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Planning. Design. Economics.

Epping Forest District

**Strategic Land Availability
Assessment**

Epping Forest District Council

13 July 2016

12991/MS/RC

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Executive Summary

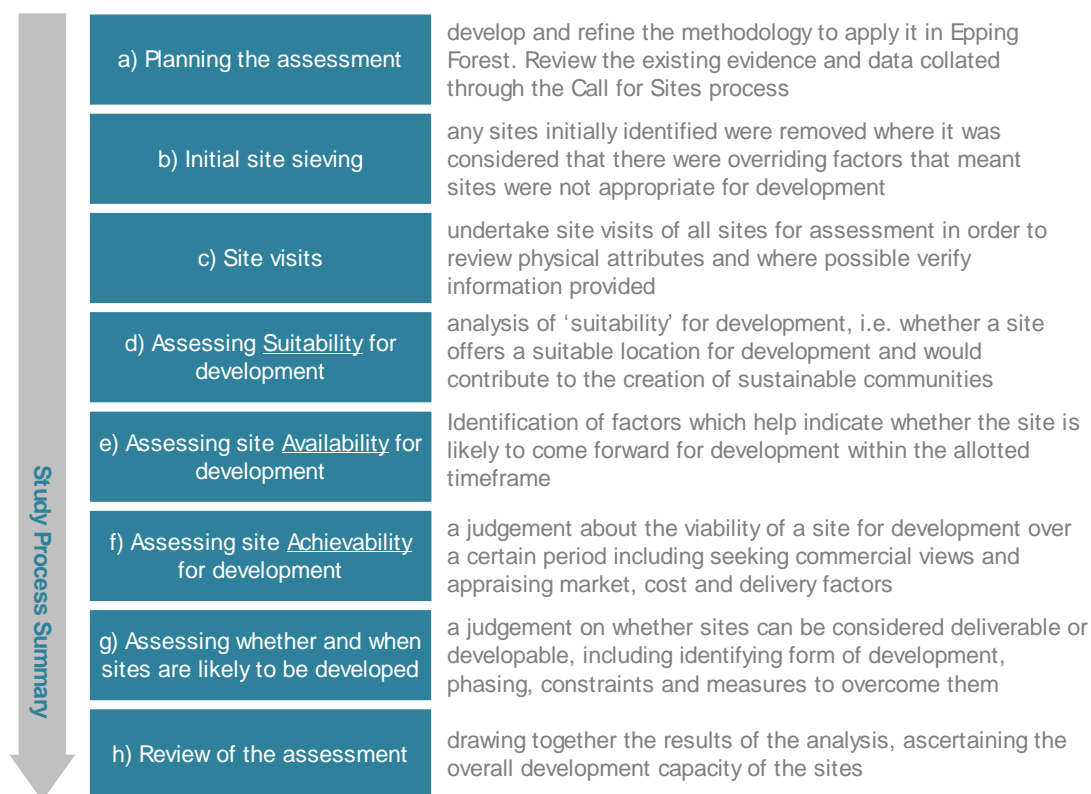
This report provides the results of the Strategic Land Availability Assessment (SLAA) for Epping Forest prepared for Epping Forest District Council (EFDC) by Nathaniel Lichfield & Partners (NLP).

The study was originally undertaken in 2012, but has subsequently been updated with new site assessments in 2013, 2014 and finally in 2016. The appraisals of sites provide a 'point in time' assessment. The circumstances of some of the sites may have changed since their assessment, albeit the SLAA has updated site assessments where substantive new information has become available during this period.

In line with the Council's approved SLAA methodology, and Government guidance, this study assesses sites for their suitability, availability and achievability for development for residential, commercial/ employment yield (B Class) or retail use, concluding with an assessment as to whether or not it is deliverable or developable. The assessment is informed by, rather than driven by, existing local policy (adopted 1998 with alterations in 2006), so that, for example, the Green Belt status of a site does not automatically rule out a site for development if it is otherwise suitable for development.

In summary the study, and the sites assessed, have followed the process set out below.

Figure ES1.1 Study Process Summary



Overall the SLAA considers a large number of sites, as follows:

- a 752 sites were identified to feed into the SLAA;
- b 92 sites were filtered from the assessment at the initial stage and not assessed. These sites were filtered for a variety of reasons, including duplication with other sites, sites too small for assessment (sites falling below the minimum threshold set out in the approved SLAA methodology) and sites which had already achieved planning permission. This left 660 sites which were appraised against the SLAA assessment criteria set out in the methodology;
- c A further 30 sites were identified as being not suitable due to strategic constraints and were filtered at the initial stage from any further assessment of their suitability, availability or achievability;
- d The remaining 630 sites were fully assessed through the SLAA for their suitability (including whether they fall within or outside the parameters of existing local planning policy), availability and achievability for development.

The headline results of the assessment for the 660 sites appraised through the SLAA are summarised in the table below.

Table ES1.1 Deliverability and Developability of Sites

Site Classification	No. of Sites	Dwelling Yield	Commercial/employment yield (B Class) (m ²)	Retail Yield (m ²)
Suitable Within Current Policy, Available & Achievable	136	1,726	6,900	18,016
Suitable Outside Current Policy, Available & Achievable	294	46,610	873,388	6,000
Deliverable (0-5 Years) Sub Total:	430	48,336	880,288	24,016
Suitable Within Current Policy, Available in Future & Achievable	16	232	~	601
Suitable Outside Current Policy, Available in Future & Achievable	26	6,175	128,100	~
Suitable Within Current Policy, Available/Available in Future & Unknown/Marginal Achievability	8	226	2,200	3,800
Suitable Outside Current Policy, Available/Available in Future & Unknown/Marginal Achievability	22	7,998	438,357	~
Developable (5 Years Onwards) Sub Total:	72	14,631	568,657	4,401
Suitable Within Current Policy, Unknown Availability, Achievable	22	450	10,140	~
Suitable Outside Current Policy, Unknown Availability, Achievable	67	24,168	151,640	400
Suitable (Within/Outside Current Policy), Unknown Availability & Unknown/Marginal Achievability	10	682	33,660	~
Not Deliverable or Developable on Current Information Sub Total:	99	25,300	195,440	400
Suitable & Available but Not Achievable	1	~	4,000	2,000
Suitable but Not Available	4	262	~	~
Not Suitable - Local or Site Specific Constraints	24	~	~	~
Not Suitable - Strategic Constraints	30	~	~	~
Not Deliverable or Developable Sub Total:	59	~	~	~
Grand Total	660	~	~	~
Of Which Suitable	606	88,529	1,648,385	30,817
Of Which within current Planning Policy	189	2,640	23,246	24,423

Full results of the study, the methodology adopted, and the individual site appraisals are included in the main body of the report and its appendices.

It is clear that, by adopting the Council's SLAA methodology, a large number of the 660 sites assessed by NLP are considered to be suitable, available and achievable for development. Theoretically, this adds to a significant capacity for development. However:

- 1 This SLAA is just one part of the evidence base that Epping Forest District will be drawing upon in preparing its Local Plan. It should not be read in isolation;
- 2 Identification of a site in this SLAA as being suitable, available and achievable should not be taken as an indication that it should or will be allocated for development in the Local Plan or that the Council would look favourably on a planning application for the site's development;

- 3 The SLAA identifies sites throughout the District that the Council can consider for allocation in the Local Plan if the objectively assessed need for development and other spatial planning priorities indicate that development is needed and/or would benefit any given area;
- 4 Overall, the property market in Epping Forest District is strong which means most sites are likely to be capable of being developed on a viable basis. However, the assessment of the achievability of sites in this SLAA is made on a site-by-site basis, and does not take account of the cumulative market capacity within any given area, which might affect the ability of a site to be developed or the rate at which it could be built out. So, the identification of several achievable sites in a given location does not mean that all of those sites would be viable if allocated together; and
- 5 A significant number of sites are identified as being suitable for development, but their development would not necessarily conform with the Alterations Plan (2006) policy, for example, due to Green Belt or designation as open space. The Council will need to consider to what extent the need for development in the District justifies a change from adopted policy designations.

It will be for the Council to define how it wishes to proceed with development in the District, taking into account the evidence in this SLAA alongside other factors. Such other factors for consideration include the objectively assessed need for development, as assessed by the Strategic Housing Market Assessment (SHMA), as well as the Council's spatial priorities for different parts of the District. From the SLAA it is clear that:

- There is relatively limited capacity for development on sites where development would not require a change from the policies of the existing Local Plan adopted in 1998.
- If the need for housing in Epping Forest District is greater than can be accommodated on deliverable and developable sites only in line with existing policy (capacity of 2,185 dwellings) plus existing permissions plus an allowance for windfalls (estimated at circa 35 dwellings per annum), the Council will need to actively consider whether those existing policies should be changed, including exploring the role of some Green Belt sites or areas of open space within settlements.

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- Appendix 8 Source Data

Glossary

Suitability

An assessment of suitability should identify uses or a mix of uses of a particular site or broad location including consideration of the types of development that may meet the needs of the community. The assessment should be guided by relevant planning policy as well as market and industry requirements in the housing market or functional economic market area.

Availability

A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners.

Achievability

The overall economic viability of delivering development on the site.

Deliverable

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

Developable

To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

'Strategic' housing development

For the purposes of Section 4.0 of the SLAA 'strategic' means sites capable of accommodating 6 or more housing units or of 0.2ha or more in a rural area.

Windfall(s)

Sites which have not been specifically identified as available in the Local Plan process. For the purposes of this study, a windfall site includes any site that would deliver less than 6 dwellings, excluding garden sites.

1.0 Introduction

1.1 Nathaniel Lichfield & Partners (NLP) was appointed by Epping Forest District Council (EFDC) to undertake a Strategic Land Availability Assessment (SLAA) for the District. The study was first undertaken in 2012 with the addition of more sites in 2013, 2014 and finally in 2016. The results of this ongoing assessment and the various iterations of this report are amalgamated into this EFDC SLAA report.

1.2 It should be noted that sites have been assessed over a four year period and the findings will represent the ‘point in time’ assessment of the site when it was undertaken. The circumstances of some sites may have changed since they were originally assessed¹, but where substantive and relevant new information has been provided or arisen on sites, the assessments have been subject to a proportionate update.

Scope of Study

1.3 EFDC must plan positively and seek opportunities to meet the future development needs of the District as required by the NPPF paragraph 14. This means finding where to put homes, offices, shops and business premises, although this has to be balanced against policies, inter alia, protecting the Green Belt, heritage and natural resources.

1.4 The purpose of this SLAA is to assess sites throughout the District to identify the extent of their potential for housing, employment or retail development. The information from this assessment will then be used to develop options for future growth for the new Local Plan. The National Planning Policy Framework (NPPF) published in March 2012 states that all Local Planning Authorities should (paragraph 159):

“prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.”

1.5 Local Planning Authorities should also (NPPF paragraph 161):

“assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments.”

1.6 The study surveys sites, assessing their potential for housing, employment and/or retail development considering the **suitability**, **availability** and **achievability** of identified sites for development in order to arrive at conclusions on **deliverability** and **developability**. To this end this SLAA

¹ To help identify when sites were assessed, a column has been inserted in Appendix 5 to set out the year of assessment (and update if applicable).

identifies and provides an initial appraisal of sites which the Council may want to test and consider for allocation through the current Local Plan process, providing evidence on site specific factors to enable comparison of the options available to meet development needs in the District. The study applies the methodology developed by EFDC, which underwent public consultation in November 2011. The study was also originally undertaken in conformity with The Strategic Housing Land Availability Assessments Practice Guidance (2007) published by the Department for Communities and Local Government (CLG). Over the duration of the production of this report the Planning Practice Guidance (PPG) has come into effect with its own guidance in the section entitled Housing and Economic Land Availability Assessments. The requirements of the PPG align with the CLG Guidance and therefore no fundamental changes to the SLAA methodology developed by EFDC have been made as a result of the PPG's publication. This is justified as the PPG states the following:

“This guidance indicates what inputs and processes should lead to a robust assessment of land availability. Plan makers should have regard to the guidance in preparing their assessments. Where they depart from the guidance, plan makers will have to set out reasons for doing so.”

- 1.7 As stated above there are no substantive changes in the PPG SLAA methodology which requires justification for departure from the guidance. Where small components of the methodology are not compliant with the PPG they have been justified throughout the report. A small difference which has been accommodated relates to the types of sites to be assessed. The PPG includes 'planning applications that have been refused or withdrawn' as types of sites to be assessed, but the CLG Guidance did not. As such the sites included in the 2014 and 2016 update included refused and withdrawn applications. In addition the site threshold for assessment as identified in the PPG differs marginally to the SLAA methodology. The methodology has not been changed to accommodate the PPG as it would make a marginal difference to the sites assessed and the PPG allows for plan makers to consider alternative site thresholds.
- 1.8 Strategic Housing Land Availability Assessments have emerged as having a critical role within the planning evidence base and are particularly important in contributing towards the delivery of housing. The revocation of Regional Strategies and the local authority housing targets contained within them means that the onus for setting housing and other development targets falls upon Local Planning Authorities. The SLAA forms an important part of the evidence base informing the approach to planning for development in Epping Forest District, albeit it is focused on providing a supply side perspective. The need and demand for housing, as well as other forms of development, fall outside of the scope of the SLAA. The need for development will be determined by the separately commissioned and produced Strategic Housing Market Assessment (SHMA), alongside other parts of the evidence such as the Employment Land Review (ELR) and Town Centres Study.

Purpose of the Study

- 1.9 For this reason, it should be noted that, as an evidence base document, the SLAA is only one input into the Local Plan process and will sit alongside other evidence base documents which will allow EFDC to make informed policy decisions. Particularly in relation to the scope of the study it should be noted that:
- a **the SLAA does not allocate land for development or indicate that the Council would support its development.** It merely highlights the potential of land for development against agreed criteria;
 - b the SLAA is not, and is not intended to be, a proxy for a site allocations document within the Local Plan; and
 - c the SLAA site assessments use an agreed, objective and consistent methodology which seeks to capture information on factors, opportunities and constraints as they exist at the time of the assessment. Depending on when the sites were assessed as part of the SLAA process, their status may have changed as time has passed, although assessments have been updated in line with the approach in paragraph 1.2.
- 1.10 The main purpose of the study is to assess the suitability, availability and achievability of each potential site assessed. Using this information, a judgement can then be made on whether or not the site can be considered to be deliverable or developable for development. The NPPF footnotes 11 and 12 define each of these terms:
- “Deliverable – To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and, in particular, that development of the site is viable.*
- Developable – To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged “*
- 1.11 In assessing the deliverability or developability of the sites, the PPG (paragraphs 3-019-20140306 to 3-022-20140306) requires consideration of the following factors:
- Suitability – including physical limitations or problems, potential impacts, appropriateness and likely market attractiveness, contribution to regeneration priority areas and the environmental/amenity impacts (Stage 7 of the EFDC SLAA Methodology);
 - Availability – no evidence of legal or ownership problems (Stage 7 of the EFDC SLAA Methodology); and
 - Achievability - a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period (Stage 7 of the EFDC SLAA Methodology).

- 1.12 The SLAA looks into each of these factors and seeks to identify sites which have the potential for development over the plan period and can be considered within the Local Plan process. NLP has carried out the Study using the methodology set by EFDC, the PPG and the parameters set out by the Council in the consultants' brief for undertaking the SLAA. A further review of the methodology was carried out subsequent to the publication of the NPPF.

Structure of the Report

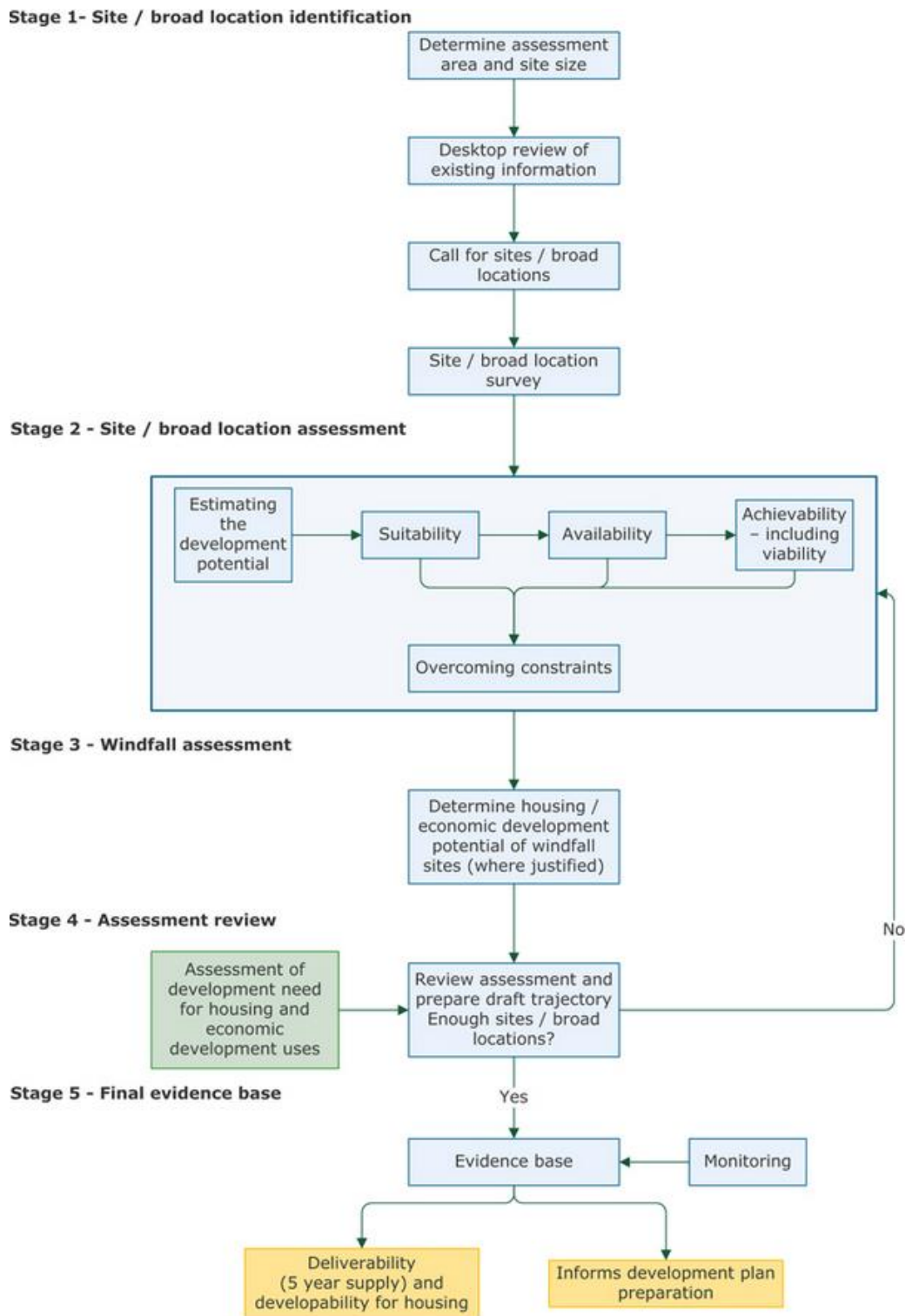
- 1.13 The report, which is focused upon answering the key questions posed by the CLG SHLAA Guidance (the principles of which have been carried forward to the PPG), is structured as follows:
- Section 2: Methodology
 - Section 3: Parameters, Source Data and Database
 - Section 4: Initial Site Filtering
 - Section 5: Estimating the Development Potential of Sites
 - Section 6: Suitability
 - Section 7: Availability
 - Section 8: Achievability and Overcoming Constraints
 - Section 9: Deliverability and Developability
 - Section 10: Windfall Housing Delivery (this has been prepared by EFDC)
 - Section 11: Conclusions and Recommendations

2.0 **SLAA Methodology**

Context

- 2.1 This study was originally undertaken in 2012. At this time the Strategic Housing Land Availability Assessments Practice Guidance (2007) published by the Department of Communities and Local Government (CLG) set out a methodology for the preparation of a Strategic Housing Land Availability Assessment. The principles of the SHLAA methodology are equally applicable to appraising sites for other development uses, including employment and retail development. More recently the Planning Practice Guidance (PPG) has been published which introduces a SHLAA methodology which is broadly the same as the CLG guidance. Below is an extract from the PPG which summarises the main stages of the process:

Figure 2.1 Housing and Economic Land Availability Assessment Methodology – Flow Chart



Source: Planning Practice Guidance Paragraph: 006 Reference ID: 3-006-20140306

EFDC Methodology

2.2

In 2011, the draft Epping Forest District SHLAA methodology was prepared by the Council’s Forward Planning team. This methodology was considered by

the Local Development Framework Cabinet Committee and was published for public consultation in late 2011. The consultation used an online survey and hard copy survey, with some people providing independent comments. In total EFDC received 41 responses including from Parish Councils, statutory consultees, developers, site promoters and private individuals. This informed the finalisation of a methodology which NLP has subsequently applied in the SLAA. The methodology in the CLG guidance is now reflected in the PPG; it sets out what tasks need to be undertaken at each stage.

