assessed for their suitability on a case by case basis.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0032	Land at Lower Sheering	Lower Sheering	0.64	19	Suitable	This site scored poorly against several criteria at Stage 2, including landscape and Green Belt harm. However, it was considered that it may be possible to overcome these constraints and the site therefore continued to proceed.	1	6	3	6	The site proceeded for further testing.
SR-0121	Land at Sheering Lower Road, Sawbridgeworth	Lower Sheering	0.51	14	Suitable	This site scored poorly at Stage 2 in terms of landscape sensitivity and Green Belt harm but these constraints may be overcome. This site is covered by an area of poorly maintained non-designated woodland, which would be lost if developed, but the site continued to proceed.	1	6	3	6	The site proceeded for further testing.
SR-0313-A1	Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH	Lower Sheering	0.64	19	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0313-B1	Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH	Lower Sheering	2.63	79	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0313-C1	Land East of Lower Sheering and to the rear of Sheering Lower Road, Harlow, Essex, CM21 9LG	Lower Sheering	6.13	184	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0472	The Yard, to the rear of 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF	Lower Sheering	1.12	34	Not Suitable	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.  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.				N/A	The site did not proceed for further testing beyond Stage 3.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0013-Rev2

Date: March 2018

Scale: 1:5,000 @A3

**Content**

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Moreton

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

**Site Status**

- Site proceeds for further testing
- Site does not proceed for further testing

B751

N

▲

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Moreton**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Moreton	N/A	The sites proposed for development are located around the centre of the settlement but are not clustered in one specific location. It is therefore not considered that there are distinct spatial options to locating residential development within Moreton. Sites were assessed for their suitability on a case by case basis.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0075	Land to the north of Church Road, Ongar	Moreton	0.75	22	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0443	Harlow Road, Moreton, Bobbingworth and the Lavers, Ongar, Essex	Moreton	0.86	26	Suitable	This site scored poorly at Stage 2 in terms of loss of open space, though it is noted that the identified allotments are now out of use. It is located close to public transport and primary school facilities and therefore continued to proceed.	1	7	3	7	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.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0011-Rev2  
 Date: March 2018  
 Scale: 1:15,000 @A3

**Content**  
 Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Nazeing, Lower Nazeing, Roydon Hamlet and Tylers Cross

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- Green outline: More suitable strategic option
- Red outline: Less suitable strategic option

**Stage 3/6.3 Sites**

- Light Green: Suitable
- Grey: Not Suitable

**Site Status**

- Blue outline: Site proceeds for further testing
- Grey outline: Site does not proceed for further testing

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

N  
  
 B753

**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Nazeing, Lower Nazeing, Roydon Hamlet and Tylers Cross**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Western intensification and infill	Lower Nazeing	More suitable strategic option	<p>This strategic option lies predominantly within the existing settlement boundary and encompasses a small area of Green Belt immediately to the west of Lower Nazeing. The loss of this small area would be less harmful to the Green Belt relative to other strategic options in the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a low impact upon the Green Belt. This strategic option would maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing and planned community facilities, including the school and new community centre, and to use previously developed land within the settlement (where this would maintain adequate open space provision within the settlement). This strategic option would also minimise any harm to the wider landscape around the settlement.</p> <p>Aside from small areas in the south-west of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. Additionally, the strategic option is less sensitive to change in heritage terms than other strategic options around Lower Nazeing. The Historic Environment Characterisation Study (2015) concluded that the area aligned with this strategic option is of low overall sensitivity to change.</p>
Eastern/north-eastern infill and expansion	Lower Nazeing	More suitable strategic option	<p>This strategic option is less harmful to the Green Belt relative to the other strategic options identified adjacent to Lower Nazeing. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area, comprising Green Belt parcels 066.4 and 067.3 would have low or no impact upon the Green Belt. This strategic option is moderately sensitive to change in landscape terms, as are other strategic options to the south, east and north of Lower Nazeing. The Settlement Edge Landscape Sensitivity Study (2010) concluded that all outward strategic options around Lower Nazeing are moderately sensitive to change. Furthermore, the strategic option is moderately sensitive to change in heritage terms, equally or less sensitive than other strategic options around Lower Nazeing.</p> <p>On balance, while this strategic option is overall considered to be suitable, it is less preferable at the settlement level compared to the western intensification and infill and southern expansion strategic options, primarily a result of its location relative to existing community facilities and village centre amenities.</p>
Eastern expansion	Lower Nazeing	Less suitable strategic option	<p>This strategic option is more harmful to the Green Belt relative to the other strategic options identified adjacent to Lower Nazeing. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a very high impact upon the Green Belt. The strategic option encompasses parcel 066.6 which meets Purpose 2 strongly, preventing coalescence between Harlow, Lower Nazeing and Roydon. In addition, as a result of its location some distance to the east of the settlement, it is the furthest from existing and planned community facilities compared with other strategic options around Lower Nazeing. This strategic option is moderately sensitive to change in landscape terms, as are other strategic options around Lower Nazeing. The Settlement Edge Landscape Sensitivity Study (2010) concluded that outward strategic options to the south, east and north-east of Lower Nazeing are moderately sensitive to change.</p> <p>Aside from small areas in the south of this strategic option which are located within Flood Zone 2, for the most part the strategic option lies within Flood Zone 1. However, it is considered that the harm identified to the Green Belt and the distance from existing and planned community facilities would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>
Northern expansion	Lower Nazeing	Less suitable strategic option	<p>This strategic option would result in unsustainable development patterns, encouraging ribbon development to the north of Lower Nazeing and a further elongation of the settlement. Furthermore, this strategic option is more harmful to the Green Belt relative to other strategic options in the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a very high impact upon the Green Belt. The strategic option incorporates parcel 066.6 which strongly meets Purpose 2, preventing coalescence between Harlow, Lower Nazeing and Roydon. In addition, as a result of its location some distance to the north of the settlement, it is the furthest from existing and planned community facilities compared with other strategic options around Lower Nazeing.</p> <p>This strategic option is less sensitive to change in landscape terms, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the north of Lower Nazeing has a lower sensitivity to change. Additionally, aside from small areas in the west of this strategic option which are located within Flood Zone 2, for the most part the strategic option lies within Flood Zone 1. However, it is considered that the harm identified to the Green Belt, impact upon the settlement pattern and the distance from existing and planned community facilities would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>
Southern expansion	Lower Nazeing	More suitable strategic option	<p>This is the preferred strategic option for more substantive outward growth of Lower Nazeing. This is because of its location to the south of the settlement, which when compared with other strategic options at the settlement level would cause less harm to the Green Belt than other strategic options as evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area (parcels 67.4 and 67.5) would have no impact upon the Green Belt. It is also located close to existing community facilities and village centre amenities. Aside from small areas in the centre of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1.</p> <p>This strategic option is moderately sensitive to change in landscape terms, as are the eastern and north-eastern expansion options for Lower Nazeing as evidenced by the Settlement Edge Landscape Sensitivity Study (2010). Any development in the south of the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).</p>
Intensification	Nazeing	N/A	No spatial options were identified in Nazeing given the small scale of this settlement and the small number of sites. The suitability of sites was therefore assessed on a case by case basis.
Intensification	Roydon Hamlet	N/A	No spatial options were identified in Roydon Hamlet given the small scale of this settlement and the dispersed nature of the residential sites. The suitability of sites was therefore assessed on a case by case basis.
Intensification	Tylers Cross	N/A	No spatial options were identified in Tylers Cross given the small scale of this settlement and the dispersed nature of the residential sites. The suitability of sites was therefore assessed on a case by case basis.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0008	Tower Nursery, Netherhall Road, Roydon	Roydon Hamlet	5.96	182	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0010	Leaside Nursery, Sedge Green, Nazeing, Essex	Lower Nazeing	0.56	17	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0011	St. Leonards Road, Nazeing, Essex (Known as 'Perry Hill')	Lower Nazeing	8.30	182	Suitable	It was considered that the southern part of the site would promote unsustainable development patterns. The northern part of the site was considered to be less constrained and it may be possible to overcome contamination constraints and mitigate settlement character impact.	1	4	3	4	The site proceeded for further testing.
SR-0064	Sedge Green Nursery, Sedge Green, and Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	Lower Nazeing	2.91	100	Suitable	This site scored poorly at Stage 2 in terms of impact on settlement character and contamination, and it is located within the Lee Valley Regional Park, but it was considered that it may be possible to overcome these constraints. It is in a sustainable location at the edge of Lower Nazeing and therefore proceeded further.	1	5	3	5N	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	Lower Nazeing	0.92	28	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0081	Hamlet Hill Land, Hamlet Hill, Roydon, Essex	Roydon Hamlet	16.05	358	Not Suitable	This site scored poorly across a range of criteria at Stage 2, including landscape sensitivity and Green Belt harm, and it was considered that it would represent an unsustainable pattern of growth. The site did not proceed any further.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0094	Land at North of Villa Nursery, Reeves Lane, Roydon, Essex	Roydon Hamlet	5.05	126	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0095	Merry Weather Nursery, Reeves Lane, Roydon, Essex	Roydon Hamlet	4.48	126	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0096	Villa Nursery, Reeves Lane, Roydon, Essex	Roydon Hamlet	0.68	21	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0116	Land to the rear of Oakley Hall, Nazeing	Lower Nazeing	1.51	45	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0135A	Stoneyfield, Hoe Lane, Nazeing	Lower Nazeing	0.40	12	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0135B	Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Lower Nazeing	0.72	21	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0136	Burleigh Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Lower Nazeing	1.05	32	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0140	Hill Farm Nursery, Hamlet Hill, Roydon, Harlow, Essex	Roydon Hamlet	0.37	12	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0142	Beale Oaken, Tylers Road, Roydon Hamlet, Essex	Tylers Cross	3.17	91	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0150	The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY	Lower Nazeing	1.43	43	Suitable	The eastern part of this site scored poorly at Stage 2 in terms of landscape impact. The western part of the site is less constrained and is previously developed in a sustainable location in Lower Nazeing and the site continued to proceed.	1	3	3	3	The site proceeded for further testing.
SR-0152	Lakeside Nursery, Pecks Hill, Nazeing, EN9 2NW	Lower Nazeing	1.11	7	Suitable	This site scored well across most criteria at Stage 2, and it was considered that the identified contamination and Green Belt constraints may be overcome. Noting the potential impact on the Lee Valley Regional Park, the site continued to proceed.	1	5	3	5N	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	Lower Nazeing	3.04	73	Suitable	This site scored well across the majority of criteria at Stage 2 and is in a sustainable location. It was considered that contamination constraints may be overcome. Noting the potential loss of employment from the existing nursery and potential impact on the Lee Valley Regional Park, the site continued to proceed.	1	5	3	5N	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-0166	Spinney Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Lower Nazeing	0.42	13	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0167	Belmont, Hamlet Hill, Roydon	Roydon Hamlet	0.44	13	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0172	Vine Cottage, Betts Lane, Nazeing, EN9 2DA	Nazeing	0.27	10	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0191	Royd, St Leonards Road, Nazeing	Lower Nazeing	0.68	8	Suitable	The site is in a moderately sustainable location at the edge of Lower Nazeing. It scored poorly at Stage 2 in terms of protected trees and contamination, and it is located within the Lee Valley Regional Park but it was considered that it may be possible to overcome these constraints.	2	7	3	7	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-0212	Lea Bank Nursery, Sedge Green, Roydon, Essex, CM19 5JS	Lower Nazeing	6.00	180	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0213	Bettina Nursery and Ashley Nursery, Sedge Green, Roydon, CM19 5JS	Lower Nazeing	4.85	146	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0232	Low Hill Nursery, Sedge Green, Roydon, Essex, CM19 5JR	Lower Nazeing	3.36	101	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0238	Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RN	Lower Nazeing	3.37	24	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.



Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
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	Tylers Cross	0.94	38	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0245	Coronation Nursery, Hoe Lane, Nazeing, Essex	Lower Nazeing	2.84	86	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0266	Oldfield Spring, Hoe Lane, Nazeing, EN9 2RW	Lower Nazeing	2.34	49	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0270	Halston Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Lower Nazeing	0.37	11	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0298	Lower Nazeing, West Area	Lower Nazeing	16.84	99	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0299	Lower Nazeing, South-west Area	Lower Nazeing	12.07	90	Suitable	Much of this site scored poorly against several criteria at Stage 2, including flood risk and protected trees, and it is located within the Lee Valley Regional Park. A small area in the south-east of the site was considered to be less constrained and continued to proceed, noting the much reduced site capacity.	3	5	3	7	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	Lower Nazeing	19.04	447	Suitable	This site is in a moderately sustainable location at the edge of Lower Nazeing. It scored poorly against several criteria at Stage 2, including settlement character sensitivity and landscape sensitivity, but it was considered that these constraints may be overcome.	1	4	3	4	The site proceeded for further testing.
SR-0301	Lower Nazeing, North Area	Lower Nazeing	21.84	653	Suitable	Development of the northern part of the site may be harmful to settlement character and Green Belt. The southern part was considered to be less constrained and continued to proceed, noting that sensitive masterplanning would be required to mitigate landscape impacts.	1	5	3	5N	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	Lower Nazeing	32.40	797	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0302B	Lower Nazeing, south-east area	Lower Nazeing	4.49	110	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0302C	Lower Nazeing, south-east area	Lower Nazeing	19.85	488	Suitable	The eastern part of this site scored poorly at Stage 2 in terms of impact on settlement character. The western part was considered to be less constrained and, subject to careful design to overcome protected tree constraints, did proceed, noting reduced capacity.	1	5	3	5N	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-0426	Nurseries to North of Sedge Green	Lower Nazeing	5.42	162	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0427	Nursery between Nursery Road and Pick's Hill and Lake Road Nursery	Lower Nazeing	5.63	168	Suitable	The site is in a moderately sustainable location at the edge of Lower Nazeing. It scored poorly against several criteria at Stage 2, some of which may reduce capacity, and is located within the Lee Valley Regional Park but the site continued to proceed.	1	5	3	5N	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-0434	Land North of Maplecroft Lane, Nazeing	Lower Nazeing	5.01	150	Suitable	This site scored poorly against several criteria at Stage 2, including an HSE safety zone, which would constrain site layout. However, it was considered that identified constraints could be overcome and the site therefore continued to proceed.	1	5	3	5N	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-0471	Presdale Farm House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Lower Nazeing	0.56	15	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0473	St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG	Lower Nazeing	7.66	229	Suitable	It was considered that the southern part of the site would promote unsustainable development patterns, specifically ribbon development. The northern part of the site was considered to be less constrained and therefore continued to proceed, noting linkage to adjacent site SR-0011.	1	4	3	4	The site proceeded for further testing.
SR-0486	Leaside Nursery and Sedgeway Nursery, Sedge Green, Nazeing, Essex, EN9 2PA	Lower Nazeing	1.21	18	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0507	Land at Little Cutlands, Incorporating Wilbea and Royd, St Leonards Road, Lower Nazeing, Waltham Abbey, EN9 2HJ	Lower Nazeing	2.86	55	Suitable	This site is in a sustainable location close to Lower Nazeing village centre. It scored poorly at Stage 2 in terms of contamination and protected trees and is located within the Lee Valley Regional Park but it was considered that it may be possible to overcome these constraints. The site continued to proceed.	2	7	3	7	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-0599	Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ	Lower Nazeing	5.00	200	Suitable	The site would provide a sustainable southern expansion of the existing settlement. It scored poorly against several criteria at Stage 2, including settlement character and landscape sensitivity, but it was considered that it may be possible to overcome these constraints. The site therefore continued to proceed.	1	4	3	4	The site proceeded for further testing.
SR-0840	Retail strip at Nazeing Road, Lower Nazeing, Essex	Lower Nazeing	0.17	8	Suitable	This site scored well across most criteria at Stage 2, is previously developed land located in a sustainable location within Lower Nazeing. Although it is located within the Lee Valley Regional Park, it was considered that redevelopment of the site was unlikely to harm the setting of the Park. Noting a preference to retain or re-provide retail uses on the ground floor, the site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0925	Land to the rear of Shadwalkers (Plot 1), Middle Street, Nazeing, Essex, EN9 2LH	Lower Nazeing	0.47	14	Suitable	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 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. While the site scored poorly against several criteria, including impact on heritage assets and settlement character, it was considered that, on balance, the potential contribution to the Council's five year housing supply may override the constraints identified. On this basis, the site continued to proceed.	1	7	3	7	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. However, although the site is ranked lower in the land preference hierarchy, on the basis that it could contribute to the Council's five year land supply the site, the site proceeded for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0926	Land to the rear of Shadwalkers (Plot 2), Middle Street, Nazeing, Essex, EN9 2LH	Lower Nazeing	2.45	74	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0927	Land to the North of Maplecroft and to the East of Pecks Hill, Nazeing, Essex, EN9 2NY	Lower Nazeing	0.57	10	Suitable	The site scored poorly against several criteria at Stage 6.2, including impact on BAP Habitats and landscape sensitivity, however it was considered that these constraints could be overcome. Additionally, this site was identified as potentially being able to contribute to the Council's five year housing land supply. The site therefore continued to proceed.	1	5	3	5N	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. However, although the site is ranked lower in the land preference hierarchy, on the basis that it could contribute to the Council's five year land supply, the site proceeded for further testing.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S3-0014-Rev2

Date: March 2018

Scale: 1:15,000 @A3

**Content**

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in North Weald Bassett

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

- Site proceeds for further testing
- Site does not proceed for further testing

B758

N

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**North Weald Bassett**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Northern expansion	North Weald Bassett	More suitable strategic option	<p>The strategic options for North Weald Bassett draw on the findings of the North Weald Bassett (NWB) Masterplanning Study (2014). Focused expansion of North Weald Bassett to the north-west was considered in Scenario B of this Study. The NWB Masterplanning Study considered Scenario B to be a more suitable strategic option. A summary of the reasons for this judgement is set out below and was re-confirmed as part of this stage of the site selection process.</p> <p>This strategic option is less sensitive to change in landscape terms relative to other strategic options around North Weald Bassett. This is evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the north of North Weald Bassett is moderately sensitivity to change. This is supported by the NWB Masterplanning Study, which found that, as a result of topography around the settlement, new development to the west of the High Road would have a lesser impact on the skyline and key views to landscape from the wider settlement. There is also the potential to align development with existing physical boundaries (Church Lane, Vicarage Lane and Merlin Way), promoting settlement rounding and limited, small-scale infill along the northern frontage of Vicarage Lane and ensuring the settlement has a logical, clearly defined edge which limits potential visual impacts on the surrounding landscape. The Green Belt Review: Part 2 (2016) concluded that parcels 010.2 and 010.3, which form a substantive part of the strategic option, score moderately against Purpose 2, preventing the merging of North Weald Bassett with other surrounding towns. However, it is considered that the presence of these existing established boundary features and the M11 to the west would, in combination, assist in preventing the coalescence of North Weald Bassett with Epping or Harlow. This strategic option is also less sensitive to change in heritage terms relative to other strategic options around North Weald Bassett. The Historic Environment Characterisation Study (2015) concluded that North Weald Rural area, which is aligned with the strategic option, is of low sensitivity to change.</p> <p>Additionally, this strategic option would maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing village centre amenities, public transport services and community facilities. The NWB Masterplanning Study found that there is greater scope for connections between the strategic option and: the existing centre of North Weald Bassett; existing and proposed employment uses close to and within the airfield; and St Andrews Church. This would result in a more compact, sustainable settlement pattern. In addition, this strategic option can more easily accommodate a relocated and enlarged or additional primary school, which is likely to be required as a result of new residential development, along with other community uses.</p> <p>Community engagement conducted as part of the NWB Masterplanning Study indicated greater levels of public approval for residential development to the west of the High Road when compared with other strategic options around North Weald Bassett.</p>
Southern Expansion	North Weald Bassett	Less suitable strategic option	<p>The strategic options for North Weald Bassett draw on the findings of the North Weald Bassett (NWB) Masterplanning Study (2014). Expansion to the south of North Weald Bassett (along with more limited expansion to the north-west of the settlement) was considered as part of Scenario A. The NWB Masterplanning Study considered Scenario A to be a less suitable strategic option. A summary of the reasons for this judgement being made is set out below and was re-confirmed as part of this stage of the site selection process.</p> <p>This strategic option is more sensitive to change in landscape terms than the strategic option to the north, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010) which concluded that the landscape to the south of North Weald Bassett is highly sensitive to change. It was considered through the NWB Masterplanning Study that, as a result of the rising topography of the area, development to the south-east of the settlement would have a greater impact on the landscape setting of North Weald Bassett than development to the north-west. This rising topography would also restrict the scope for access and connections from the existing settlement, in particular to the south-east of Emberson Way. Furthermore, aside from the railway line, no established natural or man-made features exist to the south of the strategic option; the level of development required to align with this potential edge would be disproportionately high compared with the scale of the existing settlement, and would not integrate well with the settlement. It would also be challenging to mitigate visual harm to the surrounding landscape.</p> <p>This strategic option is also more sensitive to change in heritage terms relative to other strategic options around North Weald Bassett. The Historic Environment Characterisation Study (2015) concluded that the area to the south of North Weald Bassett, Gaynes Park, is of high sensitivity to change. This is supported by the NWB Masterplanning Study, which highlighted the sensitivity of the Ongar Redoubt. This is a Scheduled Monument on the Heritage at Risk register and feedback from English Heritage through the Study indicated that residential development close to the Redoubt would not be supported.</p> <p>In addition, community engagement conducted as part of the NWB Masterplanning Study indicated that the majority of local residents and stakeholders do not favour development to the south of North Weald Bassett, emphasising the importance of the strategic option as a valued green space for informal recreation.</p>
South-western Expansion	North Weald Bassett	Less suitable strategic option	<p>This strategic option would represent an unsustainable pattern of settlement growth, creating ribbon development distant from existing village centre amenities and community facilities, and further elongating the settlement. This would result in development in an unsustainable location, distant from existing and planned village centre amenities and community facilities. In addition, this strategic option is particularly sensitive to change in landscape terms, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the south-west of North Weald Bassett is highly sensitive to change.</p> <p>This strategic option would result in very low harm to the Green Belt. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area (parcel 010.5) would have a low impact. However, it is considered that this would be outweighed by the harm identified to the landscape and the settlement pattern. Additionally, this strategic option would not support the development of the preferred scenario arising from the North Weald Bassett (NWB) Masterplanning Study (2014).</p>