- 2.3 The full methodology is contained within Appendix 1 and the main stages are summarised as follows.

Identifying Sites and Initial Filtering

Stages 1 and 2: Planning the assessment and source of sites

- 2.4 In undertaking Stages 1 and 2 of the assessment, EFDC and NLP compiled a 'long list' of sites with potential for housing. This was formed from a variety of sources including;
- a Sites from the Call for Sites Exercise:
 - i Sites put forward by local landowners and developers through the Call for Sites exercises undertaken in 2008 and again in 2011 as well as in 2013, 2014 and 2016 (the cut-off date for which was the 31st March 2016). Many parties who submitted sites in 2008 resubmitted sites in 2011, although many had variants on the size of the site and/or number/mix of uses. Additionally many sites were submitted by more than one party with variants on site boundaries, although all of these sites fed into the process initially. Multiple submissions for the same site have been updated periodically when new or updated information has been provided (see Appendix 5 columns 2 'Year of Assessment' for when the updates for specific sites occurred).
 - b Sites from other Sources:
 - ii Sites identified from other evidence base studies, including the Employment Land Review (2010), Town Centres Study (2010) and Settlement Capacity Study (2016) as well as development briefs being prepared for Loughton Broadway (2008) and St John's Road, Epping (2016);
 - iii Unimplemented allocations and known sites by EFDC officers;
 - iv Potential sites from a review of EFDC land ownership identified within the EFDC Land Terrier Database (for the 2011/12 iteration of the study only);
 - v Refused and withdrawn planning applications along with applications at the pre-application discussions stage up until the 31st March 2016;

- vi Other registers of land and buildings, including the HCA register of surplus public sector land and national brownfield land database; and
- vii A review of all land, plots and broad areas adjacent to and surrounding each of the main settlements within the District, to create a ring around each settlement to ensure all options and directions of growth were assessed. This creates a very comprehensive site review.

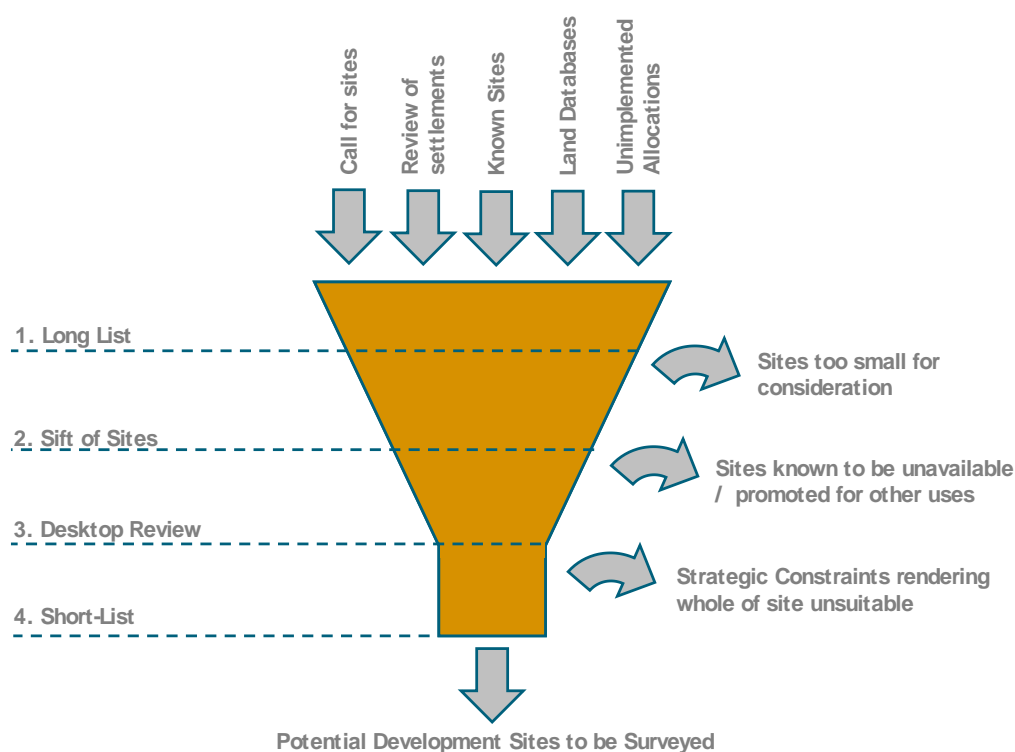
Stages 3 and 4: Filtering the 'long list' of Sites

- 2.5 NLP filtered the 'long list' of sites as set out in the EFDC SLAA methodology. Sites falling within the following categories were eliminated from further assessment:
- a Sites yielding less than 6 units and/or below 0.2ha are omitted under the EFDC methodology to make the project manageable. The PPG (3-010-20140306) sets out those sites capable of delivering 5 or more dwellings or economic development on sites of 0.25ha and above should be assessed. This differs marginally to the methodology consulted upon and adopted in 2011, some years prior to the publication of the PPG in 2014. However, the PPG (3-010-20140306) also allows, where appropriate, plan makers to consider alternative site size thresholds. The methodology looks at sites on smaller areas than the PPG (a minimum of 0.2ha compared with the PPG's 0.25ha) and the difference between the minimum number of dwellings a site is capable of delivering is only one dwelling different (the methodology considers sites of 6 or more units whereas the PPG considers those of 5 or more units). However, the study has looked at sites of a smaller threshold when they are within the urban area, going beyond the threshold suggestions of the PPG and methodology. On balance, it is considered that the due to the very marginal difference between the adopted methodology and the PPG (whether to assess sites in rural areas which have the ability to accommodate more than 5 or more than 6 dwellings), and the need for a proportionate approach, the threshold set out in the methodology is a reasonable one to adopt in this study.
 - b An initial suitability filter based on sites having national/international designations (see paragraph 4.2 for a full list of these designations).
- 2.6 In addition, the following sites were also filtered:
- a Sites being put forward for another use (i.e. not housing, employment or retail development);
 - b Sites where the promoter subsequently requested the site be removed from the SLAA process or where during the course of the production of the SLAA the site gained planning permission (becoming a commitment); and

- c Site proposals that were superseded by a more recent, and amended, proposal on the same site. This avoided the inclusion of duplicated assessments for the same site and ensured no double counting. Equally, where a whole site was incorporated into another and could be assessed jointly (e.g. where smaller sites formed part of larger proposals put forward with no localised variance to the assessment). The capacity of these sites were reduced to zero to avoid any double counting of the capacity for development.

2.7 This process of filtering is illustrated in Figure 2.2.

Figure 2.2 Filtering Process for Sites



Source: NLP

- 2.8 In total 752 sites were identified as a 'long list'. A total of 92 were filtered and omitted from further assessment (the reasons for which are set out in Table 4.1 of this report), leaving 660 sites to be appraised against the assessment criteria. A further 30 sites were filtered due to strategic constraints (the constraints are set out in Stage A of the Site Appraisal Sheet in Appendix 3 of this report), leaving 630 sites to survey in detail as part of the SLAA.

Undertaking the Assessments

Stage 5: Site Survey

- 2.9 Site surveys were undertaken through a desk based assessment using mapping, aerial photography and GIS layers and data to assess policy and physical constraints and identify features of the site.

- 2.10 A site visit was undertaken for each of the 630 sites. This took place during March 2012, August 2013, July/August 2014 and April 2016 and involved recording key features. The site visits were also used as a means of verifying the information provided by the individual/agent promoting the site and also to complement information gained from the desk based assessments. The information recorded during the survey of sites matches that set out in the PPG (3-016-20140306). Photographs were taken as a record of each visit and have been supplied to EFDC to accompany the SLAA.
- 2.11 Each site was assessed on a consistent and objective basis against the criteria set out in EFDC's Site Appraisal Sheet as contained within Appendix 3 of this report. This sets out a traffic light assessment – green, amber, red – against a series of 40 individual site criteria. Each criterion was scored and weighted based on a judgement of the significance of that criterion to allow identification on a sliding scale of how suitable a site is for development. For example, if a criterion has a weighting of 75% and scores Green, the score equates to 1.25. This is shown in the matrix illustrated in Table 2.1.

Table 2.1 Matrix for Scoring Site Suitability Criteria

Traffic	Weighting			
	100%	75%	50%	25%
Green	1	1.25	1.5	1.75
Amber	2	2	2	2
Amber/Red	2.5	2.5	2.5	2.5
Red	3	2.75	2.5	2.25

Source: NLP

- 2.12 Essentially, the closer to 1 (Green) the site scores, the more suitable is the site against the SLAA criteria. The closer to 3 (Red) the less suitable it is. This ensures that the SLAA provides both an absolute measure of whether a site is suitable or unsuitable for development, but also a measure of its relative suitability when compared against other sites in the process. However, this should not be seen as a definitive indication of whether the site should be allocated for development as there will be many other factors which inform what sites could be taken forward for consideration in the Local Plan. It should be noted that the criteria for the SLAA and a Sustainability Appraisal (SA) are not the same as the SLAA test is simply whether the site is 'suitable' in the context of the NPPF, not how it performs against SA criteria which inform spatial choices in the plan. With regards to the SLAA criteria, for example, although a number of sites might be deemed 'suitable' as a result of the application of the Council's methodology, this does not mean they are all 'equally suitable' – some sites are clearly 'better' than others, and in different parts of the District, different suitability criteria may carry more weight than others. On top of this, there are wider factors of market viability and spatial strategy choices for different locations, which are outside the scope of the SLAA.

Stage 6: Estimating Housing/Employment/Retail Potential

- 2.13 An initial dwelling yield for each site was identified either from the site capacity being put forward by the site promoters or, where not identified, through a range of density assumptions (see paragraph 5.3 of this report), depending on the type of site and its location (rural/urban). For the density assumptions used for employment and retail space please see paragraph 5.4 of this report. These initial yields were then refined based upon individual site characteristics, including where there were particular constraints identified which may reduce the housing potential of a site. All of the constraints set out in Stage A, B and C of the Site Appraisal Sheet in Appendix 3 of this report could present barriers to development. By way of an example, if a one hectare site had an assumed capacity of 30 dwellings per hectare, but 50% of the site was covered by Flood Zone 3b, the capacity of the site would reduce by 50%, to 15 dwellings, this is a notional density. Although not a constraint, to avoid double-counting capacity, where two assessed sites overlap, the assumed housing capacity of that section of the site is omitted. For example, if 25% of a site was already assessed as part of another site, then the capacity of the second site would be reduced by 25% to avoid double counting that section of land in the analysis.
- 2.14 The densities in most instances are equivalent to the total number of dwellings divided by the total site area, unless this is already taken into account in the information provided by the site promoter, the notional densities would not take into account other uses that may be applicable to development on site including infrastructure, roads, open space etc. This is because it is beyond the scope of a SLAA to masterplan the development of sites. As such the assumed development capacity for each site assessed in the SLAA may go up or down when/if the site is brought forward for development.
- 2.15 The densities applied in the SLAA are indicative only and when the Council considers sites in further detail through the Local Plan process alternative densities may be applied.

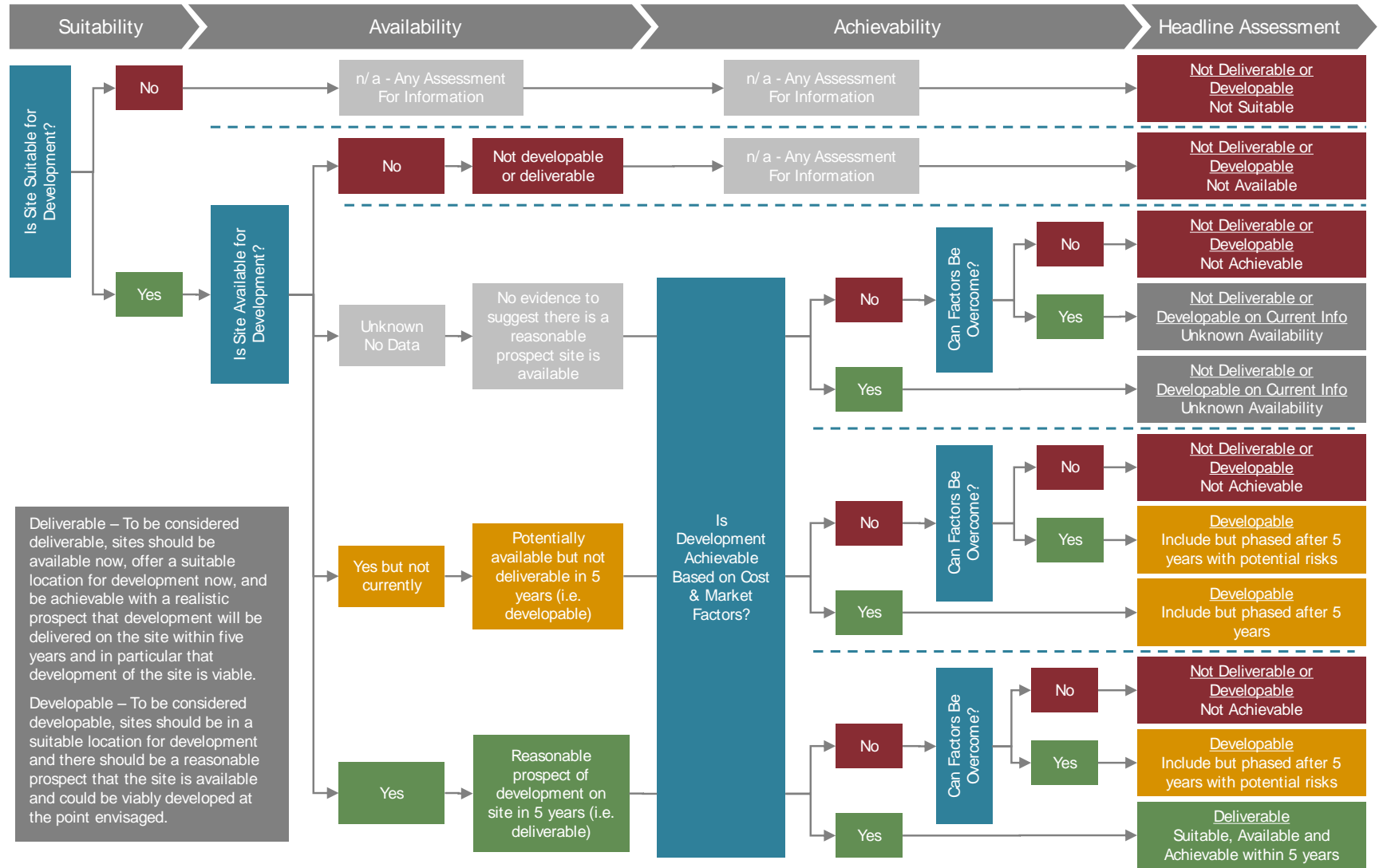
Stage 7: Applying the key tests - Decision Tree

- 2.16 The purpose of Stage 7 is to assess the suitability, availability and achievability of each potential site put forward for development. Using this information, a judgement can then be made on whether or not the site can be considered to be 'deliverable' or 'developable'. The definition of these terms is prescribed by national policy, as previously identified.
- 2.17 Stage 7 of the SLAA looks into each of these factors and seeks to identify sites which will have the potential for development over the plan period. NLP has based this assessment upon the PPG, the EFDC SLAA methodology and NLP's own experience.
- 2.18 The SLAA process is effectively one through which a series of tests are applied to a number of sites. For the purposes of Stage 7 of the SLAA, NLP applied the decision tree, as shown in Figure 2.3 which describes the approach taken.

2.19

The decision tree seeks to illustrate how the different tests are applied to arrive at a conclusion on the extent to which they are deliverable or developable, and to inform a phasing judgement. The approach to the application of this decision tree at each stage is described in Sections 5.0 to 7.0.

Figure 2.3 SLAA Decision Tree



Deliverable – To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable.

Developable – To be considered developable, sites should be in a suitable location for development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Study Process Summary

2.20

Overall, the process of undertaking the SLAA was as follows:

- a **Planning the Assessment:** develop and refine the methodology to apply it in Epping Forest District. Review the existing evidence and data collated through the Call for Sites process;
- b **Initial site sieving:** initial sieving process whereby any sites initially identified were removed where it was considered that there were overriding factors that meant sites were not appropriate for development (see Table 4.1);
- c **Site Visits:** undertake site visits of all sites for assessment in order to review physical attributes and where possible verify information provided by the site promoter;
- d **Assessing Suitability for development:** subject the sites to an analysis of their 'suitability' for development, i.e. whether they offer a suitable location for development and would contribute to the creation of sustainable, mixed communities;
- e **Assessing Site Availability for development:** detail the planning history of the site; details submitted regarding site ownership and the owner's intentions for the site; and the extent to which it is being actively promoted for development. This helps indicate whether the site is likely to come forward for development within the allotted timeframe. Sites identified for assessment adjacent to the settlements that were not put forward in the Call for Sites may need further availability assessment, should these sites be pursued. Land Registry Searches would be required, followed by contacting the relevant land owners.
- f **Assessing Site Achievability for development:** a judgement about the viability of a site for development over a certain period. This involves seeking commercial views from key bodies on matters of achievability as part of wider external stakeholder workshops, as well as the appraisal of key criteria concerning market, cost and delivery factors;
- g **Assessing whether and when sites are likely to be developed:** drawing upon the preceding analysis, a judgement is made regarding whether the identified sites can be considered currently deliverable, developable or not. This includes providing an indication of likely forms of development (including if the site is only suitable for a certain type of development), phasing, identification of constraints and measures necessary to overcome them;
- h **Review of the Assessment:** drawing together the results of the analysis, ascertaining the overall development capacity of the sites.

3.0

Parameters, Source Data and Database

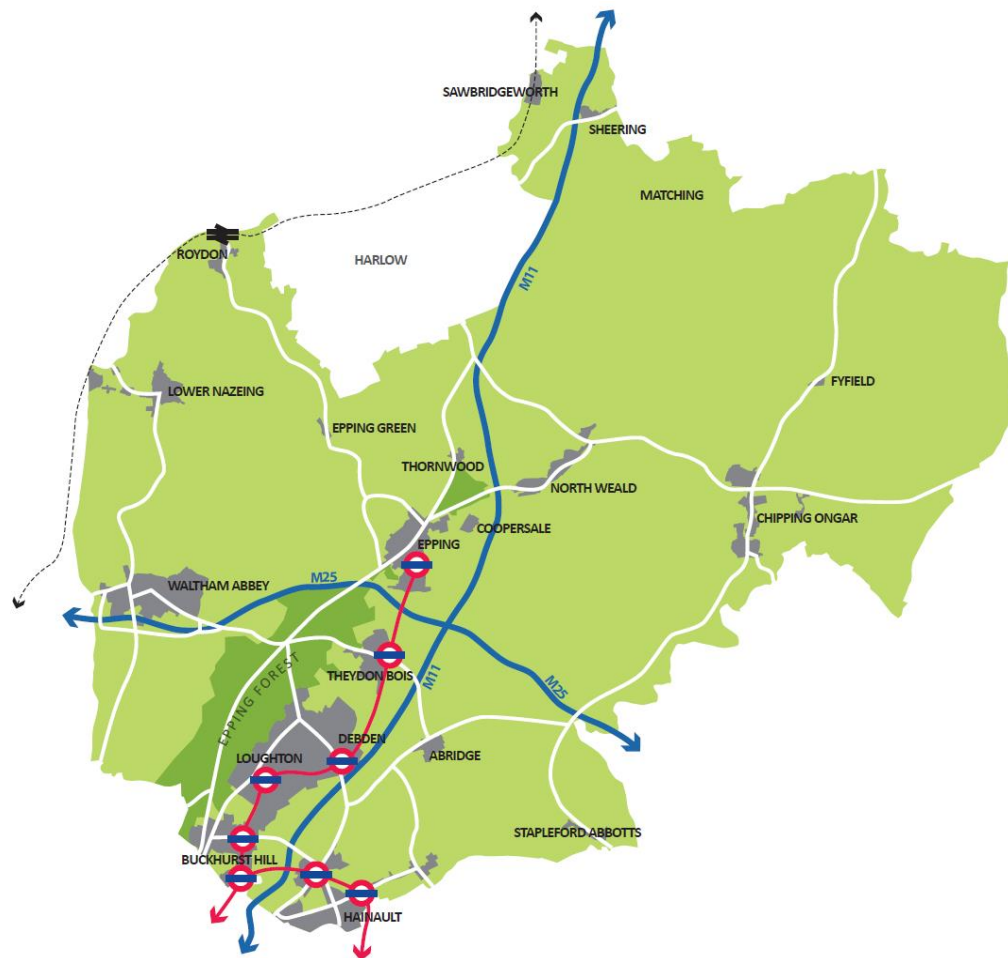
Parameters

Study Area

3.1

The study area comprises the whole Local Planning Authority area of Epping Forest District. Epping Forest District is a mainly rural area with 92.4% being within the Metropolitan Green Belt, including areas of horticultural glasshouses in the Lee Valley. The south west of the District is the most densely populated including Loughton, Buckhurst Hill, and Chigwell. Much of the rest of the population is located in the smaller towns of Epping, Waltham Abbey and Chipping Ongar. There are several villages and smaller rural settlements, predominantly towards the north.

Figure 3.1 Epping Forest District



Source: Epping Forest District Council

3.2

The M25 and M11 pass through the District and have local road connections. The Central Line provides a good link to central London via 8 stations from Epping and Chigwell. Roydon is the only main line rail station in the District

(connecting to Liverpool Street, Stansted and Cambridge), however Broxbourne, Harlow and Sawbridgeworth are all accessible for District residents. The District accommodates an ageing population similar to many Local Authorities. However due to a strong housing market, the area commands higher than average asking prices and many residents choose to retain the family home well into retirement. These characteristics of the area, including its good transport links, rural character and the underlying demographic trends in the resident population, underpin the demand for sites for new development in the District but also provide context for planning for new development across the District.

- 3.3 Some sites straddle district boundaries, and where this is the case only the area within Epping Forest District has been assessed for its suitability for housing. As illustrated above, a number of sites are strategic sites associated with growth on the edge of Harlow. These sites have been assessed against the same criteria as all other sites in the District. However, this illustrates the fact that the SLAA covers many different sites which if developed would provide many different forms of development to achieve many different policy aims (e.g. to meet the needs of Harlow). It is not, however, the purpose of the SLAA to look at these distinctions in any detail, although they should be considered when interpreting the outputs and making policy choices as part of the Local Plan process.

Source Data

- 3.4 The information used to assess each of the sites was derived primarily from three sources:
- a A desk based review of information, including other evidence base studies and available constraint based mapping through the use of GIS and satellite mapping. All available mapped data sources, including national constraints, local GIS data and the Local Plan map were used to identify where sites fell within or nearby to potential constraints, policies or designations (see Appendix 8 for full details);
 - b Site visits were undertaken of all assessment sites in March 2012, August 2013, July/August 2014 and April 2016 to validate the desk based review of information and survey the physical attributes of the site. Where updated information on sites was received a further site visit was not undertaken; and
 - c Information and views put forward by landowners and site promoters, regarding their own sites, following the Call for Sites exercise undertaken by EFDC, including updates where these have been received.
- 3.5 These were supplemented by further information that came forward on individual sites, either through further research, further evidence provided to NLP in the course of the assessments, or general information within the public domain.

- 3.6 A comprehensive set of information was not available for every single site and therefore NLP has exercised its professional judgement to assess the sites where information was not available or forthcoming.
- 3.7 A full list of data sources is included in Appendix 8.

Consultation

- 3.8 Two sets of consultation workshops were held in March 2012. The first was held with site promoters and technical stakeholders on 8th March 2012. All parties who had submitted sites to the SLAA as well as professional stakeholders such as local property agents, local planning agents, registered providers for affordable housing, neighbouring Local Authority planning officers and other agencies and bodies, such as the Environment Agency and Natural England, were invited to the workshop. The workshop was split into two identical sessions (one in the morning and one in the afternoon) and combined had over 80 attendees.
- 3.9 This workshop provided the opportunity for NLP to introduce stakeholders to the process and particularly, through facilitated round-table discussions with attendees, to discuss issues affecting the achievability of development within the District. The workshop was necessarily focused on identifying strategic factors to inform site assessments and not the promotion of individual sites. This provided the opportunity for NLP to receive invaluable stakeholder feedback and key information which will ensure robust assessments and informed judgements are made on the achievability of development. The invitation letter and summary findings from this stakeholder workshop are included in Appendix 2.
- 3.10 The second workshop (held on 30th March 2012) invited all EFDC councillors and all Parish/Town Councils to a presentation on the SLAA. The purpose of the presentation was to introduce the SLAA study, outline its role and, as the presentation followed the initial and draft outputs from the suitability analysis, to present some of the emerging headline findings.
- 3.11 Other than the original call for sites and consultation on the methodology, no wider public consultation has taken place as part of NLP's assessments, reflecting the factual and evidence base nature of the study. Any sites taken forward for consideration through the Local Plan process by EFDC will be subject to extensive further public consultation before any site is allocated for development.

Database

- 3.12 In addition to this SLAA report, a key output requirement for the work has been the preparation of a database and associated mapping layers which collates all the available data and provides a clear understanding of thought processes taken in order to reach the conclusion for each site, including the assessments made for each of the criteria assessed.

- 3.13 The database, maintained in Microsoft Excel, has been designed in such a way that EFDC is able to maximise its functionality and potential, particularly for the monitoring and updating of the SLAA. Its key features are:
- 1 A valuable tool which can assemble all site information in one place. It is readily expandable, both in terms of the number of sites, and the inclusion of additional assessment criteria as required by future national and local monitoring and assessment requirements;
 - 2 It clearly shows the suitability, availability and achievability scores given to each site. The suitability categories correspond directly back to the suitability site appraisal sheet adopted by EFDC as part of the methodology;
 - 3 Comment boxes are included to allow notes on any unique site characteristics or assumptions made which have resulted in a particular 'traffic light' assessment being given. This also enables the highlighting of where particular constraints would need to be overcome for a site to be deliverable/developable; and
 - 4 Where known, comprehensive ownership and agent details are included, including information provided as part of the Call for Sites process. Where this information is currently missing it can be added to at a later date.
- 3.14 This database provides EFDC with a key monitoring and analysis tool which will help the Council to update the SLAA in the future.

4.0 Initial Site Filtering

Introduction

- 4.1 As part of Stages 2-4 of the SLAA methodology, EFDC and NLP jointly undertook an extensive site identification phase, collating sites from a range of sources. This 'long list' of sites was then filtered to remove sites which were not to be included in the full Stage 7 assessments. The resultant 'short list' of sites was reviewed with regards to the existing information available for each and then the initial development potential for each site was identified. Subsequently these sites were taken forward for full assessment.

Approach to Assessment

- 4.2 The purpose of the initial site filtering was to ensure that sites which would have no potential for coming forward for strategic² housing development were excluded at an early stage.
- 4.3 As outlined in the methodology chapter the filters applied were:
- Sites yielding less than 6 units and/or with site areas below 0.2ha (as defined by the SLAA methodology). The PPG (3-010-20140306) sets out those sites capable of delivering 5 or more dwellings or economic development on sites of 0.25ha and above should be assessed. This differs marginally to the methodology consulted upon and adopted in 2011, some years prior to the publication of the PPG in 2014. However, the PPG (3-010-20140306) also allows, where appropriate, plan makers to consider alternative site size thresholds. The methodology looks at sites on smaller areas than the PPG (a minimum of 0.2ha compared with the PPG's 0.25ha) and the difference between the minimum number of dwellings a site is capable of delivering is only one dwelling different (the methodology considers sites of 6 or more units whereas the PPG considers those of 5 or more units). Furthermore, the study has looked at sites of a smaller threshold when they are within the urban area (not threshold applied), going beyond the threshold suggestions of the PPG and methodology. On balance, it is considered that due to the very marginal difference between the adopted methodology and the PPG (whether to assess sites in rural areas which have the ability to accommodate more than 5 or more than 6 dwellings), and the need for a proportionate approach to evidence, the threshold set out in the methodology is a reasonable one to adopt in this study);
 - Sites which are wholly constrained by an international or national designation are filtered, including:
 - Environmental designations such as Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar Sites, Sites of

² Note: for the purposes of this section of the SLAA 'strategic' means sites capable of accommodating 6 or more housing units or of 0.2ha or more in a rural area.

Special Scientific Interest (SSSI), National Nature Reserves (NNR), Environmentally Sensitive Area (ESA), Ancient Woodland, Epping Forest Land and Epping Forest Buffer Land;

- Heritage designations such as Listed Buildings, Scheduled Ancient Monuments or Historic Parks & Gardens; and
- Flood Risk Zone 3b Floodplain.

4.4 All sites identified were appraised against these filters to achieve the short list of sites. In addition to the filters above a number of other sites were filtered from the assessment:

- a Duplicated sites were filtered where they were replicas of other sites. In instances where a number of units were proposed, this was updated when more up to date information was applied, otherwise the same site density calculations were used. Where sites were wholly contained within another site their capacity was reduced to zero to avoid any double counting with the larger site (albeit in these cases it was ensured that this would not unduly prejudice the superseded site and it should be noted that the assessment would not preclude the development of a smaller parcel);
- b Sites already with planning permission (or already developed) were filtered from assessment, in that they are assumed to be deliverable and are a committed part of the development pipeline, or have already been delivered. In some instances sites which have previously been assessed have subsequently been granted planning permission. Where EFDC provided NLP with this information, these sites have subsequently been filtered through various updates. However, this is a point in time assessment and does not automatically hold the most up to date position of every site assessed;
- c Sites being put forward for another use (i.e. not housing, employment or retail development) and therefore the site was assumed unavailable at the outset and filtered. Seven sites put forward for gypsy and traveller uses were assessed for housing at the request of the Council. These are indicated in Appendix 5 in the column entitled 'Primary use for Assessment'³; and/or
- d Sites with other factors, including existing uses incompatible with development, such as cemeteries and sites only recently redeveloped for new uses, and sites which were wholly outside of the District.

4.5 Sites where the promoter subsequently requested the site be removed from the SLAA process have been removed altogether from the process rather than filtered.

4.6 The resulting 'short list' of sites, and their site boundaries, were then taken onto Stage 5 and beyond for a full site survey.

³ SR0168, SR0171, SR0177, SR0178, SR0533, SR0577 and SR-579.

Core Outputs

4.7 The core outputs from the initial filtering are shown in Table 4.1.

Table 4.1 Filtered Sites

Sites Identified	Sites Filtered						Sites to Assess
	Sites Below Threshold	Existing Planning Permission	Promoted for Other Use	Duplicate / Superseded	Other Factors	Not Suitable Strategic Constraints	
752	16	28	4	40	4	30	630

Source: NLP Analysis

4.8 A total of 122 sites were filtered from the long list, leaving 630 sites to assess in detail. 30 of these 122 sites were deemed not suitable for development due to strategic constraints, meaning a total of 660 sites were assessed for strategic constraints at the first stage of the suitability analysis.

5.0 **Estimating the Development Potential of Sites**

Introduction

- 5.1 Stage 6 of the SLAA methodology requires the estimation of the development potential of each identified site. As part of the initial site filtering and identification of a short list of sites to assess, the site capacity, in the form of a dwelling yield and/or a commercial/ employment yield (B Class) and retail floorspace yield, was identified for each site.

Approach to Assessment

- 5.2 In the first instance development yields were taken from the site capacity being promoted by site owners and site promoters. This ensures the SLAA reflects the owner/developer aspirations for the site and also adequately assesses the site in the context of the scheme that may come forward on the site.
- 5.3 To enable the testing of the site, where a development capacity was not identified or promoted through the site identification exercise, the SLAA applied a range of density assumptions, depending on the type of site and its location. Particular regard was taken of the predominant form and density of adjacent uses. The density assumptions for housing were adopted based on a review of the range of densities being suggested by developers through the Call for Sites exercise as well as a review of other recently permitted and completed schemes, using EFDC's annual monitoring data. This provided a range of densities as follows:
- a 30 dwellings per hectare on rural sites;
 - b 30-50 dwellings per hectare on sites within the main settlements either in lower density areas or in more suburban locations;
 - c 50 to 100 dwellings per hectare on built-up urban and town centre sites (e.g. where flatted developments may be suitable);
- 5.4 For employment and retail development sites an assumption of floorspace yield (square metres) has been applied. For employment this is based on a plot ratio of 0.4ha, as identified in the then ODPM's Employment Land Review guidance (Epping Forest District and Brentwood Borough Employment Land Review (2010) Table 4.12). For retail an assumed ground floor unit on the developable area is adopted, based on the characteristics of the site.
- 5.5 The densities in most instances are equivalent to the total number of dwellings divided by the total site area, unless this is already taken into account in the information provided by the site promoter who could have worked up a scheme. The notional densities would not take into account other uses that may be applicable to development on site including infrastructure, roads, open space etc. This is because it is beyond the scope of a SLAA to masterplan the

development of sites. As such the assumed development capacity for each site assessed in the SLAA may go up or down when/if the site is brought forward for development.

Constraints Reducing Dwelling Yield

- 5.6 The estimation of the dwelling yield from sites is an iterative process and to ensure that site constraints which could reduce the dwelling capacity of a site were taken into account, the initial baseline dwelling yield for each site was then refined through the Stage 7 suitability analysis (as set out in the following chapter). This provided a final constrained dwelling and/or floorspace capacity which was adopted as the site yield, i.e. the number of housing units or amount of commercial floorspace that could realistically be built on the site. By way of an example, if a one hectare site had an assumed capacity of 30 dwellings per hectare, but 50% of the site was covered by Flood Zone 3b, the capacity of the site would reduce by 50%, to 15 dwellings; this is a notional density. Although not a constraint, to avoid double counting capacity, where two assessed sites overlap, the assumed housing capacity of that section of the site is omitted. For example, if 25% of a site was already assessed as part of another site, then the capacity of the second site would be reduced by 25% to avoid double counting that section of land in the analysis.
- 5.7 Unsuitable sites have been prescribed a nil capacity for development, reflecting that no appropriate development would be able to be brought forward on the site.
- 5.8 Where two assessed sites overlap, the assumed housing capacity of that section of the site is omitted. For example, if 25% of a site was already assessed as part of another site, then the capacity of the second site would be reduced by 25% to avoid double counting that section of land in the analysis.
- 5.9 This approach ensures the SLAA is pragmatic in its assessment of suitability by taking account of the measures that can be taken through design to ensure a scheme is appropriate for a particular site. It also ensures that sites within the SLAA are not prejudiced as a result of the application of a suitability assessment which does not take wider account of the ability of a scheme to deliver design solutions for a particular constraint.

Core Outputs

- 5.10 Table 5.1 identifies the overall constrained development capacity which has been refined through the suitability analysis. This is based only on the sites, and constituent parts of sites, which are suitable for development (see Section 6.0) and illustrates the scale of overall physical capacity for development in the District. This does not allow for other uses that may be applicable to development on site including infrastructure, roads, open space etc. where a worked up masterplan for the site has not been provided. In relation to sites which have been assessed for more than one use, where they have been promoted for a mixed development (e.g. both uses on the site) the

development capacity reflects both uses. However, where sites are assessed on an alternative development basis (e.g. either housing or employment, but not both in the same theoretical scheme) only the capacity for the primary use is identified in order to avoid the double counting of development capacity on the same parcel of land.

Table 5.1 Constrained dwelling capacities for sites assessed as 'Suitable'

Number of Suitable Sites	Constrained Dwelling Yield	Constrained Commercial/ Employment Yield (B-Class)	Constrained Retail Yield
630	90,655 dwellings	1,688,945 m ²	30,817 m ²

Source: NLP Analysis

- 5.11 These capacities, alongside the outputs of the whole SLAA, are reflective of the combined capacity identified following an independent assessment of each site. It is a simple sum of the capacity of all sites which have been identified as not having fundamental constraints. This sum total does not take into consideration the cumulative implications of development, in particular:
- a Whether there are specific infrastructure constraints in any area which would mean either bringing forward a combination of sites, or achieving particular levels of development, would not be possible;
 - b Whether there is a market saturation point (e.g. not enough builders to build or not enough buyers to buy) which would mean too many development sites or too much development in a particular location would not be achievable; and
 - c Whether particular combinations of sites bring about unacceptable impacts. i.e. whilst sites assessed on their individual merits may be suitable, when brought forward jointly with other sites their development would become unsuitable.
- 5.12 In this context the totalled numbers above are not representative of what could be achievable in development terms within the District. The overall quantum of development and the spatial distribution of this throughout the District are matters outside the scope of this SLAA. The SLAA is just one part of the evidence base which informs the local strategy-making process which is to be progressed through the Local Plan.

6.0 Suitability

Introduction

6.1 Stage 7a of the study assesses each site for its suitability to deliver development, consistent with paragraph 03-019-20140306 of the PPG. This task focuses on subjecting the potential sites to an analysis of whether or not they are 'suitable' for housing, employment or retail, i.e. whether they offer a suitable location for development and would contribute to the creation of sustainable mixed communities⁴. The NPPF identifies a definition of sustainable development namely:

“Resolution 24/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy: Securing the Future, set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.”

6.2 This is based on application of the Council’s methodology.

6.3 The purpose of this section is therefore to describe the process and outputs of the assessment of suitability. The outputs from this section include:

- Those sites considered suitable for development (and carried forward for testing in terms of Availability and Achievability); and
- Those sites not considered suitable for development.

Approach to Assessment

6.4 The suitability assessment appraises all aspects of the suitability of each site to accommodate development. As different sites, with different levels of constraints, are suitable for different types of uses (e.g. a site suitable for commercial development may not be automatically suitable for housing development) we have appraised suitability against the use that the site is being promoted for. Where not being specifically put forward for a use, we have assumed a scheme appropriate to the context of the site. Where appropriate more than a single use has been considered on site e.g. in Town Centres where a mixed-use development with retail, offices and/or residential may be suitable.

6.5 All suitability assessments for all sites, and the assumptions they are based upon, have been provided to EFDC as part of the SLAA database. However, this report only contains the headline results from this assessment identifying whether a site is considered suitable, suitable only for a particular type of

4

development, or not suitable, and if not suitable, the reason for this conclusion. Full details are provided in the database supplied with this report.

Appraisal

6.6

A Site Appraisal Sheet to review the suitability of each site for development was prepared by EFDC as part of the methodology and the final sheet can be found in Appendix 3. 40 factors were considered important in determining whether a site should be considered as suitable and each site was given a traffic light 'score' of 'Green', 'Amber', 'Red' against each of these factors:

- a Stage A – Strategic Constraints
 - i Flood Risk;
 - ii National/international environmental and natural/ecological designations;
 - iii National heritage assets including Listed Buildings, Scheduled Ancient Monuments and Historic Parks & Gardens;
- b Stage B – Local Constraints
 - i Green Belt;
 - ii Greenfield and Brownfield (Previously Developed Land) and proximity to existing settlements;
 - iii Landscape character;
 - iv Local environmental and natural/ecological designations;
 - v Tree Preservation Orders;
 - vi Relevant planning history;
 - vii Minerals and Waste Plan allocations;
 - viii Lee Valley Regional Park;
 - ix Underground and overhead electricity transmission lines/cables and high pressure gas pipelines;
 - x Conservation areas;
- c Stage C – Other Constraints and Factors
 - i Accessibility - Distance to nearest:
 - i. Bus stop with hourly service;
 - ii. Central Line station;
 - iii. Railway station;
 - iv. Local employment provision;
 - v. Primary school;
 - vi. Secondary school;
 - vii. GP surgery or health centre;
 - viii. Existing village/local shop/post office;
 - ix. Principal/smaller/district shopping centre;

- x. Local shopping centre;
- ii Potential for contamination on site;
- iii Potential for noise problems;
- iv Topography of site;
- v Air Quality Management Areas;
- vi Car parking;
- vii Site access;
- viii Access and egress to other properties across site;
- ix Overlooking/adjacent buildings;
- x Prejudicial impact upon a larger strategic site;
- xi Locally listed buildings;
- xii Protected lanes;
- xiii Other heritage assets;
- xiv Shape of site;
- xv Relationship with existing communities;
- xvi Common land;
- xvii Identified employment sites; and
- xviii Urban open space or performing a similar amenity function.