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0003	Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex	North Weald Bassett	9.10	200	Suitable	The site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study and is aligned with Option 1A/2A in Scenario B. The site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0036	Land at Blumans, North Weald (north/south of A414)	North Weald Bassett	11.38	323	Suitable	The site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study and is aligned with Option 1B/1C in Scenario B. The site therefore continued to proceed.	1	4	3	4	The site proceeded for further testing.
SR-0072	Land at Tylers Farm [271 High Road], North Weald	North Weald Bassett	1.29	38	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study. Although this site lies outside of the Masterplan area, identified constraints at Stage 2, including heritage impact and impact of air quality, could be overcome. The site continued to proceed.	1	4	3	4	The site proceeded for further testing.
SR-0076	Land south of Vicarage Lane, North Weald	North Weald Bassett	6.04	91	Suitable	Part of the site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study and is generally aligned with Option 2B in Scenario B. It continued to proceed.	1	5	3	5	The site proceeded for further testing. Although the site is not adjacent to an existing settlement, it is aligned with Scenario B of the North Weald Bassett Masterplanning Study and should be considered further.
SR-0158A	Land at North Weald Bassett, South of Vicarage Lane	North Weald Bassett	28.11	600	Suitable	The site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study and is aligned with Option 2B/2C in Scenario B. Noting the need to mitigate the impact on the Green Belt, as well as contamination and gas pipeline constraints identified at Stage 2, the site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0158B	Vicarage Lane/ east/west of Church Lane (east of Merlin Way), North Weald	North Weald Bassett	10.24	152	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study. Although this site lies outside of the Masterplan area, it has no constraints identified at Stage 2 which were unlikely to be overcome and continued to proceed.	2	7	3	7	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-0179	Part of North Weald Golf Club, Rayley Lane, North Weald, Essex, CM16 6AR	North Weald Bassett	30.87	734	Not Suitable	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.  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.				N/A	This site did not proceed for further testing beyond Stage 3.
SR-0195B	Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP	North Weald Bassett	3.42	102	Suitable	The site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study and is aligned with Option 3B in Scenario B. The site therefore continued to proceed.	1	4	3	4	The site proceeded for further testing.
SR-0220	1-2 Marconi Bungalows, High Road, North Weald, Epping, CM16 6EQ	North Weald Bassett	0.16	6	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0235	Vicarage Lane, North Weald	North Weald Bassett	1.48	44	Suitable	This site scored poorly against several criteria at Stage 2, including Green Belt harm and landscape sensitivity, but it was considered that these constraints could be overcome. The site therefore continued to proceed.	1	7	3	7	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-0240	The Kings Head Public House, High Road, North Weald, Essex, CM16 6BU	North Weald Bassett	0.91	14	Suitable	This site is in a sustainable location at the edge of North Weald. It scored poorly against several criteria at Stage 2, including heritage impact and contamination, but it was considered that these constraints may be overcome. It was noted that car parking should be retained.	2	5	1	7	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-0297	North Weald Bassett, South-west Area	North Weald Bassett	17.15	145	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0309	North Weald Bassett, North-east area	North Weald Bassett	30.55	918	Not Suitable	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.				N/A	This site did not proceed for further testing beyond Stage 3.
SR-0310	North Weald Bassett, Blakes Golf Course (East Area)	North Weald Bassett	70.65	2077	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0417	Land east of Church Lane/West of Harrison Drive, North Weald Bassett	North Weald Bassett	1.84	55	Suitable	The site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study and is aligned with Option 1A in Scenario B. The site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0455	Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL	North Weald Bassett	0.81	12	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study. Although this site lies outside of the Masterplan area, it has no constraints which were unlikely to be overcome. The site therefore continued to proceed.	1	3	3	3	The site proceeded for further testing.
SR-0467	North Weald Nurseries, Vicarage Lane, North Weald, Epping, Essex	North Weald Bassett	1.26	10	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study. Although this site lies outside of the Masterplan area, it has no constraints identified at Stage 2 which were unlikely to be overcome and is well-related to adjoining SR-0158A (which is aligned with Option 3A in Scenario B). The site therefore continued to proceed.	1	5	3	5	The site proceeded for further testing. Although the site is not adjacent to an existing settlement, it is aligned with Scenario B of the North Weald Bassett Masterplanning Study and should be considered further.
SR-0501	Playing field at New House Lane, North Weald	North Weald Bassett	2.33	70	Suitable	The site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study and is aligned with Option 1B in Scenario B. The site continued to proceed.	1	4	3	4	The site proceeded for further testing.
SR-0512	St Clements, Vicarage Lane West, North Weald, CM16 6AL	North Weald Bassett	0.61	16	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study. Although this site lies outside of the Masterplan area, it has no constraints identified at Stage 2 which were unlikely to be overcome. The site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0669	Queens Road Garages, Nos. 1-55, North Weald	North Weald Bassett	0.29	9	Suitable	The area around the site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study. Although this site lies outside of the Masterplan area, it has no constraints identified at Stage 2 which were unlikely to be overcome and therefore continued to proceed.	2	5	3	7	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.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0841	Green at Bluemans End, North Weald Bassett, Essex	North Weald Bassett	0.24	11	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0991	The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex, CM16 6AL	North Weald Bassett	1.67	50	Suitable	The site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study and is aligned with Option 3A in Scenario B. The site therefore continued to proceed.	1	5	3	5	The site proceeded for further testing. Although the site is not adjacent to an existing settlement, it is aligned with Scenario B of the North Weald Bassett Masterplanning Study and should be considered further.
SR-1031	Cunningham House, Pike Way, North Weald Bassett, Epping, Essex, CM16 6BL	North Weald Bassett	0.55	16	Suitable	This site scored poorly at Stage 6.2 in terms of landscape sensitivity, but it was considered that this constraint could be overcome. It is a previously developed site in a sustainable location and continued to proceed, noting the preference to avoid loss of specialist residential units.	1	1	1	1	The site proceeded for further testing.
SR-1033	Land to the East of North Weald Airfield and West of Church Lane, North Weald Bassett, Essex, CM16 6AA	North Weald Bassett	11.02	330	Suitable	The site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study and is aligned with Option 1A/2A in Scenario B. The site therefore continued to proceed.	1	5	3	5	The site proceeded for further testing.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0004-Rev2  
 Date: March 2018  
 Scale: 1:9,500 @A3

**Content**  
 Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Ongar

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.  
 Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016  
 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

Site proceeds for further testing

Site does not proceed for further testing

B762

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Ongar**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Ongar	More suitable strategic option	This strategic option lies entirely within the existing settlement boundary and is not in the Green Belt. The strategic option would maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing town centre amenities, public transport services and community facilities, and to use previously developed land within the settlement (where this would maintain adequate open space provision within the settlement). This strategic option would also minimise any harm to the wider landscape around the settlement. The area is predominantly located within Flood Zone 1 and therefore where sites within this strategic option are located within higher flood risk zones, further consideration will need to be given as to whether specific sites meet the sequential and exceptions test in accordance with the National Planning Policy Framework. Additionally, any infill development in the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).
Northern expansion	Ongar	More suitable strategic option	<p>This strategic option provides opportunities to promote development in sustainable locations within the settlement, in close proximity to the new secondary academy and the existing primary school and health facility. The area is predominantly located within Flood Zone 1 and therefore where sites within this strategic option are located within higher flood risk zones, further consideration will need to be given as to whether specific sites meet the sequential and exceptions test in accordance with the National Planning Policy Framework. While part of the strategic option is sensitive in Green Belt terms, the option as a whole is less harmful to the Green Belt relative to the other strategic options identified for this settlement. This is evidenced by the Green Belt Review: Stage 2 (2016), which concluded that, while the loss of parcel 016.1 (forming the eastern part of the strategic option) would have a high impact upon the Green Belt, the impact of releasing parcels 015.1 and 016.2 (covering much of the wider strategic option) would be very low.</p> <p>This strategic option, together with other strategic options around Ongar, is sensitive to change in landscape terms. The Settlement Edge Landscape Sensitivity Study (2010) concluded that strategic options to the north, east and west of the settlement are all highly sensitive to change. However, within this strategic option, in order to minimise harm to the landscape, development could be located to the south of the Ongar Leisure Centre, where harm could be more effectively limited or mitigated, and around Fyfield Road where there is a degree of existing screening from local hedgerows. Development did incorporate sensitive design which responds to the characteristics of the landscape, including retention, where possible, of existing historic landscape features and incorporation of screening to minimise visual harm to the wider landscape. Furthermore, any development located within areas of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).</p> <p>It is considered that the particular opportunities for sustainably locating development presented by this strategic option would outweigh potential Green Belt and landscape harm (the latter of which could also be limited through incorporation of suitable mitigation).</p>
Western expansion	Ongar	More suitable strategic option	<p>This strategic option provides opportunities for expansion of the settlement in close proximity to existing town centre amenities, public transport services and community facilities, including the new secondary academy to the north of the town and the primary schools to the south and north, whilst minimising harm to the Green Belt and the surrounding landscape. The strategic option is predominantly located within Flood Zone 1 and therefore where sites within this strategic option are located within higher flood risk zones, further consideration will need to be given as to whether specific sites meet the sequential and exceptions test in accordance with the National Planning Policy Framework. While the Green Belt Review: Stage 2 (2016) concluded that the loss of parcels 024.3 and 024.4 (the northern part of the strategic option) would have a very high and high impact upon the Green Belt (respectively), the impact of releasing parcel 024.2 (the southern part of the strategic option) would be very low.</p> <p>This strategic option, together with other strategic options around Ongar, is sensitive to change in landscape terms. The Settlement Edge Landscape Sensitivity Study (2010) concluded that strategic options to the north, east and west of the settlement are all highly sensitive to change; in particular, the northern part of this strategic option is within an area identified as high overall sensitivity to change. However, the southern part of the strategic option falls into a different landscape sensitivity area characterised as low sensitivity where harm could be effectively limited or mitigated. This area benefits from a degree of screening from local hedgerows. Within this strategic option development did incorporate sensitive design which responds to the characteristics of the landscape, including retention, where possible, of existing historic landscape features and incorporation of screening to minimise visual harm to the wider landscape.</p> <p>It is considered that the particular opportunities for sustainably located development presented by this strategic option would outweigh potential Green Belt and landscape harm, which could also be limited through incorporation of suitable mitigation.</p>
Southern expansion	Ongar	More suitable strategic option	<p>Although less favoured than other more suitable strategic options around Ongar as a result of its distance from existing town centre amenities, public transport and community facilities, this strategic option provides opportunities for settlement expansion which would minimise harm to the Green Belt and largely avoid harm to the wider landscape around the settlement. The majority of the strategic option is less sensitive to change in landscape terms, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010). This concluded that the landscape to the south of Ongar has a lower sensitivity to change where harm could be effectively limited or mitigated, though it did be noted that the area to the east of Brentwood Road is in a highly sensitive area in landscape terms (more associated with the wider River Roding valley). The strategic option is also less harmful to the Green Belt relative to the other strategic options in the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a moderate impact upon the Green Belt. Aside from small areas in the south of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1.</p> <p>This strategic option is noted as being similarly sensitive to change in heritage terms as other strategic options around Ongar. The Historic Environment Characterisation Study (2015) concluded that the whole area is of high overall sensitivity to change; however, it is considered that this could be mitigated through incorporation of sensitive design.</p>
Eastern expansion	Ongar	Less suitable strategic option	<p>This strategic option is the most harmful to the Green Belt relative to the other strategic options identified adjacent to Ongar. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a very high impact upon the Green Belt. The strategic option encompasses parcel 023.2, which scored strongly against Purpose 4, preserving the setting and special character of the historic town of Ongar.</p> <p>The strategic option is also considered to be particularly sensitive in heritage terms. In particular, the Historic Characterisation Study (2015) concluded that Historic Ongar, including areas in the immediate vicinity of the Castle, are of a high sensitivity to change. Furthermore, while the strategic option is similarly sensitive to change in landscape terms as the majority of other strategic options around Ongar, it is considered that (in contrast to these) there is very limited potential for mitigation of harm to landscape character. The Settlement Edge Landscape Sensitivity Study (2010) concluded that the entirety of the area to the east of the settlement, which aligns with the strategic option, is of a high overall visual sensitivity, with strong intervisibility and visual prominence. While much of the northern part of this strategic option is located within Flood Zone 1, much of the southern area, as well as the eastern fringes, lie within Flood Zones 2 and 3. These areas would be less preferable for development sequentially compared with other strategic options around Ongar.</p> <p>While parts of the strategic option are located sustainably, in close proximity to existing town centre services and, in the case of the northern area, the new secondary school, it is considered that the harm identified to the Green Belt, landscape and to historic character would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>



Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0051	Land to south of A414 Chelmsford Road, Ongar, Essex	Ongar	12.54	375	Not Suitable	This site falls within a strategic option which was considered to be less suitable.  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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0055	Land between A414 and High Ongar	Ongar	1.04	31	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0067i	Land to the west of Ongar	Ongar	21.81	457	Suitable	The western part of this site scored poorly at Stage 2 against several criteria, including flood risk and harm to the Green Belt. The north-eastern part was considered to be less constrained and could deliver an access road from the A414 to support development on site SR-0120.	3	6	3	6	The site proceeded for further testing. Although part of the site is subject to a flood risk constraint, the north-eastern part which could support the development of adjacent SR-0120 is less constrained and should be considered further.
SR-0067iiA	Land to the west of Ongar	Ongar	42.53	1020	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0067iiB	Land to the west of Ongar	Ongar	7.66	229	Suitable	The site is in a moderately sustainable location close to Ongar centre. If the site is brought forward for development, a new defensible boundary to the Green Belt must be provided. It proceeded further and was considered strategically with site SR-0390.	1	7	3	7	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-0090	Land to East of Longfields, Ongar	Ongar	9.81	114	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0102	Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar	Ongar	0.80	8	Suitable	While concerns were raised at Stage 2 about the wooded covering over some of the site, it was considered that this might assist in reducing harm to the wider Green Belt by providing a defensible boundary to development.	1	5	3	5	The site proceeded for further testing.
SR-0112-N	Land to the West of Stanford Rivers Road, Ongar, Essex, CM5 9EP	Ongar	16.03	321	Suitable	This site scored poorly against several criteria at Stage 6.2, including Green Belt harm, but it was considered that it may be possible to overcome these constraints. It could form a logical settlement extension and is bounded by defensible features. The site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0120	Bowes Field, Ongar	Ongar	3.34	100	Suitable	This site scored poorly against several criteria at Stage 2 but it was considered that it may be possible to overcome these constraints and continued to proceed, particularly given the potential to provide an access road to a wider area further south.	1	6	3	6	The site proceeded for further testing.
SR-0183	Land to the East of Old Ongar County Secondary School, High Ongar	Ongar	11.21	336	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0184	0.96 ha plot of land adjacent to High Ongar Road, High Ongar	Ongar	0.88	26	Suitable	This site may reduce the links between Ongar and the countryside beyond, but is intrinsically linked to site SR-0186 to the west. Although constraints are identified at Stage 2 it was considered that these may be overcome. The site therefore continued to proceed.	1	6	3	6	The site proceeded for further testing. Although the site is not adjacent to an existing settlement, it could support the development of adjacent SR-0186 and should be considered further.
SR-0184-N	Plot of land adjacent to High Ongar Road, High Ongar	Ongar	1.26	26	Suitable	This site may reduce the links between Ongar and the countryside beyond, but is intrinsically linked to site SR-0186 to the west. Although constraints are identified at Stage 6.2 it was considered that these may be overcome. The site therefore continued to proceed.	1	6	3	6	The site proceeded for further testing. Although the site is not adjacent to an existing settlement, it could support the development of adjacent SR-0186 and should be considered further.
SR-0185	Plot of land adjacent to High Ongar Road, High Ongar	Ongar	3.06	92	Suitable	This site scored well across most criteria at Stage 2 and it was considered that it may be possible to overcome Green Belt and landscape sensitivity constraints by incorporating graduated density and a defensible boundary into the design. The site therefore continued to proceed.	1	6	3	6	The site proceeded for further testing.
SR-0185-N	Plot of land adjacent to High Ongar Road, High Ongar and 12 Fyfield Road, Ongar, CM5 0AH	Ongar	3.13	129	Suitable	This site scored well across most criteria at Stage 6.2 and it was considered that it could be possible to overcome Green Belt harm and landscape sensitivity constraints by incorporating graduated density and a defensible boundary into the design. The site therefore continued to proceed.	1	6	3	6	The site proceeded for further testing.
SR-0186	Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar	Ongar	0.27	10	Suitable	This site scored well across the majority of criteria at Stage 2 and could be linked to the adjacent site (SR-0185). It was considered that it may be possible to overcome Green Belt and landscape sensitivity constraints and the site therefore continued to be considered.	1	6	3	6	The site proceeded for further testing. Although the site is not adjacent to an existing settlement, it could support the development of adjacent SR-0185 and should be considered further.
SR-0255	Land comprising the recreation field and sports club at Love Lane, Ongar	Ongar	6.51	193	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0267A	Land to the south-east of Ongar	Ongar	21.97	750	Suitable	Although the site scored poorly against several criteria at Stage 2, including impact on Ancient and Veteran Trees, Green Belt harm and landscape sensitivity, it was considered that these constraints could be overcome. The site therefore continued to be proceed.	1	5	3	5	The site proceeded for further testing.
SR-0267B	Land to the south-east of Ongar	Ongar	16.81	574	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0268	Land to the South of Kettlebury Way, Ongar	Ongar	1.47	43	Suitable	This site scored well across most criteria at Stage 2 and is in a moderately sustainable location at the edge of Ongar. Although the site scored poorly against a limited number of criteria, including Green Belt harm and impact on BAP Priority Habitats, it was considered that these may be overcome and the site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0387	Land off Great Stony Park	Ongar	1.49	45	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0390	Greensted Road, Ongar	Ongar	9.17	272	Suitable	This site scored poorly at Stage 2 in terms of landscape sensitivity and Green Belt but it was considered that these constraints may be overcome by retaining existing planted buffers. The site therefore continued to proceed, taking into account local parking constraints linked to the school.	1	6	3	6	The site proceeded for further testing.
SR-0390-N	Land at Greensted Road, Ongar, Essex, CM5 9HJ	Ongar	3.32	100	Suitable	The site scored poorly at Stage 6.2 in terms of landscape sensitivity and Green Belt but it was considered that these constraints could be overcome by retaining existing planted buffers. The site therefore continued to proceed, taking into account local parking constraints linked to the school.	1	6	3	6	The site proceeded for further testing.
SR-0391	Land between Stanford Rivers Road and Brentwood Road, Ongar	Ongar	6.52	195	Suitable	This site scored well across most criteria at Stage 2 and is in a moderately sustainable location at the edge of Ongar. Although the site scored poorly against a limited number of criteria including Green Belt harm, it was considered that these may be overcome. The site therefore continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0392	Land north-east of Longfields, Ongar	Ongar	9.44	288	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0395B	Land to North of Ongar	Ongar	11.72	352	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0546	Ongar Fire Station, 67 High Street, Ongar, CM5 9DT	Ongar	0.32	8	Suitable	This site scored well across most criteria at Stage 2 and it was considered that it may be possible to overcome impact of air quality and flood constraints. It is an underutilised previously developed site in a sustainable location within Ongar and did proceed.	3	3	3	7	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	0.31	3	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0842	Car park at The Stag pub, Brentwood Road, Ongar	Ongar	0.28	14	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed and in a sustainable location within Ongar, and therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0843	Industrial site south 'The Borough', Ongar, Essex	Ongar	0.36	18	Suitable	This site scored well across the majority of criteria at Stage 2. It is previously developed in a sustainable location within Ongar and therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0844	Ongar Bridge Car Dealership, High Street, Ongar, Essex	Ongar	0.11	17	Suitable	This site scored well across most criteria at Stage 2. It is a brownfield site in a Green Belt location of lower sensitivity, and it was considered that it may be possible to overcome impact of air quality and contamination constraints and therefore continued to proceed.	2	3	3	7	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	0.20	19	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0846	Green space at Walter Mead Close, Ongar, Essex	Ongar	0.11	6	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0848	Ongar Leisure Centre, The Gables, Ongar, Essex	Ongar	0.54	26	Suitable	This site is previously developed land at the edge of Ongar. It scored poorly against several criteria at Stage 2, including Green Belt harm, but it may be possible to overcome these constraints. Noting a need to retain existing car parking, the site continued to proceed.	1	3	3	3	The site proceeded for further testing.
SR-0866	Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Ongar, Essex, CM5 0AL	Ongar	0.29	10	Suitable	This site scored well across almost all criteria at Stage 2. It is a previously developed site in a sustainable location in Ongar and, subject to consideration of unit mix and incorporation of sufficient parking into the design, should proceed.	1	2	1	2	The site proceeded for further testing.
SR-0904	Land between High Ongar Road and Chelmsford Road, Ongar, Essex, CM5 9LY	Ongar	1.08	20	Not Suitable	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.  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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0988	20-34 St. Peters Avenue, Shelley, Ongar, Essex, CM5 0BT	Ongar	0.20	20	Suitable	This site scored well across most criteria at Stage 6.2, is previously developed land and is in a sustainable location within Ongar. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0989-Z	Land to the rear of Hunters Chase and West of Brentwood Road, Ongar, Essex, CM5 9DQ	Ongar	0.80	24	Suitable	This site generally scored well at Stage 6.2 and is located in a moderately sustainable location at the edge of Ongar. Although the site scored poorly against a limited number of criteria including Green Belt harm, it was considered that these may be overcome. The site therefore continued to proceed.	1	5	3	5	The site proceeded for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-1019	Taylor's Yard, 41 - 49 High Street, Ongar, Essex, CM5 9DT	Ongar	0.15	6	Not Suitable	<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>				N/A	The site did not proceed for further testing beyond Stage 3.
SR-1029	Land adjacent to Basons Lane, Ongar, Essex, CM5 9AR	Ongar	0.31	12	Not Suitable	<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>				N/A	The site did not proceed for further testing beyond Stage 3.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S3-0015-Rev2

Date: March 2018

Scale: 1:6,000 @A3

**Content**

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Roydon

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

Site proceeds for further testing

Site does not proceed for further testing

B767

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Roydon**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Roydon	More suitable strategic option	<p>This strategic option lies predominantly within the existing settlement boundary and encompasses small areas of Green Belt to the south, east and west of Roydon. The loss of these areas would be less harmful to the Green Belt relative to the other strategic options in the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of these areas, (parcels 064.1, 064.2, 064.4 and 064.8), would have a moderate to very low impact upon the Green Belt. In the case of parcel 064.6 to the south-west of Roydon, it was assessed that the loss of this area would not cause any significant harm to the Green Belt. This strategic option would maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing village centre amenities, public transport services (including Roydon railway station) and community facilities, and to use previously developed land within the settlement (where this would maintain adequate open space provision within the settlement). Furthermore, aside from small areas along the eastern edge of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1.</p> <p>While the strategic option encompasses some areas that are sensitive to change in landscape terms, other strategic options around Roydon are considered to be equally sensitive. The Settlement Edge Landscape Sensitivity Study (2010) concluded that all strategic options around Roydon are highly sensitive to change. This strategic option minimises harm by limiting the scale of outward growth into the wider landscape, and it would be possible to further limit harm to the landscape by incorporating sensitive design which responds to the characteristics of the landscape, including retention, where possible, of existing historic landscape features and incorporation of screening to minimise visual harm to the wider landscape. It did also be noted that any infill development in the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).</p>
Eastern expansion	Roydon	Less suitable strategic option	<p>This strategic option is sensitive to change in both landscape and heritage terms, as are the other strategic options around Roydon. The Historic Environment Characterisation Study (2015) concluded that the whole area around Roydon is of moderate sensitivity, whilst the Settlement Edge Landscape Sensitivity Study (2010) concluded that all areas around Roydon are highly sensitive to change. However, this strategic option is the most harmful to the Green Belt, relative to the other strategic options in the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this strategic option would have a very high impact upon the Green Belt. This strategic option straddles parcels 064.3 and 064.5 which scored strongly and relatively strongly (respectively) against Purpose 2, preventing the erosion of the narrow gap between Roydon and Harlow and the coalescence of these settlements. This is also supported by the Harlow Strategic Site Assessment (2016), which concluded that the development of this strategic option (which contains Sites P, Q and S) would result in the coalescence of Harlow and Roydon / Halls Green and reduce the openness of the Green Belt. The Harlow Strategic Site Assessment (2016) also noted the prevalence of environmental constraints throughout much of the strategic option, including woodland priority habitats, in particular to the south of the strategic option, as well as a local wildlife site to the north.</p> <p>Aside from small areas in the north of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. As a result of its location to the east of the settlement, when compared with other strategic options at the settlement level, it would be less harmful to the Lee Valley Regional Park, and the northern part of the strategic option is located close to Roydon railway station. However, it is considered that the harm identified to the Green Belt, as well as its location away from village centre amenities would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>
Western expansion	Roydon	Less suitable strategic option	<p>This strategic option is sensitive to change in both landscape and heritage terms, as are the other strategic options identified around Roydon. The Historic Environment Characterisation Study (2015) concluded that the whole area around Roydon is of moderate sensitivity, whilst the Settlement Edge Landscape Sensitivity Study (2010) concluded that all areas around Roydon are highly sensitive to change. However, as a result of its location to the west of Roydon, this strategic option would be the most harmful to the Lee Valley Regional Park relative to the other strategic options in the settlement. The strategic option would conflict with the statutorily defined purpose of the Park - "a place for the occupation of leisure, recreation, sport, games or amusements or any similar activity, for the provision of nature reserves and for the provision and enjoyment of entertainments of any kind" (Section 12(1), Lee Valley Regional Park Act 1966) - risking the incursion of inappropriate development into the Park.</p> <p>This strategic option is less harmful to the Green Belt. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of parcels 064.7 and 064.8 would have a moderate and low impact upon the Green Belt respectively. The northern part of the strategic option is located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. Additionally the northern part of the strategic option is located close to Roydon railway station. However, it is considered that the harm identified to the Lee Valley Regional Park, as well as its location away from village centre amenities would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0117	The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW	Roydon	1.31	39	Suitable	This site scored poorly against several criteria at Stage 2, including landscape sensitivity and contamination, but it was considered that it may be possible to overcome these constraints. Noting the potential impact on Lee Valley Regional Park, the site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0169	The Old Coal Yard, off 32 High Street, Roydon	Roydon	0.53	16	Suitable	This site is in a sustainable location at the edge of Roydon. Although the site scored less well against several criteria at Stage 2, it was considered that it may be possible to overcome constraints, including contamination, heritage and harm to the Green Belt.	1	5	3	5	The site proceeded for further testing.
SR-0197	Land adjacent to Kingsmead, Epping Road, Roydon, Essex	Roydon	0.50	5	Suitable	This site scored well across the majority of criteria at Stage 2 and is in a sustainable location at the edge of Roydon. Though it is Green Belt, it was considered that it may be possible to mitigate impacts through landscaping. The site therefore continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0197-N	Kingsmead School, Epping Road, Roydon, Essex, CM19 5HU	Roydon	1.35	40	Suitable	The western part of the site, (previously considered as SR-0197), is partially wrapped around by existing development and would comprise infill. The remainder of the site scored poorly against several criteria at Stage 6.2, including Green Belt harm, landscape sensitivity and impact upon protected trees. It was considered that these constraints could be overcome, in particular through the integration of a defensible boundary into the design. The site therefore continued to proceed.	1	5	3	5	The site proceeded for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0303-N	Land to the West of Roydon at Temple Farm, Roydon, Essex, CM19 5EB	Roydon	11.96	250	Not Suitable	This site falls within a strategic option which was considered to be less suitable.  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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0304	Roydon, North-east Area	Roydon	9.12	273	Suitable	The eastern part of this site scored poorly at Stage 2 in terms of landscape sensitivity and Green Belt harm, with potential for coalescence between Roydon and Harlow. The western part of the site was considered to be less constrained and should proceed, noting the reduced capacity.	1	5	3	5	The site proceeded for further testing.
SR-0306	Roydon, south-east Area	Roydon	14.05	421	Not Suitable	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.  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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0423	Land East of Little Brook Road, Roydon	Roydon	0.88	27	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0675	Parkfields Garages, Nos. 4-19, Roydon	Roydon	0.24	4	Not Suitable	This site would not support the minimum development threshold for allocation in the Local Plan (6 units) and therefore did not proceed any further.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0890	Land at Epping Road, Roydon, Harlow, Essex	Roydon	6.33	60	Suitable	This site is in a moderately sustainable location at the edge of Roydon. It scored well across most criteria at Stage 2 and it was considered that the identified landscape sensitivity constraint may be overcome. It is noted that it may accommodate higher density development than proposed.	1	5	3	5	The site proceeded for further testing.
SR-0976	Parklands Nursery, Parkfields, Roydon, Harlow, Essex, CM19 5JB	Roydon	2.65	80	Suitable	The site scored poorly against several criteria at Stage 6.2 including Green Belt harm and landscape sensitivity, and could harm the setting of the Lee Valley Regional Park. Noting a preference for a reduced capacity, the site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-1011	New Barns Farm, Epping Road, Roydon, Harlow, Essex, CM19 5DB	Roydon	2.33	9	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0016-Rev2