Potential for Contamination on Site

6.7

In consultation with EFDC's Contamination Officer, the methodology used for scoring and assessing contaminated land as a constraint to the development of sites has altered slightly from the original methodology and has been agreed as follows. If part of a site contains potential landfill, that part of the site must be omitted from the study and the developable area and yield reduced accordingly. In instances where the whole site is not covered by landfill but the remainder of the site is 'in too close a proximity to differentiate without investigation' the site is assessed as if potential landfill covered the whole site. If the potential contamination covers the entire site, the site becomes a showstopper and the site is filtered from the assessment as unsuitable. This is however, unless there is clear technical evidence submitted which shows that the contamination on the site could be mitigated. A full set of comments from the EFDC Senior Contaminated Land Officer on sites containing potential landfill are included in Appendix 4. The classification of these sites under this criteria as either Red (potential landfill on part of the site), or a Red Showstopper (potential landfill across the whole site) are based on these comments. In 2016, EFDC's Contamination Officer has also provided more detailed comments on a number of the sites assessed; the comments are incorporated into the database and have impacted the scoring of a handful of sites, moving them between 'traffic light' classifications green and amber.

Summary

- 6.8 Whilst all factors have positive, neutral and negative aspects (represented by the traffic light appraisal) which are useful in comparing sites for their relative suitability, not all factors will ultimately constitute a 'showstopper' that automatically rules a site as 'unsuitable'. 'Showstopping' suitability factors are those that, as the site and evidence relating to a site currently stands, have constraints that fundamentally could not be overcome to enable development on site.
- 6.9 Where the Site Appraisal Sheet has referred to factors which are directly or indirectly influenced by current local planning policy, including the Green Belt, these factors have been recorded but have been balanced with the other suitability criteria in the overall assessment of the sites. When assessing site factors influenced by local planning policy, a site's traffic light score for those criteria reflects current policy and does not necessarily prevent a site from being considered as suitable (i.e. it is not classified as a 'showstopper'), although it may instead influence its timescale for delivery (or indeed inform the policy choices that might subsequently be made by the Council in determining its plan and allocations). Where sites have been identified as 'suitable' but are within the Green Belt or subject to an existing Local Plan policy that seeks to prevent development (e.g. open space), this has been identified so that the results of the assessment can be usefully interpreted in terms of the kinds of policy 'trigger' or change that might be required were the site to be allocated for development.
- 6.10 It is important to note that the EFDC SLAA methodology states:
"For Stage B one or more red traffic lights means the site is unlikely to be suitable although it will not be discounted at this stage and further investigation will be required."
- 6.11 The SLAA adopts this approach intentionally to ensure the evidence base contained within this assessment does not artificially narrow the options open for consideration through the Epping Forest District Local Plan. Whilst relative to other sites, those with many constraints will be less suitable and score less well than others, the SLAA only seeks to rule sites out where it is perceived there are fundamental obstacles to development. As a result of this, relatively few sites are discounted as 'unsuitable', although clearly not all sites can be considered to be equally 'suitable'.
- 6.12 To help inform the balance of suitability, all of the above criteria have been given a separate weighting based on the importance of each one to how suitable or unsuitable a site may be in planning terms. Each factor is therefore scored against its 'traffic light' assessment and the weighting for that factor, with these then averaged to give a composite site suitability score. This scoring allows a relative comparison of potential suitability between sites, but should be used cautiously as there will be many other contextual factors not captured through the SLAA analysis which will inform whether a site is ultimately suitable for consideration through the Local Plan process.

Source of Assessment Data

- 6.13 The information used to assess each of the sites was derived primarily from three sources:
- a A desk based review of information, including other evidence base studies and available constraint mapping;
 - b Site visits; and
 - c Information and views put forward by landowners and site promoters.
- 6.14 These were supplemented by any further information that came forward on individual sites, either through further research, further evidence provided to NLP in the course of the assessments, or general information within the public domain.

Core Outputs

- 6.15 The methodology for the SLAA's assessment of the suitability of potential development sites is consistent with stage 2 of the PPG advocated approach (PPG paragraphs 03-017-20140306 to 03-023-20140306). Appendix 5 provides a summary of the overall suitability assessment and scoring for each site assessed. Table 6.1 summarises the number and capacity of 'suitable' and 'unsuitable' sites across the District, including defining whether or not a site's development would conform with existing Local Plan Policy in either Green Belt or other terms. From the 660 sites assessed, a total of 54 sites are considered unsuitable based on existing evidence. This comprises the 30 sites which were considered unsuitable due to strategic constraints, as outlined in the initial site filtering, as well as a further 24 sites considered unsuitable due to local/site specific constraints.

Table 6.1 Suitability of Sites

	Sites Assessed	Suitable Sites					Unsuitable Sites	
		Within Current Policy	Suitable for Commercial Only Within Current Policy	Outside Current Policy - Green Belt	Outside Current Policy (Other)	Outside Current Policy (GB & Other)	Strategic Constraints	Local/Site Constraints
Number of Sites	660	182	7	373	29	15	30	25
Dwelling Yield	~	2,695	0	81,445	2,931	1,458	~	~
Commercial/employment yield (B Class) (m ²)	~	7,900	16,860	1,548,665	0	74,960	~	~
Retail Yield (m ²)	~	24,417	0	6,400	0	0	~	~

Source: NLP Analysis

- 6.16 A total of 606 sites are considered suitable for development, albeit only 189 within the 'envelope' of current policy and 7 of these have been identified as suitable only for employment development (e.g. existing protected industrial estates not considered for housing development).

Suitability 'Showstoppers'

- 6.17 In accordance with the Council's methodology, the Site Appraisal Sheet identifies a number of criteria where there are constraints which would render a factor as a potential 'showstopper' and, if traffic lighted red, the site would be considered unsuitable and would no longer be analysed for achievability. As above, these fall into two categories, all the strategic constraints represented by the factors in Stage A of the methodology, and a select number of local constraints within Stages B & C. The most common 'showstopping' factors identified through the suitability assessment are as follows:

- a Strategic Constraints (with some sites falling into more than one of these constraints):
 - i Sites wholly constrained by Flood Risk Zone 3b Floodplain (11 sites fall into this category)
 - ii Sites wholly constrained by environmental designations with the most common being sites within SSSIs, designated as ancient woodland or part of Epping Forest and its buffer lands (15 sites fall into this category, some as well as heritage designations)
 - iii Heritage designations including Scheduled Ancient Monuments and Historic Parks & Gardens (2 sites fall into this category for solely this reason); and

- iv There are also 2 sites which are constrained by Flood Risk Zone 3b and by environmental designations.
- b Local Constraints:
 - i Sites wholly constrained by potential landfill or the whole site is not covered by landfill but the remainder of the site is 'in too close a proximity to differentiate without investigation' without evidence on appropriate remediation (12 sites fall into this category).
 - ii Sites wholly constrained by Tree Preservation Orders (TPOs) whereby to achieve any development on site would necessitate removal of protected trees (2 sites fall into this category);
 - iii Sites falling wholly within a Local Wildlife Site (LWS) where development would have a significant adverse impact which cannot be mitigated against (2 sites fall into this category);
 - iv Sites where the shape and context of the site means development of a suitable scheme would not be able to be achieved (1 site falls into this category); and
 - v Sites which are landlocked or with no identified (or to be reasonably assumed) access arrangements (5 sites fall into this category). Related to this a further 2 sites do not have sufficient access to support the development they are promoted for.

6.18 There are many sites which perform poorly against the suitability criteria but do not have any single showstopping factors and theoretically could be suitable. However, these sites have a combination of negative impacts which when assessed cumulatively, and taking account of all other suitability factors, result in the site scoring poorly in their weighted average. Such sites have not been filtered out for the purpose of the SLAA, but may be considered unsuitable for development following further investigation if it is considered such impacts could not be adequately mitigated to make the site suitable in planning terms.

Constraints Reducing Capacity

6.19 As outlined in the previous chapter, as part of Stage 7 the development potential of each site was reviewed in the context of the constraints identified through the suitability analysis. On a number of suitable sites there were constraints which, whilst on their own would not prevent development on at least part of the site, would need to be integrated into the design of the scheme to ensure suitable mitigation, potentially reducing the site capacity. Common examples within the SLAA include sites where a cluster of trees on part of the site may be subject to a TPO and there would be a strong preference for retaining the trees, but the remaining portion of the site is suitable for development; or where a watercourse and area of associated flood risk flow through a site, but could be incorporated into a development scheme which avoids or mitigates flood risks.

6.20 The constrained development capacity is the development yield adopted for this report and represents the likely level of development that could be

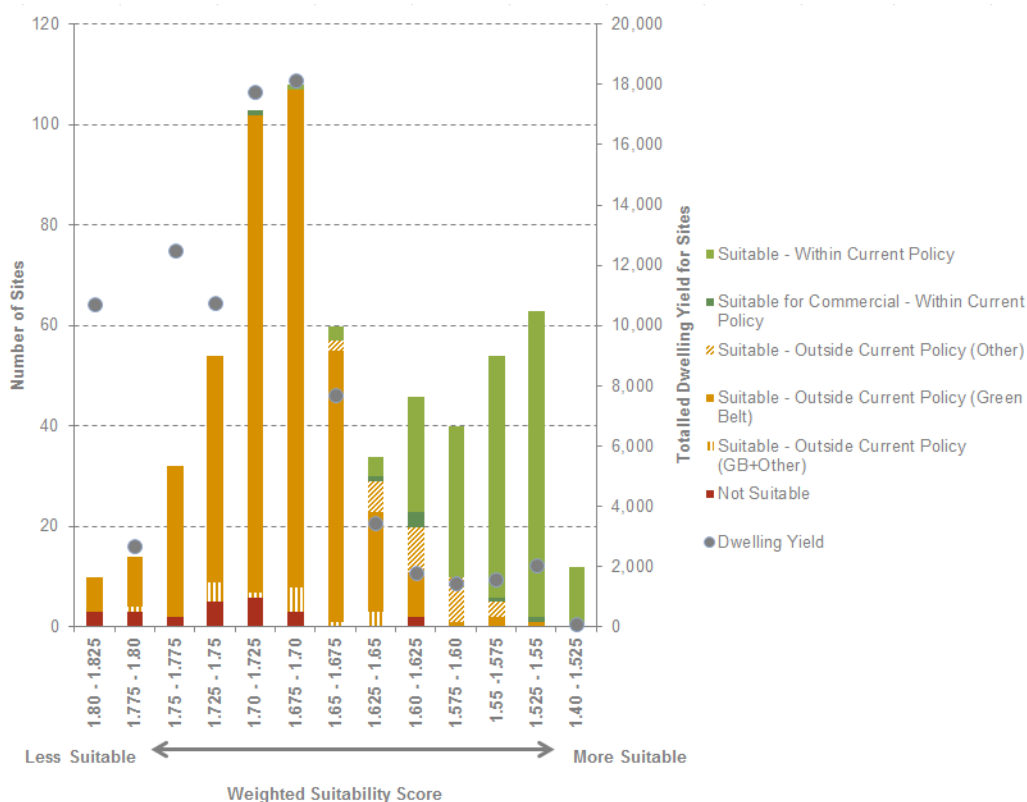
accommodated on a particular site, taking into consideration the site specific constraints.

Suitability Overview

- 6.21 For the purpose of the SLAA, only absolute suitability is considered in arriving at a conclusion on a site (i.e. a site is suitable or is not suitable), though it is acknowledged that Epping Forest District may wish to look at the relative suitability of sites which may flow from consideration of current or future policy, through the Local Plan process. The suitability assessments made for each site will assist in making these judgements, as will the weighted scorings applied.
- 6.22 Based upon the criteria considered under the assessment matrix and the assessment made, the suitability summary table shows that the majority of sites could be considered suitable for development individually and on their own merit, although most of these are outside the parameters of existing planning policy (in the majority of cases due to Green Belt or open space policies).
- 6.23 For any of these suitable sites, some mitigation measures may need to be used to ensure minimisation of adverse impacts arising from development. The level and nature of these mitigation measures would depend on the individual site and the nature of the proposed development. Where it is likely that significant improvement works are required (such as site remediation or costly infrastructure works which might impact on viability), these have been reviewed further as part of the achievability section.
- 6.24 The suitability assessments are based only on the data available at the current time, using a standard common assessment methodology. Information may emerge in the future that will alter the conclusion on the suitability of a site, particularly where a scheme is brought forward and particular mitigation measures are demonstrated. Therefore, the SLAA suitability assessments need to be viewed in the context that, where there are high levels of constraint, the onus is on proving the site is or can be made suitable, and thus suitability assessments may change over time.
- 6.25 Not all of the sites necessarily perform equally in terms of suitability. Where locations emerge from the SLAA with a greater supply of potentially deliverable and developable sites than is required to meet development needs, there may be the opportunity to rule sites in or out. This would be based on the overarching approach to distributing new development set out in the Local Plan, the Sustainability Appraisal/SEA process, other principles (e.g. around the strategic focus for growth in the District) and/or on relative performance against the suitability criteria. This is a matter outside the scope of the SLAA, although the weighted scoring against criteria provides an assessment of comparative individual site performance to support those relative judgements.
- 6.26 Figure 6.1 identifies the distribution of the performance of sites against suitability criteria based on the scoring matrix. It cross tabulates this with their

overall suitability assessment and the overall dwelling yield falling within each range of suitability scoring.

Figure 6.1 Distribution of Weighted Site Suitability Scores by Suitability Category and Dwelling Yield



Source: NLP Analysis

6.27 This shows that the distribution of relative suitability is wide. As would be expected, most sites that are suitable within current policy score relatively well against the weighted factors, whilst most sites that are not suitable score relatively poorly against the weighted factors. In terms of suitable sites that are outside of current policy, those subject to the Green Belt tend to score less well than those outside of the Green Belt, reflecting the location of many Green Belt sites in less sustainable areas further away from local services. However, suitable sites subject to other policy factors tend to be areas of urban open space within existing settlements, and are therefore better related to existing communities. Clearly, however, were the Council to need to identify sites for development that were outside current policy constraints, it would need to make a policy judgement that balanced different factors – e.g. the value of Green Belt vs. access to local open space within urban areas.

6.28 Significantly, the overall dwelling yields of sites across the distribution are skewed. Sites scoring as more suitable yield small development capacities, whilst lower scoring sites yield larger development capacities. In essence, larger sites tend to score less well against the suitability criteria. This is a reflection of the generally greater number of constraints faced by large sites and also that large sites are likely to be greenfield development, potentially without current infrastructure provision and further away from existing services.

The scoring takes limited account of the ability of individual sites, particularly large strategic sites, to mitigate impacts. In particular, because the criteria focus on assessing potential constraints to development, they do not take account of the ability of sites to deliver economic, social or environmental benefits. For example larger sites may help deliver new shops, services and community facilities, and therefore in sustainability terms may deliver a more 'suitable' development than a small site. Such issues will need to be weighed up through the spatial planning process in the production of the Local Plan, highlighting that the relative suitability scoring should be treated with caution in its interpretation.

- 6.29 Notwithstanding this, the SLAA output does highlight that more suitable sites (in SLAA methodology terms) deliver lower amounts of development. This is illustrated by the estimated yield of the 189 sites that are 'suitable' within the envelope of existing Council planning policy (i.e. no significant policy change would be required) being only 2,678 dwellings. Not all 'suitable' sites within the scope of current planning policy are without planning issues. A number of sites are existing car parks and as such not all of them could be developed without giving rise to accessibility and/or parking strategy issues in some locations. The Council will need to consider these in conjunction with the Settlement Capacity Assessment (2016) findings which identified a number of car parks as suitable.
- 6.30 Of the other sites identified as suitable but outside of current planning policy (i.e. requiring a significant change to the current policy position) 29 sites, with a theoretical capacity for 2,931 homes, are not in the Green Belt but are subject to other factors. For example many of these are open green spaces within urban areas, such as playing fields, allotments or amenity open space and would require associated policy changes. 388 sites, with a combined theoretical capacity of 82,903 homes, are within the Green Belt and would require alterations to Green Belt boundaries if they were to be developed.
- 6.31 Notwithstanding, the reality is that if alterations to the Green Belt are required, only a proportion of this suitable site capacity in the Green Belt is likely to be necessary to meet development needs in the District, with development needs being determined separate from this SLAA, based on the Strategic Housing Market Assessment (SHMA) (2015).

7.0 Availability

Introduction

- 7.1 The SLAA methodology next assesses the availability of the site for delivering development; this is consistent with paragraph 03-020-20140306 of the PPG. This task focuses on identifying whether or not a site is 'available' for housing taking account of issues such as legal requirements and ownership information, including landowner intentions and aspirations.
- 7.2 The purpose of this section is therefore to describe the process and outputs of the assessment of availability. The outputs from this section include:
- Those sites considered to be available in 5 years (i.e. potentially deliverable);
 - Those sites considered to be potentially available but not deliverable in 5 years (i.e. potentially developable); and
 - Those sites not considered to be available.

Approach to Assessment

- 7.3 An appraisal of availability was undertaken for all sites which had passed the suitability assessment. The availability assessment appraises aspects of the control of land relating to a site and the availability of the site to accommodate development. Each availability assessment has been provided to EFDC as part of the SLAA database. However, this report (Appendix 5) only contains the headline results from this assessment identifying if a site is available, not available or if no assessment was made and availability is currently unknown due to lack of information.

Source of Assessment Data

- 7.4 Paragraph 03-020-20140306 of the PPG chapter Housing and economic land availability assessment advising that:
- “A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners”.*
- 7.5 For the purposes of this SLAA the best information available at the time of assessment came predominantly from the call for sites forms submitted between 2008 and 2016 up until the 31st March 2016. Thus the source of assessment data was the information provided and no exhaustive searches for ownership information were undertaken.
- 7.6 Legal searches can provide the “best information” on ownership but these can only be relied upon for a short period and would require extensive consultation

with landowners to establish intentions. Many SLAAs/SHLAAs do not rely upon legal searches, with the focus being towards placing the onus on the relevant landowners or controlling interests to provide information on matters of availability. NLP considered that this is the most appropriate means of establishing the necessary information.

- 7.7 The Epping Forest District Land Terrier (a database and mapping layer of all EFDC owned land) was used to identify any parcels of land which the Council own. Unless there was evidence suggesting Council land was unavailable Council land was considered available for the purpose of the SLAA testing, or available in the future where in existing use. Land in Essex County Council ownership is considered available in the future unless it is being actively promoted for development. This of course does not mean that the Council has made the decision to promote the site for development, but it is assumed that were it to make the policy judgement to identify the site for development, it would do so in line with its approach to corporate asset management.

Appraisal

- 7.8 In assessing ownership factors, a judgement was made as to how ownerships and other availability factors could affect a site in coming forward for development and being delivered. This included consideration of three main aspects:
- a Current ownership and the potential for multiple ownerships which may prevent the site from coming forward or potentially pose a risk to delivery;
 - b Potential for ransom strips, whereby third parties could hold development up by refusing to relinquish their interest in a parcel of land (or by demanding an inflated value for the land) which is essential to enable development. This could be where (i) the apparent access to a site is across third party land or (ii) there are other interests in the land which could represent a ransom; and
 - c The current and future attitudes of a landowner to development, aspirations for development and the current operational requirements of the land. For example, existing occupiers or uses may need to be relocated or a landowner may only wish to sell the land at a particular point in the future (or may not wish to see a certain type of development on the land at all).
- 7.9 As with the assessment of suitability, a traffic light system was used to score factors in relation to availability on the basis of 'Green', 'Amber', 'Red' against each of these factors. Understanding site ownership issues is essential to underpinning the likelihood that a site will be available and deliverable for development and as such the assessment has sought to score the availability of sites by assessing ownership factors and, where identified, the attitudes of owners towards residential development, based upon the information submitted through the 'call for sites' exercise.

- 7.10 The current available information for site ownership and landowners' intentions for development is not comprehensive and whilst details have come forward for sites that landowners or agents are actively promoting through the Local Plan process, for many of the sites ownership information is unavailable. As identified in the PPG (3-020-20140306) the availability of sites should be based on the best information available, with sites considered available where land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell (paragraph 20). Additionally, the NPPF footnote 12 states that to be considered developable there must "*be a reasonable prospect that the site is available*" for development. This means that there is a requirement for evidence to identify a site as available (i.e. evidence is needed to rule a site in) as opposed to the assumption that a site is available until evidence is identified that excludes its availability.
- 7.11 In consideration of this, where no information has come forward on the availability of a site, ownership or legal issues, NLP has assumed that the site availability for development is unknown on current information and therefore the site cannot be deemed deliverable or developable. These sites are scored as 'unknown' availability. An exception to this position relates to sites assessed which have sought pre-application advice. The pre-application forms provided do not include land ownership details like a planning application form does. However, the Council considers that on the basis that the site is evidently being promoted for development, the site should be considered available.
- 7.12 It is possible that new site information may become available in future, that was not originally supplied, which allows a new conclusion to be drawn that the site is likely to come forward. During the various stages of the SLAA assessment, some information regarding availability has come forward on a number of previously assessed sites. Appendix 5 clearly identifies when a site was originally assessed and if any subsequent updates have been made and when. The implication of the evidential requirements is that, in NLP's view, there may be sites that are available but where the evidence is not produced to justify this conclusion for the purposes of this study. Due to the non-availability of ownership information for many of the sites we recommend that, if EFDC finds itself in the position of looking to allocate any of these sites through the Local Plan, further investigations are undertaken to underpin the availability of the site, as required by the NPPF (footnotes 11 and 12). In some instances it may be the case that further information on a site's availability will be forthcoming once the SLAA has been published.
- 7.13 Where information has been obtained through the SLAA, the site ownership and attitudes to development can have a bearing on when the site is likely to become available for development:
- a Where landowners or agents have come forward with information regarding land ownership, the review of availability has assumed that if they have indicated a site is in single ownership (or multiple ownership with all interested parties involved in the site promotion) and available

- immediately, then the assessment is that the site is available immediately i.e. within the first 5 years;
- b Where landowners or agents have come forward and have identified that there are some issues with ownership (e.g. tenancy holdings without exercisable break clauses, or multiple ownership where some interests may not be aware) it has been assumed that the site is not immediately available, but will be available subject to overcoming ownership issues in the future;
 - c Where landowners or agents have come forward and have specifically indicated that their aspirations for development are not within the first 5 years from the date at which the site was assessed (e.g. due to continued existing use of the site) it has also been assumed that the site is not immediately available, but will be available subject to the identified phasing preference; or
 - d Where information from landowners or agents, through the call for sites exercise, or the local authority, where other material information is available, indicates that the site is not available for development, the site cannot be deemed available and therefore not deliverable or developable.
- 7.14 This approach will ensure that all sites identified as immediately available at the base date of their assessment for the first 5 year tranche of development are fully supported by evidence. Please note that there is not a consistent 'five year period' due to the point in time nature of the assessment. For some sites assessed through Call for Sites exercises in 2012 their deliverable five year period would be 2012-2017, however those sites assessed in 2016 would have a deliverable five year period covering 2016-2021. None the less, there is no reason to presume that the circumstances of the sites assessed as deliverable are not still appropriate.

Core Outputs

- 7.15 Of the 606 assessment sites, some form of ownership details were identified for 507 sites, mainly using information from the call for sites process and the Epping Forest District Land Terrier or application forms for refused and withdrawn planning applications. The sites were scored based on the three criteria; site ownership, ransom strips and attitude to development/operational requirements.
- 7.16 Looking at these aspects gives a broader picture as to the availability of sites and the impacts that ownership and development attitudes will have on whether and when sites will become available for development. These assessments have been taken into account in identifying whether a site is deliverable (available within 5 Years) or developable (available but beyond 5 years). Table 7.1 below provides an overview of the identified availability of sites.

Table 7.1 Availability of Sites

	Suitable Sites	Deliverable	Developable	Sites Not Available	Unknown/ No Evidence
Number of Sites	606	431	72	4	99
Dwelling Yield	88,529	48,336	14,631	262	25,300
Commercial/ employment yield (B Class) (m ²)	1,648,385	884,288	568,657	0	195,440
Retail Yield (m ²)	30,817	26,016	4,401	0	400

Source: NLP Analysis

- 7.17 Clearly, a number of larger sites are identified as being deliverable (available within 5 years, but not from a consistent base date), but this does not mean that all of the dwelling capacity will come forward in that time. So, not all of the 48,336 dwelling capacity identified as available within five years would be able to be developed within that initial period.
- 7.18 For the majority of sites where availability information was identified, these did not have any ownership issues (i.e. being in single ownership, being jointly submitted or having an option which implies single ownership) and were available immediately either for development or for sale to a developer.
- 7.19 A small number of sites (circa 12% of all suitable sites) were identified as being available but only at a point in the future or being available but with uncertainties over the phasing and when the site may come forward. The majority of these sites were in an existing use, with plans to relocate the current use but with uncertainty over the phasing for release of the land for development.
- 7.20 Only four suitable sites with a joint capacity for 262 dwellings were identified as unavailable through this review of ownership information. The first is site SR:0327b with capacity for 171 dwellings, the site is not available as it includes a number of private ownerships with none actively promoting development. Second is site SR:0345 which has capacity for 20 dwellings but has unknown ownership, but given existing residential uses and active management on site (well-furnished properties etc.) is assumed unavailable. Third is site SR:0601 which is owned by a developer and is being promoted for development for 60 dwellings. However, the previously permitted development for three dwellings at a much lower density is being built out on site. As such the site is not available for a denser form of development. Finally site SR:0821 has a previously permitted development for 14 flats which is being built out on site.

As such the site is not available for a denser form of development proposed through the Settlement Capacity Analysis.

- 7.21 99 suitable sites have no evidence to support an assessment of availability. These cannot be assessed as being available, although there is no evidence to currently suggest that they are not available or would not be made available in the future. These sites are identified as having no evidence and unknown availability.
- 7.22 Overall, the majority of sites for which availability information has been identified are currently available and only a minority of sites have unknown availability information. Individual sites where availability has not been established should be reviewed prior to inclusion in any future Local Plan.

8.0 **Achievability and Overcoming Constraints**

Introduction

8.1 The next stage of the SLAA methodology is an assessment of achievability, consistent with paragraph 03-021-20140306 of the PPG. This task focuses on assessing prospects for achieving development on sites taking into account constraints and viability. This is combined with Stage 7d which requires the identification of, and actions needed to overcome, constraints to development.

8.2 Paragraph 03-021-20140306 of the PPG stipulates that a site is considered achievable for development where there is a “*reasonable prospect that the site or broad location is available and could be viably developed at the point envisaged*”. This is essentially a judgement about the viability of a site and the ability of the developer to complete and sell/lease the development over a certain period. It will be affected by:

- Market factors (e.g. adjacent uses and economic viability of existing, proposed and alternative uses); and
- Cost factors (e.g. site preparation costs, physical constraints, prospect of funding etc.).

8.3 Paragraph 03-020-20140306 of the PPG also states that “where potential problems have been identified, then an assessment will need to be made as to how and when they can realistically be overcome”. Actions could include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement or a need to amend planning policy which is currently constraining housing development.

8.4 Consequently, the outputs from this section include the following:

- Those sites considered achievable based on cost, market and delivery factors;
- Those sites not considered achievable for development (i.e. where there is no reasonable prospect of a site coming forward at a particular point in time);
- The identification of constraints and potential mitigation measures.

Approach to Assessment

8.5 Historically, viability has not been a significant barrier to housing delivery in Epping Forest District. This is underpinned by the high residential values achieved in the District, and also the relatively high prices for development land in the District as identified in the SHMA Viability Assessment. However, following the recession and the associated stagnation in the housing market, certain sites, particularly those in more marginal locations with exceptional site development costs, have been affected by tightening viability and are less

likely to be deliverable in the relatively short term. Matters of viability and the market are key elements of the deliverability of sites.

Source of Assessment Data

- 8.6 The methodology used to assess the achievability of sites has involved a pragmatic and justifiable approach involving the identification of market factors and site cost factors from the suitability assessments undertaken and the site visits. This has been complemented by the evidence contained within the SHMA Viability Study and combined with landowner, technical and commercial views from key stakeholders as part of the SLAA Stakeholder workshops in March 2012. Attendees included commercial agents, developers (including housebuilders), developers' consultants, Council Officers and other relevant stakeholders.
- 8.7 Broadly, the stakeholders identified that Epping Forest District does not face any particular viability pressures for development. The underlying dynamics of the housing market in Epping Forest District remain strong, with the proximity to Central London and excellent transport links continuing to mean that Epping Forest District has some of the highest house prices in the sub-region. This strategic location and the attractiveness of the District fuel demand, ensuring a buoyant market within the District. Notwithstanding, Epping Forest District has not been immune to the legacy impacts of the recession, with continued tightened access to finance constraining realisable demand, even if the structural demographic drivers of demand remain.
- 8.8 Broadly the market perspective put forward by the evidence base and the Stakeholders is as follows:
- a Residential – viability of development is good and underpinned by high house prices, which means that very few residential developments do not 'stack-up' in economic viability terms within the District. This is particularly the case in the parts of the District within the Central Line corridor, where the accessibility and links to Central London mean residential properties sell for a premium. Values drop off towards Harlow, although development is still economically viable in those areas, even within the current market (and provided that planning obligations are sought at an appropriate level).
- This is further supported by the 2010 SHMA Viability Assessment which identified that there were minimal viability pressures for residential development across the District assuming middle market conditions. Viability is also set to improve over the Local Plan period. The only sub-area of the District where viability for residential development is identified as more marginal is the CM17 postcode area (East of Harlow), but even then this does not impact the achievability assessment unless it is combined with other achievability impacts. The Epping Forest Stage 1 Assessment of the Viability of Affordable Housing, Community Infrastructure Levy and Local Plan (2015) suggests that the only area where viability is likely an issue is Waltham Abbey (at Value Point 1) and

particularly PDL schemes. The study suggests this can be mitigated by adopting a differential approach to CIL and/or affordable housing requirements in that area. Ultimately that should mean no area/site/type of residential development in the District is unviable. As such the achievability analysis undertaken through the earlier assessment does not require updating.

- b Commercial and Industrial – the viability of B-class employment development in the District is reasonable. The Economic and Employment Evidence to Support the Local Plan and Economic Development Strategy (2015) produced by Hardisty Jones Associates identifies relatively strong economic growth forecasts for employment floorspace in some B-class uses, indicating need for some expansion in the current local supply.
- c Retail – demand for smaller town centre retail units is currently low, with vacancy rates relatively high in each of the main town centres. Agents at the Stakeholder events suggested this would continue into the foreseeable future, with structural trends and factors, such as online shopping and regional shopping centres (e.g. Stratford City and Lakeside), meaning demand will continue to be low and viability for such uses much more marginal. However, demand for new development sites from supermarkets remains strong in all of the main town centres/settlements within the District.

8.9 After the earlier iterations of the SLAA were undertaken, the Stage 1 Assessment of the Viability of Affordable Housing, Community Infrastructure Levy and Local Plan was produced for Epping Forest District Council by DSP Planning & Development Viability Consultants. The findings of this report are broadly comparable with the SHMA Viability Study and views from key stakeholders as part of the SLAA Stakeholder workshops in March 2012 and as such have not impacted the assessment of achievability in the SLAA.

8.10 These judgements on the market factors associated with each location were complemented with site specific considerations arising from the site surveys and the assessment of suitability.

Appraisal

8.11 The achievability assessment appraised all those sites judged as being 'suitable' and 'available' for housing development. In summary, the approach to ascertaining achievability of housing on the sites involved the consideration of the following criteria, again assessing them based upon a traffic light scale of 'Green', 'Amber', 'Red':

- a Market Factors and Wider Economic Viability:
 - i Attractiveness of locality: consideration of the market strength of the locality and recent developer interest, as outlined above and in the SHMA viability study for each area and the Stage 1 Assessment of the Viability of Affordable Housing, Community Infrastructure Levy and Local Plan (June 2015);

- ii Site factors: consideration of how long the site has been available or marketed for development and the level of interest in the site, where known; and
 - iii Scale and type of development: consideration of the scale of development relative to the market and constraints and whether this may present economic viability risks.
- b Cumulative Factors or Abnormal Cost/Delivery Factors:
- i Site preparation costs: based on the findings of the suitability assessment a judgement was made on the potential for abnormal site preparation costs associated with topography, contamination or existing buildings etc.

Core Outputs

8.12

Table 8.1 presents a summary of the results of the achievability assessment. On the basis of the results emerging from the achievability factors assessed, a judgement was made on the overall achievability of each site coming forward for development in the following manner:

- a Achievable – sites where there are few factors which would pose abnormal costs or, where there are costs, there is a good prospect that they could be overcome (e.g. due to market strength). Sites in more marginal market areas may be achievable where there are no cost or delivery factors which may affect viability;
- b Unknown or Marginal – sites where there are identified site works which are likely to present abnormal costs and where combined with weaker market areas, there is a question mark over the viability of a scheme. In these instances further feasibility work is likely to be required to assess the extent to which these factors will impact upon viability and can be overcome.
- c Not Achievable – Sites where the identified works associated with the site (e.g. strategic infrastructure) would not be able to be delivered as part of the value generated by the scheme – i.e. the required mitigation for development of the site for housing would render development unviable.

Table 8.1 Achievability of Sites

		All Suitable & Available Sites	Achievable	Unknown/Marginal	Not Achievable
Deliverable	Number of Sites	431	430	0	1
	Dwelling Yield	48,336	48,336	0	
	Commercial/employment yield (B Class) (m ²)	884,288	880,288	0	4,000
	Retail Yield (m ²)	26,016	24,016	0	2,000
Developable	Number of Sites	72	42	30	0
	Dwelling Yield	14,631	6,407	8,224	0
	Commercial/employment yield (B Class) (m ²)	568,657	128,100	440,557	0
	Retail Yield (m ²)	4,401	601	3,800	0
Availability Unknown	Number of Sites	99	89	10	0
	Dwelling Yield	25,300	24,618	682	0
	Commercial/employment yield (B Class) (m ²)	195,440	161,780	33,660	0
	Retail Yield (m ²)	400	400	0	0

Source: NLP Analysis

- 8.13 Overall, of the 602 sites assessed for achievability, 561 are considered achievable, 40 have unknown or marginal viability and only one is considered unachievable based on the current assessment. These results are summarised as follows:
- Only one site which may be deliverable is considered not achievable, relating to a smaller commercial scheme where the market for a potentially suitable development is considered relatively poor;
 - Of the 431 other sites considered suitable and available within the next five years, the vast majority are considered achievable (99.8%);
 - Of the 171 sites considered suitable, but not available in the first five years or with unknown availability, 131 (77%) are considered achievable, with the remaining 40 considered to have marginal achievability.

- 8.14 It should be noted that the assessment is one made on a site-by-site basis and does not take account of cumulative market capacity or the ability of the market to bring forward a certain quantum of development in any given local area. For example, a number of sites in and around a settlement might be judged as achievable on an independent basis, but this does not mean that all those sites could all be viably delivered at the same time. This will be a factor that will need to be considered by the District Council in determining its policy approach.

Overcoming Constraints

- 8.15 In a number of instances site specific constraints to development have been identified which could preclude development in the short-medium term. In order to overcome these development constraints specific engineering works, enhancements or mitigation works may be necessary. The principal potential constraint which affects many sites is potential for contamination, with the industrial and agricultural heritage of many sites meaning there is potential for ground contamination. However, as set out previously, the high development values across the District, particularly for residential, mean that such development should still be viable, despite cost factors.
- 8.16 Constraints such as utilities infrastructure capacity and the capacity of the strategic highway network have not informed the review of suitability and achievability within this SLAA. These factors are particularly sensitive to the strategy for, and distribution of, development throughout the District. As such a full assessment will be addressed separately at a later stage of the Local Plan preparation, including a full Transport Assessment to test potential impacts on the highway network.
- 8.17 These may indicate a number of key areas where comprehensive, long term, investment may be required to overcome constraints and to enable development to come forward. Strategic infrastructure capacity is likely to require further investigation and technical evidence to underpin suitability and achievability assessments.

9.0 **Deliverability and Developability**

Introduction

9.1 This section draws upon the preceding analysis of the suitability, availability and achievability assessments. A judgement has been made regarding whether the identified sites can be considered deliverable, developable or not currently deliverable or developable for development, based on if and when they are likely to come forward. This has allowed an overall indicative housing, employment and retail capacity to be identified for the District.

Approach to Assessment

9.2 Using the results of the suitability, availability and achievability assessments, an analysis of where in the series of 5-year tranches a site is likely to come forward, in line with the NPPF footnotes 11 and 12 definitions of Deliverable and Developable, has been undertaken.

Core Outputs

9.3 All 660 sites identified for assessment have been appraised on their individual merits, ensuring that EFDC has the best possible picture of current development land availability when it comes to deciding upon its strategy for delivering their Local Plan objectives.

9.4 The results for the overall Deliverability and Developability of sites within Epping Forest District are as follows:

- Deliverable sites:
 - 430 sites, comprising capacity for circa 48,336 dwellings, are considered deliverable – albeit only 136 of these sites, with a capacity for 1,726 dwellings, are within the scope of current planning policy;
 - These 430 deliverable sites have a capacity for 880,288 m² of commercial floorspace and 24,016 m² of retail floorspace, albeit only 6,900 m² and 18,016 m² respectively are within the scope of current planning policy;
- Developable sites:
 - 72 sites, comprising capacity for circa 14,631 dwellings, are considered developable, starting beyond 5 years – albeit again only 24 of these, with capacity for 458 dwellings, are within the scope of current planning policy;
 - These 72 developable sites have a capacity for 568,657 m² of commercial floorspace and 4,401 m² of retail floorspace. Whilst all of this potential retail floorspace is within the scope of current planning policy, only circa 2,200 m² of the commercial floorspace is;

- Not Deliverable or Developable on current information:
 - 99 sites, comprising capacity for 25,300 dwellings, are not deliverable or developable on current information as availability is unknown. Only 26 of these are within current policy and could deliver housing development comprising capacity for 460 dwellings;
 - These sites have a capacity for 195,440 m² of commercial floorspace and 400 m² of retail floorspace;
- 9.5 59 sites are considered not to be deliverable or developable, 54 due to suitability.
- 9.6 Table 9.1 identifies the deliverability and developability of sites.