Date: March 2018

Scale: 1:10,000 @A3

**Content**

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Sewardstone and High Beach

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

- Site proceeds for further testing
- Site does not proceed for further testing

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

B770



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**High Beach**

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

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0044i	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	High Beach	3.47	20	Not Suitable	This site scored poorly against several criteria, including harm to internationally protected sites (specifically Epping Forest). It would represent large scale development in an unsustainable location and should not be considered further.				N/A	The site should not proceed for further testing.
SR-0044ii	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	High Beach	0.68	4	Not Suitable	This site would not support the minimum development threshold for allocation in the Local Plan (6 units). A development of this scale would be harmful in landscape and Green Belt terms and the site should not be considered further.				N/A	The site should not proceed for further testing.
SR-0231	Land at Lippitts Hill (Adjacent Owl PH/ Owl caravan park), High Beach, Loughton, IG10 4AL	High Beach	1.64	40	Suitable	Although the site is in a less sustainable location, it was judged that this consideration was outweighed by the potential to overcome other identified constraints. The site should continue to be considered.	1	7	2	7	This site was judged to be suitable but is ranked less preferentially in the land preference hierarchy which, based on the Council's preference, sets out the order in which sites should be identified for allocation. It should not proceed for further testing.
SR-0969	Metropolitan Police Cadet Training Centre, Lippitts Hill, Essex, IG10 4AL	High Beach	9.74	286	Not Suitable	This site did not proceed for further testing due to it being ranked less preferentially in the land preference hierarchy which, based on the Council's preference, sets out 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 were a sufficient number of sites within the settlement that were ranked more favourably than this site and therefore it should not be considered further.				N/A	The site should not proceed for further testing.



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Sewardstone**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Sewardstone	Less suitable strategic option	<p>This strategic option would lead to the promotion of further unsustainable patterns of growth, which would increase the current pattern of ribbon development and focus development where there are limited public transport services and away from existing community facilities and local amenities and shops. The strategic option would also be harmful to the Green Belt; this is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a very high impact upon the Green Belt. The strategic option straddles parcels 059.1 and 059.2 which both perform strongly against Purpose 1, preventing the outward sprawl of London.</p> <p>This strategic option has variable sensitivity to change in landscape terms, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the north of Sewardstone has low sensitivity to change, whilst land to the south is highly sensitive. Aside from small areas in the west of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. However, it is judged that the harm identified to Green Belt, as well as the limited access to public transport, existing community facilities and local amenities would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0084	Pendowe and Grange Hill Nursery, Sewardstone Road Daines Nursery, Sewardstone Nursery, Pritchard's Nursery, Mott Street Nursery, Cedar Lodge, Mott Street, London E4	Sewardstone	6.36	320	Not Suitable	This site falls within a strategic option which was judged to be less suitable. Refer to the strategic options justification for further details.				N/A	The site should not proceed for further testing.
SR-0138	Northfield Nurseries, Sewardstone Road, E4 7RG	Sewardstone	5.46	164	Not Suitable	This site falls within a strategic option which was judged to be less suitable. Refer to the strategic options justification for further details.				N/A	The site should not proceed for further testing.
SR-0236	Brooklyn Nursery (and other nurseries) off Mott Street, Sewardstone, Chingford	Sewardstone	2.02	61	Not Suitable	This site falls within a strategic option which was judged to be less suitable. Refer to the strategic options justification for further details.				N/A	The site should not proceed for further testing.
SR-0291	Sewardstone Lane, Rear of Butlers Drive	Sewardstone	1.70	51	Not Suitable	This site falls within a strategic option which was judged to be less suitable. Refer to the strategic options justification for further details.				N/A	The site should not proceed for further testing.
SR-0292	Sewardstone Lane (near Chapel Field Nursery)	Sewardstone	2.95	66	Not Suitable	This site falls within a strategic option which was judged to be less suitable. Refer to the strategic options justification for further details.				N/A	The site should not proceed for further testing.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0337	Hannah Nursery Sewardstone Road	Sewardstone	1.83	55	Not Suitable	This site falls within a strategic option which was judged to be less suitable. Refer to the strategic options justification for further details.				N/A	The site should not proceed for further testing.
SR-0338	Brookfield Nursery/Sewardstone Road, London E4 7RJ	Sewardstone	4.07	122	Not Suitable	This site falls within a strategic option which was judged to be less suitable. Refer to the strategic options justification for further details.				N/A	The site should not proceed for further testing.
SR-0339	Land to rear of The Plough pub, Mott Street, Sewardstone	Sewardstone	2.03	61	Not Suitable	This site falls within a strategic option which was judged to be less suitable. Refer to the strategic options justification for further details.				N/A	The site should not proceed for further testing.
SR-0439	Picks Farm, Sewardstone Road, E4 7RA	Sewardstone	12.33	125	Not Suitable	This site falls within a strategic option which was judged to be less suitable. Refer to the strategic options justification for further details.				N/A	The site should not proceed for further testing.
SR-0589	Land to the rear of The Plough public house, Sewardstone Road, Chingford, E4 7RJ	Sewardstone	1.79	46	Not Suitable	This site falls within a strategic option which was judged to be less suitable. Refer to the strategic options justification for further details.				N/A	The site should not proceed for further testing.
SR-0598	Agnes & Martino Brookfield Nursery Ltd., Sewardstone Road, Chingford, London, E4 7RJ	Sewardstone	0.70	30	Not Suitable	This site falls within a strategic option which was judged to be less suitable. Refer to the strategic options justification for further details.				N/A	The site should not proceed for further testing.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S3-0017-Rev2

Date: March 2018

Scale: 1:5,000 @A3

**Content**

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Sheering

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

Site proceeds for further testing

Site does not proceed for further testing

B774

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Sheering**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Sheering	More suitable strategic option	<p>This strategic option lies predominantly within the existing settlement boundary and encompasses small areas of Green Belt to the south and west of Sheering. The loss of such areas would be the least harmful to the Green Belt relative to the other strategic options in the settlement. This is also evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of these areas would have no impact upon the Green Belt. This strategic option would maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing village centre amenities, public transport services and community facilities, and to use previously developed land within the settlement (where this would maintain adequate open space provision within the settlement). In addition, this strategic option is entirely within Flood Zone 1 and would also minimise any harm to the wider landscape around the settlement.</p> <p>While this strategic option is highly sensitive to change in heritage terms, as evidenced by the Historic Environment Characterisation Study (2015), all other strategic options around Sheering are considered to be equally sensitive. Any infill development in the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).</p>
Southern expansion	Sheering	Less suitable strategic option	<p>This strategic option is more harmful in both landscape and heritage terms compared with other strategic options around Sheering. The strategic option is sensitive to change in landscape terms, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the south of Sheering is highly sensitive to change as a result of its elevated position above the Pincey Brook. Additionally, although applicable to all strategic options around Sheering, this option is highly sensitive to change in heritage terms, as evidenced by the Historic Environment Characterisation Study (2015).</p> <p>While the strategic option is less harmful to the Green Belt, as evidenced by the Green Belt Review: Stage 2 (2016), and the strategic option lies entirely within Flood Zone 1, it is considered that, on balance, this strategic option is less suitable compared with the northern expansion strategic option as a result of the high sensitivity in both landscape and heritage terms.</p>
Northern expansion	Sheering	More suitable strategic option	<p>This strategic option is less harmful to the Green Belt as evidenced by the Green Belt Review: Stage 2 (2016), which concluded that the loss of this area would have a very low impact upon the Green Belt. It is less sensitive to change in landscape terms relative to other options around Sheering, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the north of the settlement has a moderate sensitivity to change. The strategic option is also entirely within Flood Zone 1.</p> <p>While this strategic option is highly sensitive to change in heritage terms, as evidenced by the Historic Environment Characterisation Study (2015), all other strategic options around Sheering are considered to be equally sensitive. Any infill development in the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).</p>

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0033	Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU	Sheering	0.71	20	Suitable	This site scored poorly against several criteria at Stage 2 but it was considered that it may be possible to overcome these constraints, including with respect to Green Belt harm, heritage and contamination. The site therefore continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0073	Land to the East of the M11, Sheering	Sheering	2.87	71	Suitable	This site scored poorly against several criteria at Stage 2 but it was considered that it may be possible to overcome these constraints, including with respect to Green Belt harm and contamination. The site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0265	Land to South of Chambers Farm, Sheering	Sheering	4.46	110	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0311	Sheering, North Area	Sheering	22.37	683	Suitable	This site scored poorly against several criteria at Stage 2, including Green Belt harm and impact of air quality, but these constraints may be overcome. The proposed development scale may harm settlement character, but the site provides opportunities for new open space.	1	5	3	5	The site proceeded for further testing.
SR-0312	Sheering, South Area	Sheering	21.30	639	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0449	Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering.	Sheering	0.33	6	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0491	Site adjacent to Willow House, The Street, Sheering, CM22 7LR	Sheering	1.12	2	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0018-Rev2