Table 9.1 Deliverability and Developability of Sites

Site Classification	No. of Sites	Dwelling Yield	Commercial/employment yield (B Class) (m ²)	Retail Yield (m ²)
Suitable Within Current Policy, Available & Achievable	136	1,726	6,900	18,016
Suitable Outside Current Policy, Available & Achievable	294	46,610	873,388	6,000
Deliverable (0-5 Years) Sub Total:	430	48,336	880,288	24,016
Suitable Within Current Policy, Available in Future & Achievable	16	232	0	601
Suitable Outside Current Policy, Available in Future & Achievable	26	6,175	128,100	0
Suitable Within Current Policy, Available/Available in Future & Unknown/Marginal Achievability	8	226	2,200	3,800
Suitable Outside Current Policy, Available/Available in Future & Unknown/Marginal Achievability	22	7,998	438,357	0
Developable (5 Years Onwards) Sub Total:	72	14,631	568,657	4,401
Suitable Within Current Policy, Unknown Availability, Achievable	22	450	10,140	0
Suitable Outside Current Policy, Unknown Availability, Achievable	67	24,168	151,640	400
Suitable (Within/Outside Current Policy), Unknown Availability & Unknown/Marginal Achievability	10	682	33,660	0
Not Deliverable or Developable on Current Information Sub Total:	99	25,300	195,440	400
Suitable & Available but Not Achievable	1	0	4,000	2,000
Suitable but Not Available	4	262	0	0
Not Suitable – Local or Site Specific Constraints	24	0	0	0
Not Suitable – Strategic Constraints	30	0	0	0
Not Deliverable or Developable Sub Total:	59	~	~	~
Grand Total	660	~	~	~
Of Which Suitable	606	88,529	1,648,385	30,817
Of Which Within Current Local Planning Policy	189	2,640	23,246	24,423

Source: NLP Analysis

What the Capacity Shows

9.7

These numbers represent the total capacity of the individual sites identified as appropriate to deliver development. They show whether or not the individual sites assessed have a reasonable prospect of being developed (and if so when) without giving priority to any particular spatial distribution of sites or taking account of other legitimate planning judgements of the District Council outside the scope of the SLAA. They are intended to provide an initial basis upon which Epping Forest District can assess whether it has enough sites to meet overall housing, employment and retail requirements and provide information on the site options available through the Local Plan process.

- 9.8 What is clear from the development capacities identified in the SLAA is that the District currently has only 189 sites that are broadly consistent with the existing policy approach for the District (as defined by the Local Plan 'saved policies'). In residential terms, on a site by site basis, this amounts to a capacity of 2,640 homes.
- 9.9 If the objectively assessed need for development in the District is greater than can be accommodated on those sites identified in this assessment, the Council will need to review its existing policies to explore whether it should:
- Look at whether green spaces within towns and villages might be developed (i.e. 'suitable' sites not in the Green Belt, but outside the scope of existing policy); and/or
 - Review its Green Belt boundaries to allow some development (i.e. 'suitable' sites currently in the green belt); and/or
 - Look at the existing land use designations (e.g. for industry) and determine whether these should be changed to permit other uses.
- 9.10 In exploring these options the Council and local community will have a choice over the strategy and which sites to allocate, but it must be evidence based and justified. The mapping contained within appendices 6 and 7 shows there are deliverable sites across the District, including within and surrounding each of the main settlements. The implication of this for the District Council's policy choices is that the spatial strategy for growth in the District can, if necessary, achieve development in all parts of the District, allowing an element of flexibility in making policy choices between different locations. This is not to say that development will be appropriate in all locations, but there are options available if that sits comfortably with the Council's spatial planning priorities. This is important as it could allow EFDC to respond effectively to any identified local needs and aspirations.

10.0 Windfall Housing Delivery

This chapter and the analysis on which it is based has been prepared by Epping Forest District Council and is not the work of NLP.

Introduction

- 10.1 Windfall sites are those that come forward for development but have not been specifically identified in the Local Plan process and include the many small developments which deliver new housing.
- 10.2 Whilst the SLAA assesses a wide selection of sites throughout the District, it does not look at any rural sites beyond existing settlement boundaries (currently denoted by the Green Belt boundary) that would deliver less than 6 dwellings and/or are less than 0.2ha, and such sites would not normally be allocated through the Local Plan. However, cumulatively these small developments can deliver significant amounts of new housing. Additionally, whilst the SLAA has compiled a comprehensive list of sites to assess, there may be further suitable sites which become available during the Local Plan period that can contribute to the supply of new homes, despite not being identified previously.
- 10.3 The assessment of the deliverability and developability of sites (Section 9.0) illustrates the scale of constraints on the delivery of development which EFDC faces, particularly in relation to housing. Whilst there are a number of identified sites which fall within the scope of existing policy, the majority of sites fall outside existing policy and the scale of both physical and policy constraints which affect development in EFDC mean that it is appropriate to consider how much development could come forward through 'windfalls'.
- 10.4 A windfall analysis for EFDC was previously undertaken by NLP as part of the 2012 SLAA Report. This analysis assessed net dwelling completions within the District in the seven year period from 2005 to 2012. The assessment identified a windfall allowance of 36 units per annum on the basis of dwelling completions from residential schemes of less than 6 units, excluding garden site development. However, as the existing Local Plan (under which permission for these completions was granted) did not include site allocations for residential development, it was also assumed that 25% of what was completed on large schemes (6 units or more) could continue to be considered as windfall for the period of the emerging Local Plan. This provided an overall windfall allowance of 82 dwellings per annum.
- 10.5 Considering the more recent data available for the four years since the windfall allowance was last calculated, and updated guidance on the criteria for the calculation of windfall allowances, EFDC has produced an updated calculation of its expected windfall allowance.

Approach to Assessment

- 10.6 The NPPF identifies (paragraph 48) that:
- “Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”*
- 10.7 The windfall allowance should be based on an estimate of the amount of housing that could be delivered in the District on land that has not been identified in the SLAA as deliverable and developable sites and which will not be considered for allocation as part of the emerging Local Plan. This ensures that no double counting occurs.
- 10.8 The current EFDC Local Plan, produced in 1998 and updated with alterations in 2006, did not allocate sites for housing. On that basis, all housing completions currently recorded within the District can be considered as windfall. However, the Council does intend to include site allocations for housing as part of the emerging Local Plan (likely to be adopted in 2018) and as such those completions which result from larger schemes would be expected to be allocated as part of the Local Plan site allocation process.
- 10.9 This assessment of windfalls has therefore looked at historic delivery rates of total housing figures and categorised them as follows:
- a By size – with a distinction drawn between schemes of 5 dwellings or less and schemes of 6 dwellings or more; and
 - b By site type, as a garden or non-garden site – to meet the requirements of the NPPF which states that any windfall allowance should not include development in residential gardens.

Source of Assessment Data

- 10.10 EFDC maintains records of windfall housing delivery as part of its monitoring data, with figures available for each annual monitoring period between 2011/12 to 2015/16. This means that five years of trend data can be analysed, which provides a sufficient evidence base for analysing the extent to which such sites have consistently become available in the past, as required by the NPPF.

Core Outputs

- 10.11 The Council’s monitoring data shows that over the five monitoring years 2011/12 to 2015/16 a total of 1,175 dwellings (net) have come forward on windfall sites, an average of 235 dwellings per annum. Table 1 outlines the past trends in delivery, broken down by the key variables relating to scheme size, residential garden development and development type.

Table 10.1 Past Trends in Delivery of Windfall Housing in Epping Forest District

Financial year	5 units or less					6 units or more					Total
	Total	Non-Garden Sites	Garden Sites	New Build	Conv.	Total	Non-Garden Sites	Garden Sites	New Build	Conv.	
2011/12	25	20	5	20	5	263	263	0	257	6	288
2012/13	36	20	16	33	3	53	53	0	53	0	89
2013/14	47	43	4	23	24	252	252	0	252	0	299
2014/15	51	44	7	27	24	179	179	0	130	49	230
2015/16	54	46	8	35	19	213	213	0	213	0	267
Total	213	173	40	138	75	960	960	0	905	55	1,173
Annual Average	43	35	8	28	15	192	192	0	181	11	235

Source: EFDC Monitoring Data Note: Numbers may not sum due to rounding.

10.12 The NPPF identifies that any windfall allowance should be based on sites of 5 units or less, and must exclude residential gardens. Thus housing completions for 6 units or more or developments on residential gardens must be removed from any analysis of past trends when arriving at a conclusion of what could realistically come forward as windfalls in the future. The table above shows that average delivery on non-garden sites over the past five years has been 35 dwellings per annum on sites of 5 units or less.

10.13 In many places where there are constraints on the supply of new dwellings and property prices are high, a common source of windfall dwellings is conversion of other buildings or sub-division of existing units. The data shows that within the five monitoring years, a total of 55 net dwellings units were gained through conversion and changes of use on schemes of 6 units or more, at an average of 11 per annum. 49 of these units were delivered within the 2014/15 monitoring period, the vast majority of which arose from one large scale scheme. 6 units were delivered within the 2011/12 monitoring period, while no units were delivered within the remaining three monitoring periods. Given the inconsistent delivery of units within this category across the study period, there is insufficient evidence available based on past trends to suggest that delivery from conversion/changes of use on schemes of 6 units or more can be included as part of the District's windfall allowance.

Adopting a Windfall Allowance

10.14 The above analysis of past trends in windfall housing delivery shows that over the past five years almost all housing delivery in Epping Forest District has been from windfall sites, reflecting the fact the current Local Plan contains no site allocations for residential development.

10.15 It is reasonable to assume that dwelling completions on small sites of 5 units or less will continue at a similar rate, with none of these sources of completions likely to be allocated for housing as part of the emerging Local Plan. Larger windfall sites, however, will not come forward, as it is anticipated that such sites will have been assessed in the SLAA and allocated as part of the emerging Local Plan. There is therefore no evidenced approach to support the

use of figures for large site windfalls based on past trends. The NPPF is also clear that housing windfalls on residential garden sites should be excluded.

10.16

On this basis, a realistic windfall allowance would be as follows:

- An allowance for 35 dwellings per annum on sites of 5 units or under and not on residential gardens, based on the average rate seen on such sites which have come forward over the last five years.

10.17

Overall, based on past windfall housing delivery and consideration of market trends, it is anticipated that an average of circa 35 dwellings per annum is a justified and evidenced rate of windfall housing delivery which could come forward in Epping Forest District throughout the plan period.

11.0 Conclusions and Recommendations

11.1 This study has undertaken the SLAA to the adopted EFDC methodology, consistent with the requirements of the NPPF and the approach outlined in the CLG SHLAA guidance and PPG. In particular the SLAA has assessed whether and when sites could be developed for housing, employment and retail uses. In addition the study has undertaken site appraisals and derived an estimation of the deliverability and developability of some 660 potential development sites in the District.

11.2 Assessing the suitability, availability and achievability of a site will provide the information on which a judgement can be made in the plan-making context as to whether a site can be considered deliverable, developable or not currently deliverable or developable for development. The evidence presented in this report represents an objective view of the housing, retail and employment space potential for sites and will assist EFDC in taking policy decisions during its preparation of the EFDC Local Plan.

Key Findings

11.3 The study has identified a wide range of potential development sites which are considered suitable, available and achievable. In total the SLAA identifies that Epping Forest District has sites with an overall land capacity for 88,529 dwellings, 1.65 million square metres of employment floorspace and 24,423 square metres of retail floorspace, if all sites assessed as suitable were built out (which of course in reality they would not be). Table 11.1 provides a summary of the sites and dwellings that are deliverable and developable.

Table 11.1 Summary of Sites and Development Capacity Findings (for Suitable sites only)

Site Classification	No. of Sites	Dwelling Yield	Commercial/employment yield (B Class) (m ²)	Retail Yield (m ²)
Deliverable (0-5 Years):	420	48,336	880,288	24,016
Developable (5 Years Onwards):	72	14,631	568,657	4,401
Not Deliverable or Developable on Current Information:	99	25,300	195,440	400
Not Deliverable or Developable:	59	~	~	~
Total	660	~	~	~
Of Which Suitable	606	88,529	1,648,385	30,817
Of Which within Current Planning Policy	189	2,640	23,246	24,423

Source: NLP analysis

11.4 This indicative level of development capacity suggests Epping Forest District does not need to identify further broad areas to meet its likely housing and employment requirements given the scale of opportunities assessed in this

assessment. Notwithstanding, only a small amount of development capacity, equivalent to only 2.98% of all capacity for housing assessed, is within the parameters of existing local planning policy (as reflected by the adopted Local Plan 'saved policies'). On this basis, and in line with the provision of the NPPF (paragraph 48) which allows windfalls to be included within prospective supply, it is appropriate to consider the extent to which windfalls could contribute to supply beyond the sites identified in the SLAA. It is estimated that circa 35 dwellings per annum could be delivered as windfalls, which over a 15 year Local Plan period could total supply of up to 525 dwellings across the District on sites not identified in the SLAA.

- 11.5 It is important to acknowledge that it is highly unlikely that the total development yield of all sites indicated in the SLAA could be built-out across the area. To do so would require a considerable change in the demand and supply dynamics for development in the District, including an increase in realisable demand so as to not flood the market with properties that wouldn't be able to be sold or occupied. Additionally, to deliver such increased levels of development would be dependent upon other factors which will affect the overall delivery of sites, such as the need to make substantial investment in local infrastructure to support growth. Therefore, it is important to emphasise that the SLAA remains the starting point for EFDC in preparing its Local Plan to ensure that there is an adequate development land supply to meet the objectively assessed development needs of the area.
- 11.6 Despite the above demonstrating a supply that is potentially far in excess of objectively assessed housing requirements (calculated at 514 dwellings per annum between 2011-2033, 11,300 dwellings in total in the West Essex and East Hertfordshire SHMA (2015)) there are a number of key issues and constraints which the SLAA process has highlighted which may be a key consideration in some of the choices that EFDC faces, in planning for growth in the future.

Green Belt

- 11.7 The majority (59%) of the sites fully assessed are within the Green Belt and of those the majority are greenfield sites, including many which take on characteristics of previously developed land associated with their previous agricultural uses (e.g. derelict nurseries) but are in fact specifically excluded from the definition of previously developed land in the glossary within the NPPF.
- 11.8 The NPPF paragraph 83 outlines the national policy on Green Belt stating that:
“Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.”

- 11.9 The SLAA provides an objective assessment of many Green Belt sites, which, if it is deemed necessary to review Green Belt boundaries through the preparation of the Local Plan, could meet development needs in the District. With a limit on the capacity of non Green-Belt land to accommodate development, and even then further factors affecting non Green Belt sites (such as allocation as local open space or recreational land), release of land from the Green Belt is one option which may be considered and the SLAA identifies that there are numerous potential suitable development locations throughout the District that might warrant consideration for Green Belt amendments.

Release of Urban Open Space or Employment Land for Housing

- 11.10 There are a number of sites assessed within the SLAA, including many of those not in the Green Belt, which are currently allocated or performing a function as urban open space, such as playing fields or allotments, or employment land, such as existing industrial estates. Given the small number of sites judged to be deliverable or developable outside of the Green Belt, an alternative (or additional) option to Green Belt release in a location may be the release employment land or urban open space for housing development.
- 11.11 The NPPF paragraph 89 advises that provision of facilities for outdoor sport and recreation could be appropriate for the Green Belt, if it preserves the openness of the Green Belt. It may be appropriate, through the sites identified in the SLAA, to relocate existing recreational facilities within settlements to areas nearby in the Green Belt to enable development to occur without a loss of recreational amenity.
- 11.12 Due to the interplay between competing uses and the existing policies seeking to protect the Green Belt, Employment Land and Urban Open Space, the Local Plan will need to clarify and respond to these challenges, creating a unified policy approach.

Strategic Sites and Urban Extensions

- 11.13 There are a number of large strategic sites identified within Epping Forest District but adjacent to Harlow, to meet the growth needs of Epping Forest District and the Housing Market Area. These include sites to the west of Harlow near Roydon, sites to the south of Harlow and sites to the east of Harlow. These strategic sites vary in size, but form over 10,000 dwellings worth of the total capacity for residential development identified in the District.
- 11.14 Clearly, depending on the scale of growth now required in the Housing Market Area, not all of these sites will necessarily need to come forward, and there are other options, outside of Epping Forest District (and not assessed as part of this SLAA), which could similarly meet the expansion needs of Harlow. In this regard, the SLAA has objectively assessed each of the Epping Forest District sites against the methodology and the adopted criteria, to arrive at a conclusion on the Deliverability and Developability of each individual site. As stated elsewhere, the assessment is one focused on how a site performs in

terms of constraints rather than benefits and opportunities. The strategy for growth will need to consider all of the options available, including cross-boundary issues the Housing Market Area and the extent to which development adjacent to Harlow within Epping Forest District could achieve a pattern of sustainable growth for the authorities in the Housing Market Area namely East Hertfordshire, Uttlesford, Epping Forest District and Harlow.

Recommendations

- 11.15 Flowing from the conclusions, there are a number of recommendations that EFDC should take into account when using and applying the outcomes and findings of the SLAA.

Monitoring and Updating

- 11.16 This SLAA only provides a moment in time snapshot assessment of the suitability, availability and achievability of sites and this will need to be regularly updated to reflect changes in available evidence relating to each site or changes in policy/assessment criteria. The site assessments in Appendix 5 show the year in which the site was assessed, to show when the point in time assessment was undertaken. However the status of some sites may have changed since these assessments. The NPPF (paragraph 47) *'requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing'*. This is to demonstrate a rolling 5-year supply of land and to reflect the most up to date information.
- 11.17 NLP paragraph 47 has undertaken the SLAA to a consistent methodology based upon the information available at the time of the assessment. It is inevitable that the information will change and that the site assessments may also change in relation to the evidence available. This SLAA provides a methodology and a framework, including a database tool, to enable EFDC to update the SLAA in the future.

Integration with the wider Evidence Base

- 11.18 The SLAA is only one input into the Local Plan and the policy making process that EFDC will need to go through. It will be necessary for EFDC to consider the objectively assessed need for housing (11,300 as identified in the 2015 SHMA) and other uses is, and the aspirations the Council has for development within the District, taking into account the objectives, principles and policies of the NPPF.
- 11.19 In this context, whilst the SLAA provides a supply based assessment of the land potentially available to meet development needs in the District, it will need to sit alongside other evidence, including assessments of local need and demand for development provided in the ELR for employment, the Town Centres Study for retail, the Strategic Housing Market Assessment (SHMA), and the consideration of development options in and around Harlow. The

SLAA will also need to sit alongside other evidence on the capacity of the District to accommodate growth, including an infrastructure study, a transport assessment and an assessment of market capacity. Combined, these will help to inform updates to the SLAA and may highlight issues which alter the assessments made. The other technical assessments within the evidence base will need to be considered alongside the SLAA in the formulation of policy and allocation of sites. EFDC will continue to develop its evidence base and other studies to inform decisions as they arise, this study will not be solely relied upon.

Competing Land Uses

- 11.20 As identified in the conclusions, an important issue is the potential for competing land use aspirations on sites. A key recommendation of the SLAA is that the assessments of sites contained within this study as to the suitability of individual sites for development should be considered against the appraisals of the sites' quality and contribution to meeting needs for its existing use. For example, whilst the SLAA may identify a site as suitable for housing development and score it relatively well against the suitability criteria, the site may be of greater value in its current use. Particularly for sites such as recreational land (e.g. playing fields), car parks, employment land, the relative scarcity of good quality sites in these uses may weigh against the degree to which a site is viewed as suitable for redevelopment. Assessments of the contribution of a site to its existing use (e.g. through the ELR or through the Open Space, Sport & Recreation Assessment) will need to be considered.

Ownership

- 11.21 The SLAA incorporates a wide range of potential sites that have come forward through a call for sites exercise. The sites in the Call for Sites exercise have in the main been submitted by the site owner or a third party with the owner's consent and, therefore, for these sites a reasonably comprehensive database of ownership details has been collected. Other sites have either been submitted through the call for sites exercise with incomplete ownership information or have been identified outside of the call for sites process. As a result, the availability and achievability analysis has been undertaken without a full understanding of certain availability constraints for certain sites, and these sites have not been identified as deliverable or developable on current information. Without a complete picture of whether the sites can truly be considered available, the inclusion in the SLAA can only be treated as an indication of potential. It is recommended that, if EFDC wishes to include a certain site or area within its emerging strategy through the Local Plan, land ownership and aspirations are established, either through consultation exercises or directly through land registry searches.

Summary

- 11.22 This SLAA reveals a considerable number of suitable, available and achievable sites, with a substantial capacity for development of new housing, employment

and retail, which EFDC can work within. This gives scope for the Council to work further on the identification of site specific issues to underpin the production of its Local Plan and to support the making of key spatial choices for housing, employment and retail development within the District.

Appendix 1 SLAA Methodology

Epping Forest District Council
Strategic Housing Land Availability Assessment
Methodology for Consultation

Introduction

- 1 This document proposes the method to be used for carrying out a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA is an important part of the evidence base to support the delivery of sufficient land for housing to meet the local need for more homes.
- 2 The methodology has been prepared in accordance with Strategic Housing Land Availability Assessments, Practice Guidance published by the Department for Communities and Local Government (July 2007) ⁵.

Local Planning Context

- 3 Local planning authorities in England and Wales are required to produce a Local Development Framework (LDF) containing policies to guide development within their area. Epping Forest District Council is in the process of producing an LDF to replace the existing Local Plan (1998) and Alterations (2006).
- 4 The key document in the LDF is the Core Planning Strategy which will make decisions about the locations for new housing, employment, infrastructure and community facilities within Epping Forest District. The SHLAA will provide information on potential housing sites within the district to assist the decisions that will be made in the Core Planning Strategy. It is important to note that the SHLAA will only provide background information on potential housing sites. The SHLAA is not a policy document.
- 5 The SHLAA process will only be an initial assessment of the potential suitability of sites for future housing; there would necessarily be much further testing of sites in future before they would have any planning standing.
- 6 The Government has publicised its intention to abolish Regional Spatial Strategies, including the review of the East of England Plan (EEP) which was intended to look forward to 2031, and all their associated housing and employment land targets. Abolition is now expected in early 2012 when the Localism and Decentralisation Bill is enacted. The Core Planning Strategy will therefore need to set new, locally derived, housing targets for the district for the period up to 2031.
- 7 The Bill also contains a provision concerning a “duty to co-operate” with adjoining authorities, and it is anticipated that this will be strengthened which means that continued co-ordinated working, particularly with Harlow, will be expected. Urban extensions of the town, but within this

⁵ Available at:
<http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>

district, will therefore remain an option while the new housing targets are being established. The main difference will be that those housing numbers would now count towards this Council's figures rather than Harlow's, as was the case under the EEP.

National Planning Policy

- 8 The national approach to planning for housing is contained in Planning Policy Statement 3: Housing (PPS3) which seeks to provide a ready supply of land for housing to meet future demand and needs. To ensure there is sufficient land available at the local level PPS3 requires planning authorities to carry out an assessment of land supply for housing in their area known as the SHLAA. The Assessment should identify:
- specific deliverable sites for the first five years of a plan that are ready for development – this information is to be kept up to date and topped up as sites are developed;
 - specific developable sites for years 6-10, and ideally years 11-15, in plans to enable the five year supply to be topped up⁶.
- 9 For years 11-15 broad locations for growth can be indicated where it is not possible to identify specific sites. An allowance for windfall sites⁷ should not be made for the first 10 years of the plan. However, where local circumstances make it difficult to identify specific sites, a windfall allowance may be justified.

Purpose of the SHLAA

- 10 The role of the SHLAA is to identify sites with potential for housing in appropriate locations; assess their potential; and assess when they are likely to be developed.

Overall aim of the SHLAA

- 11 According to the Practice Guidance the SHLAA should aim to achieve the following outcomes:
- a A list of sites, cross referenced to maps showing locations and boundaries of specific sites (or broad locations where applicable);
 - b An assessment of each site's deliverability/developability and a realistic timescale for when the site is expected to be developed i.e. during the period 0-5 years, 6-10 years or 11-15 years;
 - c An estimate of the potential number of houses that could be developed on the site;
 - d Provide details of any constraints on the site;
 - e Recommendations on how these constraints could be overcome and when.

⁶ Strategic Housing Land Availability Assessments, Practice Guidance – Department for Communities and Local Government (July 2007)

⁷ Windfall – a housing site that was not allocated by local planning policy and becomes available for development at a later date

Partnership Approach

- 12 Where possible the SHLAA should be carried out at the level of the Housing Market Area which usually extends across the boundary of neighbouring local authorities. A number of Housing Market Areas have been identified in the sub-region, and Epping Forest District actually falls within 5 separate areas, so it is not possible to adopt this approach.
- 13 A joint Housing Market Assessment has been carried out for the local authorities in the sub-region known as the M11/London Commuter Belt East. This area comprises the districts of Uttlesford, Epping Forest, Harlow, Brentwood, East Hertfordshire and Broxbourne. Given the different stages of preparation of their individual Core Planning Strategies, it was decided that it was not practical to prepare the SHLAA in partnership with these neighbouring authorities, so this SHLAA is to be prepared for the area of Epping Forest District only. This approach is acceptable under the Practice Guidance. The other authorities in the Housing Market Assessment Area will be consulted on the Epping Forest SHLAA, in particular East Hertfordshire and Harlow.

Key Local Stakeholders

- 14 The work of producing the SHLAA will include the input of key local stakeholders such as house builders, social landlords, planning agents, town/parish councils and any other agencies that have a recognised interest in the district. (Please see list at end of this report). These key local stakeholders ('the SHLAA Partnership') will be consulted on this methodology and their views will help to shape the way in which the SHLAA is carried out. In addition, the views of key local stakeholders will be sought in assessing the deliverability and developability of potential sites.

Stages in the Methodology

11.23

These stages are set out below and follow the approach given in the Practice Guidance.

- 1 Planning the Assessment
- 2 Determining which sources of sites will be included in the Assessment
- 3 Desktop review of existing information
- 4 Assessing which sites and areas will be surveyed
- 5 Carrying out the survey
- 6 Estimating the housing potential of each site
- 7 Assessing when and whether sites are likely to be developed
 - ii Assessing suitability for housing
 - iii Assessing availability for housing
 - iv Assessing achievability for housing
 - v Overcoming constraints

8. Review of the Assessment
9. Identifying and assessing the housing potential of broad locations (where necessary)
10. Determining the housing potential of windfall (where justified)

- 16 The Forward Planning team at Epping Forest District Council will manage the production of the SHLAA via the appointed consultants. The team has extensive knowledge of local policies and the development of housing sites within the District which will be relayed to the appointed consultants. At different stages other officers of the Council will be needed to provide specific assistance (see Stages 6 and 7). Consultation with key local stakeholders will ensure that the assessment is properly conducted to the expected level of detail and in accordance with the Practice Guidance.

Stage 1: Planning the Assessment

- 17 The Council will require the consultant to deliver a clear approach for the assessment of all land within the district, as part of the tender process before appointment.

Stage 2: Determining which sources of sites will be included in the Assessment

- 18 Table 1 below lists the sources of potential sites that will be considered in the assessment. If any other sources of potential sites become apparent during the Assessment these will also be investigated.

Table 1

Sites in the planning process	
Source of potential sites	Source of information
Unimplemented planning permissions for housing	In-house database
Planning permissions for housing under construction	In-house database
Housing allocations	Local Plan and Alterations
All other land allocations	Local Plan and Alterations
Sites not currently in the planning process	

Vacant and derelict land and buildings	National Land Use Database Urban Housing Capacity Study 2002 Empty Property register Valuation office database LPA vacant property registers (industrial and commercial) Commercial property databases English House Condition Survey
Surplus public sector land	Essex County Council Land Terrier Primary Care Trust(s) Environment Agency British Waterways Contact Utility companies for Land holdings EFDC Land Terrier via Asset Management Group Register of Surplus Public Sector Land
Land in non-residential use which may be suitable for redevelopment for housing	Urban Housing Capacity study 2002 National Land Use Database Call for Sites Site visits Desktop survey
Additional housing opportunities in established residential areas	Urban Housing Capacity Study 2002 Desktop survey using Aerial Photographs Site visits
Large scale redevelopment and redesign of existing residential areas	Call for Sites Development and Design Brief St John's, Epping Broadway Options Development Brief, Debden Broadway Site visits

Sites in rural settlements and rural exception sites	Local Plan representations that were not allocated. Call for Sites Parish Council information Site visits
Urban extensions	Call for Sites
New free standing settlements	Call for Sites

- 19 Wherever possible the initial assessment will not exclude consideration of any type of land. The exceptions will be those sites that have particular designations and are protected from harmful development, for example Sites of Special Scientific Interest.

Stage 3: Desktop review of existing information

- 20 The sources of information for potential sites have been listed in Table 1 above. A Call for Sites exercise was commenced in 2008 to enable landowners, developers and members of the public to put forward potential development sites. Due to the delay in producing the Core Planning Strategy, sites being put forward under the Call for Sites process are still currently being accepted.
- 21 Apart from setting out the sources of information, another key aspect is deciding the size of sites that will be included in the assessment. It is possible to look at all sites that have potential for at least one dwelling. However the total housing yield from that exercise would be unlikely to justify the amount of extra work involved. Analysis of the information for the 5 year housing land supply for the District shows that while there are a considerable number of small sites they contribute a relatively small number of dwellings to the overall housing supply. A 5 year housing land supply can still be achieved even when those sites with five or less dwellings are removed from the figures.
- 22 It is proposed that thresholds of 6 dwellings minimum per site, or a minimum site area of 0.2 hectares are set. This area allows for 6 dwellings at a density of 30 dwellings per hectare.
- 23 As part of the desktop review each site will be assessed against a Site Appraisal. This asks a series of standard questions that draw out further information about each site and its potential suitability for housing development.
- 24 All the sites identified by the desktop review will be listed and mapped at the scale of 1:1250.

Stage 4: Assessing which sites and areas will be surveyed

- 25 All the sites identified by the desktop review will be visited. In addition to considering all identified sites attention will be paid to the following:

- Current development hotspots that are the focus of recent planning permissions which give an indication of current market demand;
 - Town and district centres and an area within 10 minutes walking time, via appropriately accessible terrain, of these centres (the CLG Best Practice Guidance defines a pedestrian catchment as ‘the areas within a 10 minute walk (up to 800m) of an established centre’⁸)
 - Principal public transport corridors and their walking catchment areas.
- 26 The survey of potential sites will follow a sequence with the most sustainable sites considered first. In this context the sequence will be:
- Brownfield site within an existing settlement boundary
 - Brownfield site adjoining an existing settlement boundary
 - Brownfield site not within or adjoining an existing settlement boundary
 - Greenfield site within or adjoining an existing settlement boundary
 - Greenfield site not within or adjoining an existing settlement boundary
- 27 The above sequence is based on the guidance in PPS3 to give preference to brownfield sites in urban areas particularly where located close to existing public transport links and infrastructure, e.g. a town or district centre. Any site in the above sequence that is located close to existing public transport links will be considered more sustainable and preferred over a similarly located site that is not as close to such links. Sites within or around larger settlements will be prioritised over those within or around smaller ones, as there are likely to be more facilities available in larger settlements.
- 28 The Council recognises the importance of the character and appearance of the Green Belt, and it will refer to current Green Belt policy in the assessment of potential sites.
- Stage 5: Carrying out the survey**
- 29 A standard site visit sheet will be used by all those carrying out the survey, to ensure a consistent approach.
- Stage 6: Estimating the housing potential of each site**
- 30 The housing potential for each surveyed site will be guided by the dwelling densities that are appropriate to that particular area of the District. It may be worthwhile in some cases to consider a number of different densities, which will give a range of different housing figures, but all details and assumptions should be appropriately recorded.

⁸ See page 13 of Strategic Housing Land Availability Assessments, Practice Guidance – Department for Communities and Local Government (July 2007)

- 31 Where an estimation of potential has already been made this will be used e.g. unimplemented planning permissions, pre-application discussions, development briefs.
- 32 For other sites the estimate will take into account the context of the location and existing dwelling densities. This will be combined with using examples of recent schemes in other similar areas to determine an appropriate density.

Stage 7: Assessing when and whether sites are likely to be developed

- 33 In deciding when and whether development is likely to occur consideration must be given to the suitability, availability and achievability of the site. Any constraints and whether they can be overcome should also be considered.
- Suitability – a site would be considered suitable for housing development if it offers an appropriate location for development and would contribute to the creation of sustainable mixed communities. Factors to be considered include (a) planning policy restrictions; (b) physical problems or limitations such as access, flood risk or contamination; (c) potential impacts such as effect on landscape features or natural habitats; and (d) environmental conditions that would be experienced by prospective residents;
 - Availability – this depends on (1) there being no restrictions in terms of legal ownership, (2) an owner prepared to sell for development or (3) a developer expressing interest to develop the site. Planning permission does not necessarily indicate availability if, for example, a landowner is not willing to sell the site. Assessment will be made on the best available information on the ownership and legal status of a site;
 - Achievability – where the economic conditions allow for development at a particular time the site can be considered achievable. Essentially the cost of development needs to be balanced against the eventual value of the dwellings when sold. To gauge whether a site is economically viable for development, views will be sought from Council officers, housebuilders and developers/agents to gain an understanding of viability. Use of available empirical evidence will also be made. Their comments on the selected sites can then be used to check whether conclusions drawn on the economic viability of the remaining sites are correct;
 - Overcoming constraints – Any constraints and the actions needed to overcome them will be considered. For example a new road access may be needed to make development possible.
- 34 A conclusion can then be reached about whether, according to the Practice Guidance, the site is deliverable or developable.

- Deliverable – this is where (1) a site is available immediately, (2) it offers an appropriate location for housing development and (3) there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.
 - Developable – this means that a site should be in an appropriate location for housing development, and there should be a reasonable prospect that it will be available for, and could be developed at, a specific point in time.
- 35 It is important to note, however, that the identification of a site in the SHLAA does not mean it will ultimately be found to be a suitable development site. Allocation of sites for housing purposes will be via the Local Development Framework.

Stage 8: Review of the Assessment

- 36 Once stages 6 and 7 are completed a list of sites will have been generated where the housing potential of each site has been assessed and a judgement made on when the site could come forward for development. A map showing the boundary of each site will also be produced.
- 37 The information collected will be used in updating the five year land supply of deliverable housing sites and will also be used to produce a housing trajectory showing when potential housing sites are likely to come forward up to 2031.
- 38 The collated information will be set out in a spreadsheet showing the likely delivery of the identified sites with housing potential over the periods 0 to 5 years, 6 to 10 years and 11-15 years as required. The 15 year period covered by the SHLAA would start in 2014 when it is intended the Core Planning Strategy will be adopted.

Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

- 39 If insufficient sites have been found the next step would be to identify broad locations for housing development. These would give some indication to the local community about where future development will be directed and provide some certainty to developers about where development will be encouraged. If it is necessary to find broad locations for housing development regard will be had to the nature and scale of opportunities in the area identified and market conditions.

Stage 10: Determining the housing potential of windfall (where justified)

- 40 PPS3 makes it clear that, where possible, the supply of land for housing should be based on specific sites or, where necessary, broad locations as these provide a more positive approach with greater certainty over the future direction of housing growth. The intention is therefore not to make

an allowance for windfall sites as part of the housing supply. This position will be kept under review as the SHLAA progresses.

Key Stakeholders for Consultation

Strategic Housing Market Assessment (SHMA) Neighbouring Councils

Borough of Broxbourne

Brentwood Borough Council

East Hertfordshire District Council

Harlow Council

Uttlesford District Council

Other Neighbouring Authorities

Chelmsford Borough Council

London Borough of Enfield

London Borough of Havering

London Borough of Redbridge

London Borough of Waltham Forest

Housing Associations

The following 5 housing associations are the Councils current main RSL partners and should be included in any partnership or stakeholder group, however any others in addition should be included as recommended by the consultants.

East Thames Group

Hastoe Housing Association

London and Quadrant Housing Trust

Moat Housing Society

Home Housing

Town/Parish Councils

Abbess, Beauchamp and Berners Roding Parish Council

Buckhurst Hill Parish Council

Chigwell Parish Council

Epping Town Council
Epping Upland Parish Council
Fyfield Parish Council
High Ongar Parish Council
Lambourne Parish Council
Loughton Town Council
Matching Parish Council
Moreton, Bobbingworth and the Lavers Parish Council
Nazeing Parish Council
North Weald Bassett Parish Council
Ongar Town Council
Roydon Parish Council
Sheering Parish Council
Stanford Rivers Parish Council
Stapleford Abbots Parish Council
Stapleford Tawney Parish Council
Theydon Bois Parish Council
Theydon Garnon Parish Council
Theydon Mount Parish Council
Waltham Abbey Town Council
Willingale Parish Council

Housebuilders or Planning Agents

As derived from our Call for Sites submission exercise and any agent or developer/house builder responsible for submission of an application for 6 or more dwellings in the District in the last 5 years before 30th September 2011 and any others as recommended by the consultants.

Other Agencies/Bodies

City of London Corporation
English Heritage

Environment Agency

Essex County Council

Hertfordshire County Council

Lee Valley Regional Park Authority

Natural England

Transport for London

Network Rail

Utility companies operating within the District

Appendix 2 Stakeholder Workshop

Invitation, List of invitees and Notes from Workshop



Planning Directorate
Civic Offices, High Street,
Epping, Essex CM16 4BZ

Telephone: 01992 564000

Facsimile: 01992 564229

Forward Planning (01992) 564517

email: ldfconsult@eppingforestdc.gov.uk

Dear

Epping Forest Strategic Land Availability Assessment - Invitation to Stakeholder Workshop:
08 March 2012

We are inviting you to the above workshop either because you have responded to the 'Call for Sites' process with suggestions for future development sites or because you have been identified as a key stakeholder in the development process.

The Council has appointed Nathaniel Lichfield & Partners (NLP) to produce a 'Strategic Land Availability Assessment' (SLAA). This is a key part of the preparation of a new local plan for the district. The SLAA will identify sites with potential for housing, employment or retail development using the Call for Sites responses and information obtained from other sources.

The potential of sites will be based on an assessment by NLP of their suitability and availability, and whether development can be realistically achieved within various time limits.

Epping Forest District Council and NLP would like to invite you to a stakeholder workshop on the SLAA as follows:

Venue: Committee Rooms, Epping Forest District Council, Civic Offices, High Street,
Epping, Essex, CM16 4BZ

Date: Thursday 08 March 2012

Time: 10.30am

The workshop will consist of a presentation by NLP describing initial findings based on a review of strategic constraints in the district and describing the approach to the assessment of development potential. This will be followed by round-table discussions on:

- Key issues supporting or limiting development opportunities, and whether these vary across the district or by individual sites;
- Prospects for overcoming constraints;
- Benefits and dis-benefits of working with other landowners;
- Current and future viability of different forms of development;
- Possible timetables for delivery of particular sites.

We provide with this letter an agenda for the workshop, outlining the key questions we will be seeking to answer through this workshop. If you, or a colleague in your place, wish to attend, please send confirmation to NLP secretary Julie Williams.

Email: jwilliams@nlplanning.com

Telephone: 0207 837 4477

If you are unable to attend, but would still like to provide input into the SLAA, please feel free to send correspondence regarding the below agenda to either NLP through the email above or to the District Council forward planning team on the email in the header of this letter. These should be received by the 14 March 2012 in order to inform the SLAA.

Yours Sincerely

Martin Taylor

Senior Planner

Nathaniel Lichfield & Partners

Jennifer Cordell

Senior Planning Officer

Epping Forest District Council

Agenda

Workshop Approach

It is anticipated the workshop will involve a short presentation by the Consultants, introducing the SLAA and our approach, followed by round-table discussion groups to consider the key questions below. The workshop will last no longer than 2 hours.

Background

The Council must plan to meet the needs of the District until 2031. Among many other things this means finding where to put homes, offices, shops and industrial units in the future, although this has to be balanced against protecting green belt, heritage and natural resources. The Plan has to be based on local evidence and plan making has to follow the process set out in guidance from Central Government. Evidence gathering and documents such as the SLAA are the very initial stage, but will ultimately inform the preparation of the Local Plan.

Details of the SLAA process, including the methodology which has been adopted, can be viewed on Epping Forest District Council's website: http://www.eppingforestdc.gov.uk/planningourfuture/Strategic_Housing_Land_Availability_Assessment.asp

Key Questions and Information Requirements

To ensure the workshop is focused and that you are able to come prepared we will be seeking to answer the following questions about the District:

- Are there areas of the District where cumulative levels of development may have unacceptable impacts? (e.g. on strategic infrastructure)
- What are the prospects for overcoming constraints or are there fundamental barriers to delivering certain types of sites?
- What is the current and future viability picture in the District for homes, employment and retail?
- What factors, if any, are affecting development viability? (e.g. Stronger vs. Weaker local markets, Brownfield vs. Greenfield sites, Large vs. Small sites)
- What factors are affecting the trajectory of development and when development or sites can be delivered?