Date: March 2018

Scale: 1:8,000 @A3

**Content**

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Stapleford Abbotts

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

Site proceeds for further testing

Site does not proceed for further testing

B776

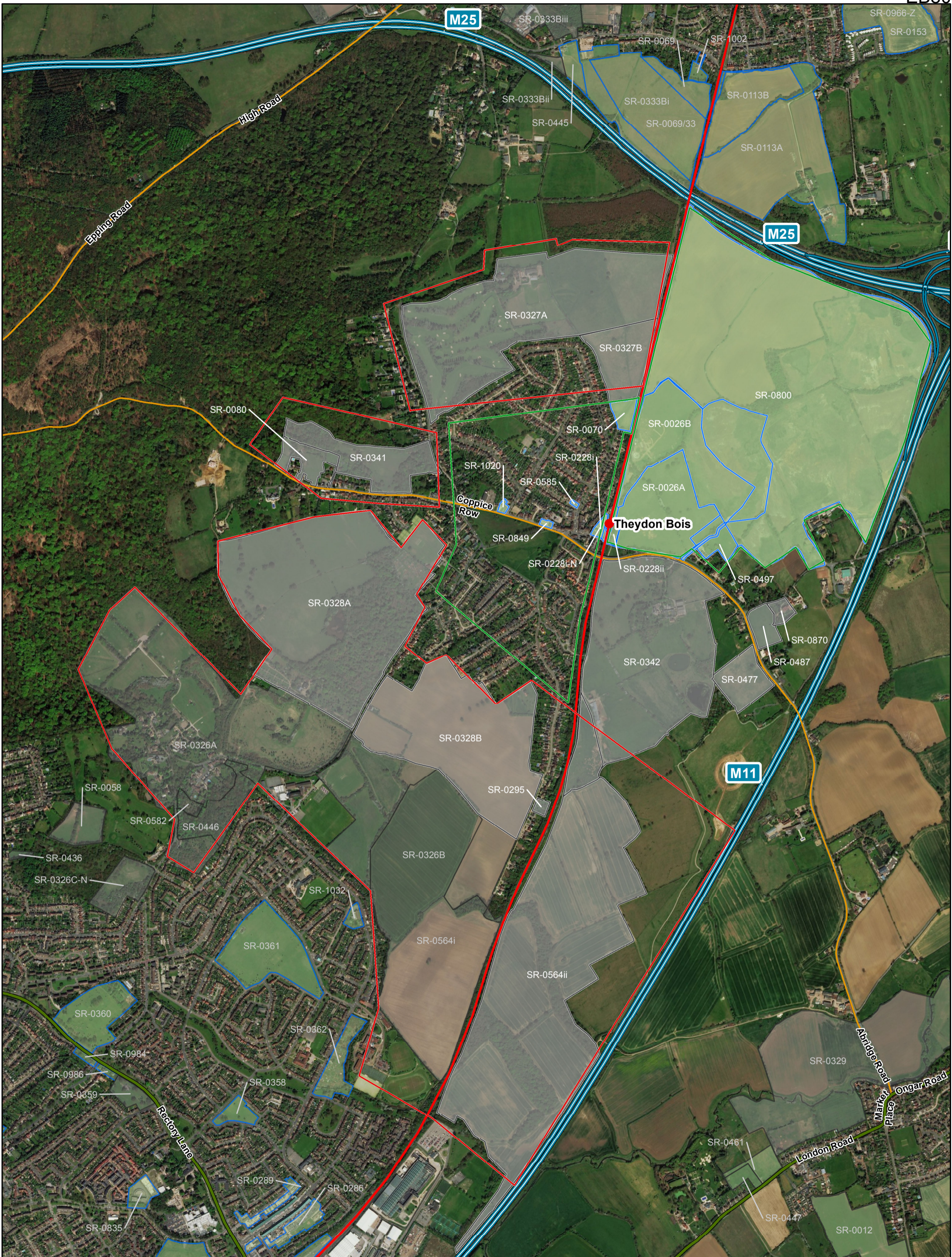
This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Stapleford Abbots**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Stapleford Abbots	N/A	The sites proposed for development are located around the centre of the settlement but are not clustered in one specific location. It is therefore not considered that there are distinct spatial options to locating residential development within Stapleford Abbots. Sites were assessed for their suitability on a case by case basis.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0025	Brook Farm, Stapleford Road, Stapleford Abbots, Essex	Stapleford Abbots	1.66	51	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0047	Land to East of Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JH	Stapleford Abbots	2.09	64	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0223	Stapleford Farm, Oak Hill Road, Stapleford Abbots, Essex, RM4 1EH	Stapleford Abbots	0.80	25	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0242-N	Land at Oak Hill Road, Stapleford Abbots, Essex, RM4 1JH	Stapleford Abbots	2.48	22	Suitable	This site originally 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 strongly performing Green Belt and there are a sufficient number of sites within the settlement that are ranked more favourably.  However, it was identified as potentially being able to contribute to the Council's five year housing land supply. While the site is ranked lower and scored poorly against some criteria at Stage 6.2, including impact on ancient and veteran trees, it was considered that, on balance, the potential contribution to the Council's five year housing supply may override the constraints identified. On this basis, the site continued to proceed.	1	6	3	6N	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. Although the site is ranked lower in the land preference hierarchy, on the basis that it could contribute to the Council's five year land supply, the site proceeded for further testing.
SR-0243	Two Acres, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4	Stapleford Abbots	0.71	9	Suitable	This site is covered by non-designated trees which may be lost if developed. Otherwise, there were no constraints to development identified at Stage 2 which were unlikely to be overcome and the site continued to proceed.	1	6	3	6N	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-0256	Land at Mitchells Farm, Stapleford Abbots, Romford, RM4 1EJ	Stapleford Abbots	4.69	112	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0437	Land adjoining 3 and 4 Kensington Park, Stapleford Abbots, RM4 1AF	Stapleford Abbots	0.52	5	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0452	Formerly known as 'Star Farm', Oak Hill Road	Stapleford Abbots	1.42	24	Suitable	The site is in a moderately sustainable location at the edge of Stapleford Abbots. It scored poorly at Stage 2 in terms of harm to the Green Belt but it was considered that it may be possible to overcome this constraint and the site therefore continued to proceed.	1	6	3	6N	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-0465	Asheton Farm, Tysea Hill, Stapleford Abbots, Essex, RM4 1JU	Stapleford Abbots	11.82	25	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0488	Stapleford Farm, Oak Hill Road, Stapleford Abbots, Essex, RM4 1EH	Stapleford Abbots	1.72	52	Suitable	This site is in a moderately sustainable location at the edge of Stapleford Abbots. It scored poorly at Stage 2 in terms of Green Belt harm, but given the site is relatively enclosed, with development wrapping around, it was considered that this constraint may be overcome.	1	6	3	6N	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-0499	Maybrand Farm, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT	Stapleford Abbots	4.09	60	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0873	Rear of Mountford & Bishops Bron, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL	Stapleford Abbots	0.57	14	Suitable	This site is previously developed land at the edge of Stapleford Abbots. It scored poorly against some criteria at Stage 2, including Green Belt harm and contamination, but it was considered that it may be possible to overcome these constraints.	1	3	3	3	The site proceeded for further testing.
SR-0881	Land to the Rear of Briar Mount, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4 1JP	Stapleford Abbots	0.33	4	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0882	The Oaks, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL	Stapleford Abbots	0.57	7	Suitable	This site is on the edge of the existing settlement of Stapleford Abbots. It scored well across most criteria at Stage 2 and it was considered that the identified Green Belt constraint may be overcome. The site therefore continued to proceed.	1	6	3	6N	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.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0019-Rev2  
 Date: March 2018  
 Scale: 1:13,000 @A3

**Content**  
 Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Theydon Bois

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.  
 Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016  
 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

Site proceeds for further testing

Site does not proceed for further testing

B778

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Theydon Bois**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Theydon Bois	More suitable strategic option	<p>This strategic option lies predominantly within the existing settlement boundary and encompasses a small area of Green Belt to the north of Theydon Bois. The loss of this small area would be less harmful to the Green Belt relative to the other strategic options identified for the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016), which concluded that the loss of this area, parcel 043.2, would have a moderate impact upon the Green Belt. This strategic option would also maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing village centre amenities and public transport services, and to use previously developed land within the settlement (where this would maintain adequate open space provision within the settlement).</p> <p>This strategic option would minimise any harm to the wider landscape around the settlement and lies entirely within Flood Zone 1. The strategic option is also less sensitive to change in heritage terms than other strategic options around Theydon Bois. The Historic Environment Characterisation Study (2015) concluded the urban area of Theydon Bois is of moderate sensitivity to change.</p>
North-eastern expansion	Theydon Bois	More suitable strategic option	<p>As a result of its location to the north-east of the settlement, when compared with other strategic options, this strategic option at the settlement level would be less harmful to the Green Belt and surrounding environmental designations (e.g. Epping Forest Special Area of Conservation) relative to other strategic options identified adjacent to Theydon Bois. It is located close to Theydon Bois Underground station and existing local amenities and shops, thus ensuring development is focused in the most sustainable location relative to the overall settlement. In Green Belt terms, the Green Belt Review: Stage 2 (2016) concluded that the loss of this area would have a moderate impact upon the Green Belt. Aside from small areas in the east of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. Additionally, the strategic option is less sensitive to change in heritage terms than other strategic options around Theydon Bois. The Historic Environment Characterisation Study (2015) concluded that the Theydons and Stapleford Tawney character zone is of medium sensitivity to change.</p> <p>This strategic option is sensitive to change in landscape terms, as are other strategic options identified around Theydon Bois. The Settlement Edge Landscape Sensitivity Study (2010) concluded that all strategic options around the village are moderately or highly sensitive to change. In the case of this strategic option, the Settlement Edge Landscape Sensitivity Study indicates a moderate sensitivity to change but with a high visual sensitivity, noting the visually significant slopes, which also function as a visual "wrapper" to the village. Within this strategic option, it would be possible to limit harm to the landscape by incorporating sensitive design which responds to the characteristics of the landscape, including retention, where possible, of existing historic landscape features and incorporation of screening to minimise visual harm to the wider landscape.</p>
Northern expansion	Theydon Bois	Less suitable strategic option	<p>This strategic option is sensitive to change in landscape terms, as are other strategic options identified around Theydon Bois. The Settlement Edge Landscape Sensitivity Study (2010) concluded that all strategic options around the village are moderately or highly sensitive to change. In the case of this strategic option, the Settlement Edge Landscape Sensitivity Study indicates a moderate sensitivity to change with a high landscape sensitivity in respect of sensitive natural, cultural and historic features. This area is distinguished as being immediately adjacent to Epping Forest, including an area of Epping Forest Buffer Land with distinctive landmark trees, and in part - where the slopes rise sharply above the eastern village envelope - forming an important visual "wrapper" to the village. It is therefore considered that this strategic option would, relative to the other strategic options identified around Theydon Bois, have the most harm to the setting of the Epping Forest Buffer Land. Furthermore, it is considered that this strategic option would have a significant impact upon the Epping Forest Special Area of Conservation by expanding the urban area closer to the designated area, which may have adverse effects on Epping Forest (including potentially from air quality, urbanisation and increased recreation activity).</p> <p>While the strategic option falls entirely within Flood Zone 1, it is considered that the harm identified to the Epping Forest Special Area of Conservation and Epping Forest Buffer Land would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>
Western expansion	Theydon Bois	Less suitable strategic option	<p>It is considered that, at the settlement level, this strategic option would have the most significant impact upon the Epping Forest Special Area of Conservation by expanding the urban area closer to the designated area, which may have adverse effects on Epping Forest (including potentially from air quality, urbanisation and increased recreation activity). Furthermore, the strategic option is the most sensitive to change in landscape terms relative to other strategic options around Theydon Bois, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the west of the settlement is highly sensitive to change.</p> <p>While the strategic option falls entirely within Flood Zone 1, and is in close proximity to existing community facilities and village centre amenities, it is considered that the harm identified to the Epping Forest Special Area of Conservation and the landscape would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>
Southern expansion	Theydon Bois	Less suitable strategic option	<p>This strategic option is the most harmful to the Green Belt relative to the other strategic options identified adjacent to Theydon Bois. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a high-very high impact upon the Green Belt. The strategic option straddles a series of Green Belt parcels that meet Purpose 2 relatively strongly or strongly, preventing the coalescence of Loughton/Debden with Theydon Bois. The strategic option is also sensitive to change in heritage terms. The Historic Environment Characterisation Study (2015) concluded that the area south of Theydon Bois is of high sensitivity. It is also considered that, at the settlement level, this strategic option would have the most significant impact upon the Epping Forest Special Area of Conservation by expanding the urban area closer to the designated area, which may have adverse effects on Epping Forest (including potentially from air quality, urbanisation and increased recreation activity).</p> <p>Aside from small areas in the centre and south-east of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. However, it is considered that the harm identified to the Green Belt and to Epping Forest Special Area of Conservation would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>



Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0026A	Land to east of Theydon Bois London Underground station, north of Abridge Road	Theydon Bois	30.33	960	Suitable	This site scored poorly against several criteria at Stage 2, including landscape and Green Belt harm, but it was considered that these constraints may be overcome. It is in a very sustainable location adjacent to Theydon Bois station and should be subject to sensitive masterplanning.	1	5	3	5	The site proceeded for further testing.
SR-0026B	Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois	Theydon Bois	12.95	200	Suitable	This site is in a sustainable location at the edge of Theydon Bois, close to the station. It scored poorly against several criteria at Stage 2, including Green Belt harm and landscape sensitivity, but it was considered that it may be possible to overcome these constraints.	1	5	3	5	The site proceeded for further testing.
SR-0026C	Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois	Theydon Bois	10.23	306	Suitable	This site is in a sustainable location at the edge of Theydon Bois, close to the station. It scored poorly against several criteria at Stage 2, including Green Belt harm and landscape sensitivity, but it was considered that it may be possible to overcome these constraints.	1	5	3	5	The site proceeded for further testing.
SR-0070	Land at Forest Drive, Theydon Bois	Theydon Bois	0.89	28	Suitable	The site scored relatively poorly at Stage 2 in terms of Green Belt. However, it was considered that harm to the wider Green Belt purposes could be mitigated and the site is almost immediately adjacent to the settlement, thus it continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0080	Coppice Farm, Coppice Row, Theydon Bois, Essex, CM16 7OS	Theydon Bois	2.27	68	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0228i	Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	0.36	25	Suitable	This site is previously developed land in a very sustainable location adjacent to Theydon Bois station. It scored poorly at Stage 2 in terms of contamination, but it was considered that it may be possible to mitigate this constraint. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0228ii	Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	0.23	17	Suitable	This site is in a very sustainable location adjacent to Theydon Bois station. It scored well across the majority of criteria at Stage 2 and it was considered that identified constraints, including contamination and landscape sensitivity, may be overcome.	1	5	3	5	The site proceeded for further testing.
SR-0228i-N	Theydon Bois London Underground Car Park, Station Approach, Theydon Bois, Essex, CM16 7HR	Theydon Bois	0.30	29	Suitable	This site is previously developed land in a very sustainable location adjacent to Theydon Bois station. It scored poorly at Stage 6.2 in terms of contamination, but it was considered that it may be possible to mitigate this constraint. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0295	Land on the south-east side of Theydon Park Road, Theydon Bois.	Theydon Bois	0.29	9	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0327A	Theydon Bois Golf Course and Land to East	Theydon Bois	35.58	1067	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0327B	Theydon Bois, Area East of Dukes Avenue	Theydon Bois	5.72	171	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0328A	Theydon Bois, South Area	Theydon Bois	47.25	283	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0328B	Theydon Bois, South Area	Theydon Bois	28.00	839	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0341	Theydon Plain, Theydon Bois	Theydon Bois	7.26	217	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0342	Thrifts Hall Farm	Theydon Bois	36.39	1078	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0477	Land to the west of Abridge Road, Abridge Road, Theydon Bois, Essex, CM16 7NW	Theydon Bois	3.29	20	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0487	Land to the East of Abridge Road, Abridge Road, Theydon Bois, Essex CM16 7NW	Theydon Bois	1.48	40	Not Suitable	This site 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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0497	Land to the rear of Monks Hall, Abridge Road, Theydon Bois	Theydon Bois	1.09	31	Suitable	The site is in a sustainable location close to Theydon Bois station. It scored poorly against several criteria at Stage 2 but it was considered that these constraints could be overcome. The site therefore continued to proceed and was considered strategically together with SR-0800 and SR-0026.	1	5	3	5	The site did not proceed for further testing at Stage 3 of the site selection process because in 2016 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. However, although the site is not adjacent to an existing settlement, it could support the development of adjacent SR-0026 and SR-0800 and should be considered further.
SR-0564ii	Willingale Road, Debden	Theydon Bois	63.91	958	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0585	21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA	Theydon Bois	0.06	6	Suitable	This site is in a sustainable location in Theydon Bois and scored well across most criteria at Stage 2. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0800	Land to the East of Theydon Bois	Theydon Bois	103.26	200	Suitable	This site scored poorly against several criteria at Stage 2, including landscape sensitivity and Green Belt harm, but it was considered that these constraints may be overcome. It is in a sustainable location next to Theydon Bois station and, subject to sensitive masterplanning, continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0849	Tesco Express and Car Park, Coppice Row, Theydon Bois	Theydon Bois	0.12	19	Suitable	This site is in a sustainable location in Theydon Bois. It scored well across most criteria at Stage 2, and it was considered that identified TPO and contamination constraints may be overcome. Noting the need to retain parking in the development, the site continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0870	Macris Nursing Home, Coopersale Lane, Theydon Bois, Epping, Essex, CM16 7NS	Theydon Bois	0.70	11	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-1020	Wain, Coppice Row, Theydon Bois, Epping, Essex, CM16 7ER	Theydon Bois	0.15	9	Suitable	This site scored well across most criteria at Stage 6.2, is previously developed land and is in a sustainable location in Theydon Bois. It was considered that identified Epping Forest SAC constraint could be overcome. The site continued to proceed.	1	1	1	1	The site proceeded for further testing.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S3-0020-Rev2

Date: March 2018

Scale: 1:7,500 @A3

**Content**

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Thornwood

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

Site proceeds for further testing

Site does not proceed for further testing

B781

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Thornwood**

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

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0023i	Weald Place Farm, Thornwood, Epping, Essex	Thornwood	0.64	19	Suitable	This site scored well against the majority of criteria at Stage 2 and it was considered that identified Green Belt and landscape constraints could be overcome. Noting a general view for smaller scale development in Thornwood, the site continued to proceed.	2	5	3	7	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-0042A	Land north and east of Park Place, Woodside, Thornwood	Thornwood	8.34	8	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0043	Land at Weald Hall Lane, Thornwood	Thornwood	5.72	86	Suitable	The eastern part of this site scored poorly at Stage 2 in terms of harm to the Green Belt and landscape sensitivity and would constitute an unsustainable development pattern. The western part, located on the edge of Thornwood, was considered to be less constrained and continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0077	Land at Thornwood Common, North Weald, Essex	Thornwood	20.76	310	Not Suitable	This site is in a remote location and relates poorly to the settlement in terms of its scale and configuration. Additionally, it is not considered to be in a sustainable location and did not proceed any further.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0149	Tudor House, High Road, Thornwood, with adjacent land.	Thornwood	4.01	175	Suitable	This site scored poorly against several criteria at Stage 2, including landscape and Green Belt harm, but it was considered that these constraints may be overcome. Taking into consideration surrounding development patterns, the site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0203	Randalls Yard, Woodside, Thornwood Common	Thornwood	0.37	5	Suitable	This site scored poorly against several criteria at Stage 2, including contamination and Green Belt harm, but was identified as an opportunity to improve settlement character and it was considered that constraints can be overcome. The site therefore continued to proceed.	2	3	3	7	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-0247	Land at Happy Grow Garden Centre, High Road, Thornwood, Epping, CM16 6LX	Thornwood	3.13	93	Suitable	This site scored poorly against several criteria at Stage 2, including landscape sensitivity and Green Belt harm, but it was considered that these constraints could be overcome. The site therefore continued to proceed.	1	7	3	7	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-0271	(Former Coachworks) Popplewells, High Road, Thornwood, Epping, Essex	Thornwood	0.30	10	Suitable	This site scored well across almost all criteria at Stage 2 and provides an opportunity to regenerate a run down site and therefore improve settlement character. The site therefore continued to proceed.	2	1	1	7	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-0410	Land East of High Road, Thornwood	Thornwood	4.20	125	Suitable	The western part of the site scored poorly against several criteria at Stage 2, including harm to the Green Belt. The eastern area was considered to be less constrained and continued to proceed.  While this site proceeded for further testing at Stage 4, it was not proposed for allocation as a result of lack of information on land ownership and availability. However, following the consultation on the Draft Local Plan (2016), 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. On that basis, it was considered that the eastern part of the site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0411	Weald Place Farm, Thornwood, Epping, Essex	Thornwood	4.11	123	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0413	Land South of Woodside, Thornwood	Thornwood	5.43	162	Suitable	The southern part of the site contains non-designated trees which would be lost if this part of the site was brought forward. The northern area has some constraints identified at Stage 2, including landscape sensitivity, but it was considered that these could be overcome.	3	5	3	7	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-0442	Marlow, Thornwood Common, Epping	Thornwood	3.02	91	Suitable	This site scored well across the majority of criteria at Stage 2 and it was considered that identified Green Belt and contamination constraints could be overcome. The site therefore continued to proceed.	1	7	3	7	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-0464-N	Land at Upland Road, Thornwood Common, Essex, CM16 6NJ	Thornwood	0.47	14	Not Suitable	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, 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.				N/A	The site did not proceed for further testing beyond Stage 3.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-1013	Esgors, High Road, Thornwood, Essex, CM16 6LY	Thornwood	1.01	13	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-1030	Epping Rugby Club, Upland Road, Thornwood, Epping, Essex, CM16 6NL	Thornwood	0.44	12	Not Suitable	<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>				N/A	The site did not proceed for further testing beyond Stage 3.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3-0021-Rev2

Date: March 2018

Scale: 1:15,000 @A3

**Content**

Results of Stage 3 and Stage 6.3 Assessment for Residential Sites in Waltham Abbey

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

Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

**Strategic Options**

- More suitable strategic option
- Less suitable strategic option

**Stage 3/6.3 Sites**

- Suitable
- Not Suitable

Site proceeds for further testing

Site does not proceed for further testing

B784

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Waltham Abbey**

Strategic Option	Settlement	Option Suitability	Justification for Option Suitability
Intensification	Waltham Abbey	More suitable strategic option	This strategic option lies entirely within the existing settlement boundary and is not in the Green Belt. The area is predominantly located within Flood Zone 1 and therefore where sites within this strategic option are located within higher flood risk zones, further consideration will need to be given as to whether specific sites meet the sequential and exceptions test in accordance with the National Planning Policy Framework. This strategic option would maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing town centre amenities, public transport services and community facilities, and to use previously developed land and managed open space within the settlement (where this would maintain adequate open space provision within the settlement), in line with the land preference hierarchy set out in the Site Selection Methodology. This strategic option would also minimise any harm to the wider landscape around the settlement. Any infill development in the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of medium and high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).
Southern expansion	Waltham Abbey	Less suitable strategic option	<p>While this strategic option has limited constraints to restrict development, it is considered to be a less suitable location for residential growth at the settlement level including parts of the strategic option being separated from the town centre by the M25. The loss of this strategic option from the Green Belt would have a low impact upon the Green Belt, as evidenced by the Green Belt Review: Stage 2 (2016). Furthermore, aside from small areas in the south of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1.</p> <p>However, while the Settlement Edge Landscape Sensitivity Study (2010) judges that the strategic option is less sensitive to change in landscape terms, the Landscape Character Assessment (2010) notes the presence of a sensitive historic parkland landscape pattern to the north of the M25, as well as sharply rising topography to an isolated hillock to the south-west of the strategic option; these features increase the potential for visual harm to the wider landscape. Furthermore, the Historic Environment Characterisation Study (2015) concluded that the whole area is of high overall sensitivity to change. Additionally, it is distant from public transport services, community facilities and existing town centre amenities, and is poorly related to the wider settlement as a result of the M25, which in particular severs the southern part of the strategic option from the town to the north. It is also considered that surrounding highways, including the M25 and A121, as well as surrounding employment uses, create an undesirable environment for residential development (for example, as a result of noise and air pollution).</p>
North-western expansion	Waltham Abbey	Less suitable strategic option	<p>This strategic option is the most harmful to the Green Belt relative to the other strategic options identified adjacent to Waltham Abbey. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a very high impact upon the Green Belt. The strategic option incorporates parcel 061.3 which scored strongly against Purpose 4, preserving the setting and special character of the historic town of Waltham Abbey. In addition, the strategic option is sensitive to change in both landscape and heritage terms; this is evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the north-west of Waltham Abbey is highly sensitive to change, while the Historic Environment Characterisation Study (2015) concluded that, aside from a very small area in the south-east of the strategic option, the whole area is highly sensitive to change in heritage terms.</p> <p>As a result of its location to the north-west of Waltham Abbey, this strategic option would be the most harmful to the Lee Valley Regional Park relative to the other strategic options in the settlement. The majority of the strategic option falls within the boundary of the Park and would conflict with its statutorily defined purpose - "a place for the occupation of leisure, recreation, sport, games or amusements or any similar activity, for the provision of nature reserves and for the provision and enjoyment of entertainments of any kind" (Section 12(1), Lee Valley Regional Park Act 1966) - risking the incursion of inappropriate development into the Park. Additionally, aside from small areas in the east of this strategic option, which are located within Flood Zone 1, for the most part the strategic option lies within Flood Zones 2 and 3. It would therefore be less preferable for development sequentially compared with other strategic options around Waltham Abbey. While it acknowledged that the strategic option is located in close proximity to existing public transport, town centre services and community facilities, is considered that the harm identified to the landscape, Green Belt and the Lee Valley Regional Park would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>
Northern expansion	Waltham Abbey	More suitable strategic option	<p>This strategic option provides opportunities to support development within close proximity to existing town centre services whilst minimising harm to the Green Belt. The loss of this strategic option from the Green Belt would have a low impact upon the Green Belt, as evidenced by the Green Belt Review: Stage 2 (2016). It would maximise opportunities to focus development sustainably, in close proximity to existing town centre amenities, public transport services and community facilities. While the wider character area, Copped Hall ridge north, is identified as being sensitive to change in heritage terms, it is noted in the Historic Environment Characterisation Study (2015) that the south-west corner (which aligns with the strategic option) would be less sensitive to change.</p> <p>Part of this strategic option is sensitive to change in landscape terms, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the north-east of Waltham Abbey is highly sensitive to change, with the landscape to the north-west of moderate sensitivity. Overall, it is considered that there is more potential to mitigate harm to the landscape in the western portion of the strategic option, in closer proximity to Waltham Abbey town centre. Development did incorporate sensitive design which responds to the characteristics of the landscape, including retention, where possible, of existing historic landscape features and incorporation of screening to minimise visual harm to the wider landscape. The area is predominantly located within Flood Zone 1 and therefore where sites within this strategic option are located within higher flood risk zones, further consideration will need to be given as to whether specific sites meet the sequential and exceptions test in accordance with the National Planning Policy Framework.</p>
Eastern expansion	Waltham Abbey	Less suitable strategic option	<p>As a result of its location to the east of the settlement, when compared with other strategic options at the settlement level, it would be more harmful to the surrounding landscape than other strategic options. This is evidenced by the Settlement Edge Landscape Sensitivity Study (2010), which concluded that the landscape to the east of Waltham Abbey is highly sensitive to change. It is also located furthest from public transport services, community facilities and existing town centre amenities. While the northern part of this strategic option is located within Flood Zone 1, much of the area at the edge of Waltham Abbey is within Flood Zones 2 and 3. This area would therefore be less suitable for development taking account of the sequential flood risk test compared with other strategic options around Waltham Abbey, particularly given this would tend to direct growth further away from the existing town centre.</p> <p>While the strategic option would result in very low harm to the Green Belt, as evidenced by the Green Belt Review: Stage 2 (2016), this is considered to be outweighed by its unsustainable location, distant from the existing town centre, and its potential harm to the wider landscape.</p>

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0020-N	Land at Paternoster Hill, Waltham Abbey, Essex, EN9 3JY	Waltham Abbey	13.92	367	Not Suitable	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.  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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0021	Land lying to the north of Honey Lane and west of Mason Way, Ninefields, Waltham Abbey, Essex	Waltham Abbey	0.23	10	Suitable	This site is in a sustainable location in Waltham Abbey. Although access constraints are identified at Stage 2, it was considered that it may be possible to overcome these. The site continued to proceed.	2	2	1	7	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-0034	Land to east of Waltham Abbey	Waltham Abbey	21.76	500	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0060	Land at Patches Farm, Waltham Abbey	Waltham Abbey	1.14	34	Suitable	This site scored poorly against several criteria at Stage 2, including site access and contamination constraints, but it was considered that these constraints may be overcome. The site continued to be considered strategically with adjacent site SR-0375.	1	7	3	7	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-0085	Former Royal Gunpowder Factory Site, Beaulieu Drive, Waltham Abbey, Essex, EN9 1JY	Waltham Abbey	62.43	100	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0089A	Land Lying to the west side of Galley Hill Road, Northern Portion	Waltham Abbey	11.28	205	Suitable	The site scored poorly against several criteria at Stage 2 including impact on Lee Valley SPA and landscape sensitivity, but it was considered that these constraints may be overcome.  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. However, the site was re-considered as part of Stage 6.3 in 2017 to support the Local Plan Technical Assessment Testing, which considered whether higher levels of residential growth at Waltham Abbey could assist with improved delivery of social infrastructure (schools). The site proceeded and was considered strategically together with adjacent sites SR-0378, SR-0099 and SR-0104.	1	7	3	7	The site did not proceed for further testing at Stage 3 of the site selection process because in 2016 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. However, although the site is not adjacent to an existing settlement, it could support the testing of Technical Assessment B, which considered whether higher levels of residential growth at Waltham Abbey could assist with improved delivery of social infrastructure (schools). The site could come forward strategically with adjacent SR-0099 and SR-0104 and should be considered further.
SR-0099	Lea Valley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	16.66	100	Suitable	This site scored well across most criteria at Stage 2 and it was considered that it may be possible to overcome contamination and landscape constraints. It is a visible gateway site to Waltham Abbey. The site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0104	Land adjoining Parklands, Waltham Abbey	Waltham Abbey	4.34	150	Suitable	This site scored well across most criteria at Stage 2 and it was considered that it may be possible to overcome identified Green Belt and landscape constraints. It is close to existing town centre services. The site continued to proceed.	1	5	3	5	The site proceeded for further testing.
SR-0161-N	Pickfield Nursery, Pick Hill, Waltham Abbey, Essex, EN9 3LB	Waltham Abbey	4.22	100	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0162	Land lying to the east of the Crooked Mile, adjacent to Clapgate Lane/ Eagle Gate	Waltham Abbey	18.11	533	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0219	Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA	Waltham Abbey	0.65	16	Suitable	This site scored poorly at Stage 2 in terms of contamination but it was considered that it may be possible to overcome this constraint. This site is previously developed and in a sustainable location in Waltham Abbey centre. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0253	Land at Woodgreen Farm, Honeypot Lane, Waltham Abbey, Essex, EN9 3SG	Waltham Abbey	0.34	5	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0331	Waltham Abbey, north-west area	Waltham Abbey	46.68	1400	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0332	Waltham Abbey, north-east area	Waltham Abbey	37.62	846	Suitable	The northern and eastern parts of the site scored poorly at Stage 2 in terms of flood risk and impact on Epping Forest Buffer Lands, but the western part of the site was considered to be less constrained. This part of the site therefore continued to proceed.	3	5	3	7	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-0372	Land west of Woodgreen Road, including Southend Lane and Skillet Hill Farm	Waltham Abbey	45.51	855	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0373	Upshire Primary School	Waltham Abbey	2.10	84	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0377	Parklands/Neweswell Drive amenity open space	Waltham Abbey	0.93	37	Suitable	The site is in a moderately sustainable location at the edge of Waltham Abbey. It scored well across most criteria at Stage 2 and it was considered that identified constraints, including landscape sensitivity and contamination, may be overcome.	1	2	1	2	The site proceeded for further testing.
SR-0378	Crooked Mile Allotments and adjacent land	Waltham Abbey	18.04	734	Suitable	The site scored poorly against several criteria at Stage 2 including impact on Lee Valley SPA and landscape sensitivity, but it was considered that these constraints may be overcome.  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. However, although the site is not adjacent to an existing settlement, it could support the testing of Technical Assessment B, which considered whether higher levels of residential growth at Waltham Abbey could assist with improved delivery of social infrastructure (schools). The site could come forward strategically with adjacent SR-0099 and SR-0104 and should be considered further.	1	7	3	7	The site did not proceed for further testing at Stage 3 of the site selection process because in 2016 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. However, although the site is not adjacent to an existing settlement, it could support the testing of Technical Assessment B, which considered whether higher levels of residential growth at Waltham Abbey could assist with improved delivery of social infrastructure (schools). The site could come forward strategically with adjacent SR-0099 and SR-0104 and should be considered further.
SR-0379	Land off Town Mead Road	Waltham Abbey	0.16	6	Suitable	This site scored poorly at Stage 2 in terms of contamination and access but it was considered that it may be possible to overcome these constraints and therefore the site continued to proceed, particularly as it is previously developed land located in Waltham Abbey.	1	2	1	2	The site proceeded for further testing.
SR-0380	Green Yard Car Park	Waltham Abbey	0.51	41	Suitable	This site scored poorly against several criteria at Stage 2, including flood risk and heritage impact and is located within the Lee Valley Regional Park, but it was considered that these constraints could be overcome. It was noted that it provides an opportunity to improve linkages westward to the town centre.	3	3	1	7	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	0.97	15	Suitable	This site is in a sustainable location in Waltham Abbey and scored well across most criteria at Stage 2. It scored poorly in terms of contamination and heritage impact and is partially located within the Lee Valley Regional Park, but it was considered that these constraints could be overcome. The site therefore continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0384	King Harold School (Business & Enterprise Academy)	Waltham Abbey	6.89	220	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0453	Dallance Farm, Breach Barns Lane, Waltham Abbey, Essex, EN9 2AD	Waltham Abbey	3.12	94	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0481	Land to the South of Hillhouse Primary School, Waltham Abbey	Waltham Abbey	3.28	88	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0482	Land adjoining Mason Way, Waltham Abbey	Waltham Abbey	0.71	21	Suitable	This site is in a sustainable location in Waltham Abbey and scored well across almost all criteria at Stage 2. The site comprises managed open space which would be lost if the site was developed. The site continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0541	Waltham Abbey community Centre, Saxon Way	Waltham Abbey	0.52	12	Suitable	This site scored well across almost all criteria at Stage 2. It is previously developed and in a sustainable location in Waltham Abbey. Subject to re-provision and enhancement of community facilities within the development, the site continued to proceed.	1	2	1	2	The site proceeded for further testing.
SR-0566	40/46 Sewardstone Street	Waltham Abbey	0.32	10	Suitable	This site is in a sustainable location in Waltham Abbey and scored well across most criteria at Stage 2. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0578A	Shernbrook Hostel, Shernbrook Road	Waltham Abbey	0.16	6	Suitable	This site is in a sustainable location in Waltham Abbey and scored well across almost all criteria at Stage 2. It scored poorly in terms of contamination, but it was considered that this constraint may be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0594	Land being the site of the former nursery at Wood Green Road, Waltham Abbey (Identified as land at Warlies Estate, Lot 15 and 16)	Waltham Abbey	2.42	111	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0600	22 Woodgreen Road, Waltham Abbey, EN9 3SD	Waltham Abbey	1.25	24	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0688	Gant Court Garages, Nos. 99-126, Waltham Abbey	Waltham Abbey	0.12	11	Suitable	This site is in a sustainable location in Waltham Abbey and scored well across almost all criteria at Stage 2. It scored poorly in terms of contamination, but it was considered that this constraint may be overcome. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0690	Mallion Court Garages, Nos. 220-256, Waltham Abbey	Waltham Abbey	0.12	12	Suitable	This site is in a sustainable location in Waltham Abbey and scored well across almost all criteria at Stage 2. The site therefore continued to proceed.	1	1	1	1	The site proceeded for further testing.
SR-0850	Commercial site south of Highbridge Street, Waltham Abbey, Essex	Waltham Abbey	1.34	61	Suitable	This site is in a sustainable location close to Waltham Abbey town centre. It scored well across most criteria at Stage 2. Noting the identified flood constraint, which would limit capacity, the site continued to proceed.	3	1	1	7	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-0851	Car park at Green Yard, Waltham Abbey, Essex	Waltham Abbey	0.20	29	Suitable	This site is previously developed and is in a very sustainable location in Waltham Abbey town centre. Although it is partially located within the Lee Valley Regional Park, it was considered that redevelopment of the site is unlikely to harm the setting of the LVRP. It scored poorly against several criteria at Stage 2, including traffic impact and contamination, but it was considered that these constraints may be overcome.	2	1	1	7	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.



Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0853	Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex	Waltham Abbey	1.04	72	Suitable	This site is in a sustainable location in Waltham Abbey. It scored poorly against several criteria at Stage 2, including access and contamination, but it was considered that these constraints may be overcome. The site may provide enabling development for school improvements.	1	2	1	2	The site proceeded for further testing.
SR-0854	Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex	Waltham Abbey	1.25	39	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0901	Langley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	1.18	35	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0902	Mile Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	0.46	14	Not Suitable	This site falls within a strategic option which was considered to be less suitable.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0903	Waltham Abbey Swimming Pool, Roundhills, EN9 1UP	Waltham Abbey	0.60	18	Suitable	This site is in a sustainable location at the edge of Waltham Abbey. It scored well across most criteria at Stage 2, and it was considered that identified Green Belt and contamination constraints could be overcome. The site therefore continued to proceed.	1	3	3	3	The site proceeded for further testing.
SR-0955	36 Highbridge Street, Waltham Abbey, EN9 1BT	Waltham Abbey	0.12	10	Not Suitable	<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>				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0967	The Breaches, Galley Hill Road, Waltham Abbey, EN9 2AQ	Waltham Abbey	3.15	50	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0985	1-12 Hillhouse, Ninefields, Waltham Abbey, Essex, EN9 3EL	Waltham Abbey	0.52	16	Suitable	This site is in a sustainable location in Waltham Abbey and scored well against most criteria at Stage 6.2. Although contamination constraints were identified, this could be overcome. The site therefore continued to proceed.	2	1	1	7	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-0995	69 Farm Hill Road, Waltham Abbey, Essex, EN9 1NG	Waltham Abbey	0.07	8	Suitable	This site scored well across most criteria at Stage 6.2 and is in a sustainable location within Waltham Abbey. Noting the settlement character sensitivity of this area, the site continued to proceed.	1	2	1	2	The site proceeded for further testing.



**Appendix B1.5.2**  
**Results of Stage 3/6.3 Assessment for Residential Sites in**  
**Willingale**

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

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Units)	Site Suitability	Justification for Site Suitability	Site Rank			Site Category	Site to Proceed for Further Testing
							Flood Risk	Location	Agricultural Land		
SR-0122	Dreams, Beech Road, Willingale, Essex	Willingale	1.61	10	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0126	Stonals, Wardens Hall, Willingale, Essex	Willingale	1.19	5	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0127	Church Field, Willingale, Essex	Willingale	1.72	43	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.
SR-0130	Church Field (1ha site), Willingale, Essex	Willingale	0.92	10	Not Suitable	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.				N/A	The site did not proceed for further testing beyond Stage 3.