We would be grateful if you would be able to consider these questions in advance of the workshop. If you hold any current data, analysis or reports addressing the above points which you think would be useful for us in advance of the workshop, we would be pleased to receive this to enable it to inform the study from the earliest possible opportunity (please note that any information submitted to the previous call for sites exercises and/or consultation on the methodology is already feeding into the study and need not be re-submitted).

List of Invitees

All of the following parties were invited to attend the workshop sessions, as per a list of contacts supplied by EFDC. In total over 400 technical stakeholders were invited to engage in the SLAA process.

Strategic Housing Market Assessment (SHMA) Neighbouring Councils

- 41 Borough of Broxbourne
- 42 Brentwood Borough Council
- 43 East Hertfordshire District Council
- 44 Harlow Council
- 45 Uttlesford District Council

Other Neighbouring Authorities

- 1 Chelmsford Borough Council
- 2 London Borough of Enfield
- 3 London Borough of Havering
- 4 London Borough of Redbridge
- 5 London Borough of Waltham Forest

Housing Associations

The following 5 housing associations are the Councils current main RSL partners;

- 1 East Thames Group
- 2 Hastoe Housing Association
- 3 London and Quadrant Housing Trust
- 4 Moat Housing Society
- 5 Home Housing

Landowners, Housebuilders and/or Agents

- 1 All parties that submitted a site through the Call for Sites submission exercise; and
- 2 Any agent or developer/house builder responsible for submission of an application for 6 or more dwellings in the District in the last 5 years

Other Agencies, Bodies and Stakeholders

- 1 City of London Corporation
- 2 English Heritage
- 3 Environment Agency
- 4 Essex County Council and Hertfordshire County Council
- 5 Lee Valley Regional Park Authority

- 6 Natural England
- 7 Transport for London and Network Rail
- 8 Utility companies operating within the District (including Thames Water, Anglian Water, National Grid, Transco, nPower and British Telecom)
- 9 South East Local Enterprise Partnership
- 10 Retailers/employers seeking to locate in the District in the last 2 years.
- 11 Officers from relevant Epping Forest District Council departments

Meeting Note

Our ref 12991/MS/0
Date 8 March 2012
Present
Venue Epping Forest District Council
Circulation

Subject Epping Forest - SLAA Workshop Notes

Introduction

- 11.1 On the 8 March 2012 a morning and an afternoon workshop session were held at Epping Forest District Council's offices. These workshop sessions combined were attended by over 80 key stakeholders in the SLAA process including landowners, developers, Local Authority officers (from both EFDC and Harlow DC), local property agents, planning agents, registered providers (housing associations) and statutory consultees.
- 11.2 The workshop comprised a short presentation on the key aims and processes of the SLAA and round table discussions, structured around a number of key questions. This note provides a record of the many issues, views and judgements put forward by the key stakeholders.
- 11.3 These stakeholder views were used to inform and validate our assumptions made on the Developability and Deliverability of sites within the SLAA and have therefore been an important input into the SLAA process.
- 11.4 Please note, the below is only a summary of the responses made and consensus reached by stakeholders through the workshops, and any subsequent feedback from both attendees and non-attendees, on each issue. They do not include direct quotes and none of the issues, views or judgements put forward have been attributed to individual stakeholders. Necessarily, the majority of judgements and views put forward through this exercise are qualitative and/or anecdotal in nature. This does not diminish their relevancy or validity but should be considered, as they have been through the SLAA, alongside the rest of the Council's technical evidence base.

Key Questions

What are the key issues supporting or limiting development opportunities generally, and do these vary across the district or by locations?

11.5

General points made on this key question were as follows:

- a Public transport is very important in influencing development. Access to tube and or railway stations is a key driver for development and is reflected in development values. There is restricted public transport in some locations, particularly rural areas without regular bus services. There are no new railway stations proposed in the District and there are questions over whether the existing rail network in and around the district cope, with some locations having a poorer frequency of service.
- b The strategic road network (M25/M11) supports development of significant employment where access can be gained (e.g. lack of junctions in centre of District).
- c Capacity of community infrastructure generally will limit development capacity particularly given funding cutbacks. Education capacity and capacity of hospital services is a factor. Princess Alexandra Hospital in Harlow is main hospital, with St. Margaret's in Epping not taking general admissions. Piecemeal allocation across the District results in less strain on services and quicker immediate delivery due to lesser infrastructure requirements in any one location when growth is distributed.

11.6

Points made on this key question in relation to the key areas of the district were as follows:

- a Harlow and Surrounding Areas
 - i Harlow has a key Infrastructure deficit particularly around the transport network. The highway infrastructure is a constraint, however Harlow Town offers employment and service opportunities and a lot of background studies have been provided that support growth in this area;
 - ii Harlow District Council have aspirations for regeneration and growth in and around the town;
 - iii It should be noted within Harlow District a lot of planned growth is on the eastern side, and this needs to be considered when looking at additions within the Epping Forest District boundary, particularly around cumulative impacts.
- b Central Line – London Fringe Area
 - i In the central line areas development is constrained by the Forest, Flood Plain and the limited access onto the M11. However this location is attractive due to sustainable transport options, surrounding open land and green belt, there are plots of open space within the settlement which could provide opportunities and the area is considered to have good schools and services.
 - ii In Loughton the M11 presents a key opportunity for supporting new growth, alteration to allow N/S on and off would result in greater traffic but also improve accessibility for housing or employment land.

- iii A balance needs to be struck of benefits vs. harm in this area as it could potentially accommodate growth. Chigwell has previously been an area identified with scope for growth, with areas of low value Green Belt and areas close to underground stations.
- c Lee Valley Regional Park Authority and Western Market Towns
 - i LVRPA have had the opportunity to purchase land, but have not as yet. Some landowners in the regional park (especially in the glasshouse industry) are now struggling to find a viable future use for their land.
 - ii Re-use of redundant glasshouses is a key issue. Not classed as brownfield, but have many characteristics of brownfield sites, including contamination and permanent structures which would need to be removed (e.g. concrete foundation works). This means they are costly to remediate or turn back into agricultural use (e.g. fields) and many are therefore left to decline with no viable future. Suggested that redevelopment (e.g. for housing) is one way of dealing with such sites.
 - iii Regional Park was identified to be blighting commercial business growth, through opposition to uses that do not conform with their aspirations/policies, including expansion to glasshouses businesses.
 - iv In Waltham Abbey a key constraint is the lack of transport. The housing market is generally strong throughout the District and the M25 is a great link for Waltham Abbey.
- d Market Towns
 - i In market town areas the Green Belt/Forest remains the main constraint, alongside infrastructure problems generally.
 - ii Ongar is isolated at present, the flood plain constrains development as does the lack of existing infrastructure in some places (e.g. the loss of a School at Ongar). Character of Ongar is a constraint, and removing traffic could assist this (e.g. a by-pass) but question over if a highway diversion would be viable
 - iii High streets in the Market Towns are suffering, vacancy rates are high and occupier demand is low. However these locations benefit from a good buffer from more urban areas and some have tube stations or good public transport links.
 - iv Traffic Congestion in Epping places a limit on development, particularly in peak hours and at weekends.
 - v North Weald needs significant infrastructure to support any additions. It's a good commuter area but reliant on Epping for servicing, longer term it needs infrastructure. North Weald Airfield has both a historic value as well as a key existing function as an airfield.
- e Rural Areas and Villages

- i Services can be improved in rural areas with the addition of growth (e.g. underpinning local shops/post offices and public houses etc.) Small developments in smaller rural areas would likely increase the range of facilities available, however development in these areas is constrained by local desire to keep these areas open and rural.
- ii Huge opportunity for affordable developments in these locations. A small well designed development could have a big positive impact in these areas and that Localism can be used to promote any site even if contrary to policies.
- iii Thornwood has a good link to the M11 and highways.

Are there parts of the District where cumulative levels of development may impact on suitability, availability, achievability? (e.g. impact on strategic infrastructure)?

11.7 General points made on this key question were as follows:

- a Concern over overall issues within the development and construction industry and the capacity of these businesses to deliver development in the current economic climate. Skills gaps to deliver development does not appear to be a general issue, but it is more the general economic conditions which are reducing capacity within the industry.

Funding and bank lending can be an issue currently, with both finance for developers constrained as well as mortgage availability for purchasers once development has been completed.
- b Education provision is required across the district and there is already an identified deficit in some areas of the district (e.g. Loughton / Buckhurst Hill).

Any large scale development may need to be phased to allow infrastructure to be delivered alongside growth. Phased release would also prevail in all areas with cumulative development allocations, therefore development should be well distributed to minimise this in terms of achievability.

11.8 Points made on this key question in relation to the key areas of the district were as follows:

- a Harlow and Surrounding Areas
 - i Highways and infrastructure issues (as outlined above) is a constraint on cumulative levels of growth;
- b Market Towns
 - i Cumulative development would have the same impacts as above, but would also lead to character change and deprive these areas of visual architectural evolution which is presently evident.
 - ii Ongar would benefit from a school, infrastructure and with more people to support a struggling high street.

- c Central Line – London Fringe Area
 - i Cumulative development may impact on schools, Doctors and healthcare services, central line overload and highways. However the market is strong in these areas and would cope.
 - ii Debden has scope for growth in existing infrastructure as does Chigwell.
- d Rural Areas
 - i Capacity of RSLs to deliver affordable rural exceptions scheme. This is reliant on the need to engage with landowners on expectations on land value.
 - ii Loss of character and no evidence of evolution as above.

What are the prospects for overcoming development constraints? Or are there fundamental barriers to delivering certain types of sites or sites in certain locations?

11.9

General points made on this key question were as follows:

- a Funding prospects is key to overcoming financial constraints, particularly in a period of limited/no grant funding. Need for innovative approaches to development finance (e.g. joint venture with land owners so developer risk is reduced)
- b A key barrier to delivery is inflated land values, with expectations of value too high. This is meaning ownership is not changing as there is no specific impetus to sell – depressed housing market/availability of funding to develop impacting on land values.
- c Over-reliance on certain types and sizes of development sites. A balance needed between piecemeal development to very large development sites and the scale of infrastructure needed. Cumulative impacts may become significant, but any single small development may not be viable if the infrastructure requirements become too onerous.
- d One constraint on development is local opposition to development – and this could be overcome by engaging more positively with communities.
- e Landscape design could overcome issues around coalescence of settlements and maintaining gaps between built up areas. Improvements could improve function of GB land in mitigation.
- f Revision of the Green Belt boundaries is necessary to overcome this key policy constraint to development. This could be in areas across the District surrounding settlements. Alternately it was suggested particular allocations in isolated Green Belt locations could be justified. Some owners of small sites in rural areas are often looking to meet family needs, and wish to build themselves, but current policy (e.g. GB) does not permit this.
- g Employment allocations could be possible through agricultural diversification, but High Street rate levels were identified as another reason for High Street decline and this would also affect viability.

- h Local residents and key workers should also be prioritised for housing placements before people from outside the District.

11.10

Points made on this key question in relation to the key areas of the district were as follows:

- a Central Line Areas
 - i Similar results to before. Motorway access to M11, Open Space release potential if done sensitively and others are retained and improved (or new open space provided elsewhere). Possibility to develop Crime hot spots in undeveloped parcels of land. Debden regeneration is possible, existing low density in this area and opportunity to expand Debden Business park.
- b Market Towns
 - i Market towns are desperate for investment to boost high streets although suggestion that demand for retail premises is not there, and that a managed decline (e.g. through changes of use to uses other than retail/office town centre uses) or selective upgrading may be appropriate.
 - ii Ongar was identified as a clear contender for growth to support overcoming barriers to delivery e.g. with needs for school, potential for re-introduction of train services (albeit there are no current firm plans to re-open the Epping-Ongar line as a regular commuter service or similar), declining high street and too many commuters.
 - iii Suggestions of an Epping By-Pass to allow development centrally.
 - iv Value in Waltham Abbey was noted as low therefore affordable developments more likely, however differing methods of social marketing were promoted as opportunities to overcome the funding issue.
- c Harlow Fringe
 - i New/upgrades to motorway junction required to overcome barriers to development. Jobs and economy are there to support growth theoretically although expansion of employment areas may be needed.
- d Rural areas and villages
 - i Sustainability is the main barrier, perhaps enough allocation of land to allow organic growth would improve sustainability in these locations (e.g. providing shops/services). Development is often reliant on infrastructure available in neighbouring settlements.

What is the current and future viability picture in the District for homes, employment and retail? What factors are driving viability? (e.g. stronger vs. weaker local markets, brownfield vs. greenfield sites, large vs. small, high density vs. low density)

11.11

Residential development viability

- a Residential market across the District is strong, even in the current market. House prices are high (relative to other areas) and are driven by the accessibility of District to central London. Residential development is very viable due to high prices, and costs can be either overcome through development values or alternatively spread/share across allocations.
- b Although viability is generally good, market is sluggish due to constraints on demand (e.g. mortgage availability) and poor affordability (with many sellers having unrealistic value expectations). This has not substantially impact the local market for residential development, which is seen as a better prospect than comparative areas due to high values.
- c Main viability issues arise from where developers have paid over the odds for land at the peak of the market.
- d Requirements of planning process are a key factor affecting viability e.g. affordable housing, CIL / s106, development standards required etc. These need to be flexible to ensure development can go ahead.
- e RSLs are currently purchasing properties at 'less than build cost' as there is insufficient grant available. Also links back to the funding available for land purchase where land is offered to RSLs. Means that viable development for affordable housing is difficult.
- f Brownfield development is more expensive to deliver due to costs associated with site preparation works etc. This is also the case for sites such as glasshouses, which are not classed as brownfield.
- g The market across the district largely driven by houses rather than flats, and these are considered more developable.

11.12

Employment and Retail development viability

- a A number of main employment centres outside of the District influence the market for commercial space in Epping Forest. Draw of Harlow as employment/retail centre means that many businesses look to the town as main economic centre. Potential for impacts of growth at Stansted Airport on EF district – further airport expansion not planned at present, but this may be revisited.
- b Areas closer to main highways are more viable for employment areas, and the lack of a central motorway junction (and one way junction only at Loughton/Debden on M11) is a drawback. Sites closer to underground stations are also more sought after (e.g. for workers coming to work).
- c Viability of employment development is reasonable, although lower development costs of some development types helps this.
- d Market towns are struggling with retail uses due to online shopping and changing consumer trends. More housing is required to support, but also more freedom in High Streets for leisure and recreation use to create environment similar to Brentwood. Demand from retailers (either chain or independent) for 'high street' shops is minimal meaning viability of town centre retail only development is low and high risk.

- e For retail demand, the exception is supermarkets, with supermarkets requiring (actively looking for) sites in all of the main settlements. Supermarkets could provide an anchor use for any larger town centre schemes.
- f In rural areas one of the attractions is to be away from employment areas and high streets. Opportunities for Live work units and these were identified as the best opportunities for reuse of brown field land or redundant sites. Business/employment can detract from character in villages and housing presents opportunities to improve character in rural areas.
- g Glasshouses remain a viable option in some rural areas.

What factors are affecting timetables for the delivery of development or sites?

11.13

General points made on this key question were as follows:

Generally the issues influencing delivery were felt to be the same across the district. There are generic issues with the planning system and associated delays, with the Local Plan process being too slow.

- a The economy has had a major impact upon the timetables for delivery of development, with many proposals being postponed or progressed at a slow pace to wait for better economic and market conditions.
- b Many infill plots available that could provide many small development sites, but current policy does not permit, and process to change policy to allow them to deliver development is too slow. Edges of the Green Belt could be “rounded off”.

Infrastructure capacity is limited and is preventing development from coming forward. Large sites may need to ‘front load’ in terms of infrastructure provision. Smaller sites may need less infrastructure so could come forward more quickly.

Greenfield sites are quickest to deliver, however, it was acknowledged that brownfield should come forward first. Town sites often have issues with easements, access, improvements required and legal agreements between a number of parties.

Appendix 3 Site Appraisal Sheet

SITE APPRAISAL SHEET**Site Name/Address****Ownership**Method

The Appraisal sheet uses a traffic light scoring system to calculate the potential suitability of a site for development. A green light is where there is no impact or issue and scores 1. Amber is where there is an impact or issue although this can be mitigated or it is not significant – this scores 2. A red light is where there is a significant issue and scores 3. (There is one instance of an ‘amber/red light’, which is between amber and red, and scores 2.5).

After all questions have been answered the score for the site is totalled to allow comparison with other sites in terms of potential suitability for development – the lower the total the less constraints applicable to the site and future development. The figures should not be interpreted or otherwise used as a definite identification of development sites – any such decisions will have to be subject to full community engagement and consultation. The totals will, however, be used as evidence to inform future stages in the preparation of the Local Plan alongside the qualitative data gathered during site appraisals, particularly in regard to mitigation possible.

Stage A (Strategic Constraints) is a filter for the minimum requirements for a site to be suitable. Sites will be discounted if there is a red light for questions 1) or 2) or 3).

All remaining sites will be tested against Stages B and C (Local and Other Constraints). For Stage B one or more red lights means the site is unlikely to be suitable although it will not be discounted at this stage and further investigation will be required.

If a partial site area proves too constrained for development, then the remainder of the site which is not identified as constrained shall be carried forward in the appraisal process as long as it is a parcel of 0.2ha or greater or capable of accommodating 6 or more units..

For questions where it is a subjective judgement as to whether it is a green, amber or red light the decision will be made on the best available information and in liaison with the Project Manager.

It should be noted that the Council recognises the local importance of the character and appearance of the Green Belt, and that it will refer to current Green Belt policy in the assessment of potential sites under local constraints.

NB the SLAA process is only an initial assessment of the potential suitability of sites for future development; there would necessarily be much further testing of sites in future before they would have any planning standing.

Stage A – Strategic Constraints

1) Is the site within Flood Risk Zone 3b (Functional Floodplain)?

(Green - G) No – Zone 1, little or no risk

(Amber – A) No – Zone 2, low to medium risk

(Amber – A) No – Zone 3a, high risk - exception test required (

(Red – R) Yes – site is discounted

2) Is the site within or does it impact a European Site of Nature Conservation (Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar site), Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Ancient Woodland, Epping Forest Land, or Epping Forest Buffer Land?

(G) No

(A) Yes – adverse impact/impacts that can be mitigated against

(R) Yes – within or significantly impacts - site will be discounted

3) Would development of the site affect Listed Buildings, Scheduled Ancient Monuments or Historic Parks & Gardens?

(G) Opportunity to enhance/no significant adverse impact

(A) Significant adverse impact that can be mitigated

(R) Significant adverse impact that cannot be mitigated – site will be discounted

Stage B – Local Constraints

4) Is the site in the Green Belt

(G) No

(R) Yes

5) Is it a Greenfield or Brownfield# site and is it within or adjoining an existing settlement?

(G) Brownfield site within an existing settlement boundary*

(A) Brownfield site adjoining an existing settlement boundary*

(A) Brownfield site not within or adjoining an existing settlement boundary*

(A/R) Greenfield site within or adjoining an existing settlement boundary*

(R) Greenfield site not within or adjoining an existing settlement boundary*

* Greenfield and Brownfield elements within a single site shall be clearly identified in the site notes.

* This refers to those settlements shown on the Local Plan Proposals Map as being outside the area of Green Belt policy and which therefore have a settlement boundary.

6) How would development of the site impact on the character of the landscape?

(G) Opportunity to enhance/no adverse impact

(A) Adverse impact/impact that can be mitigated

(R) Significant adverse impact that cannot be mitigated against

7) Is the site a Local Nature Reserve or Local Wildlife Site, or does it contain any Biodiversity Action Plan Priority Species or Habitats?

(G) Opportunity to enhance/no adverse impact

(A) Adverse impact/impact that can be mitigated

(R) Significant adverse impact that cannot be mitigated against

8) Are there any trees on the site protected by tree preservation orders (TPOs)?

(G) No

(A) Yes – adverse impact/impact that can be mitigated

(R) Yes – significant impact on the protected trees that cannot be mitigated against

9) Is there any relevant planning history (planning applications/decisions/appeals and/or consideration at Local Plan Inquiries)?

(G) No

(G) Yes – relevant but does not preclude development

(A) Yes – relevant issues raised that can be mitigated against

(R) Yes – relevant issues that cannot be mitigated against

10) Is the site allocated/being considered for development in the Minerals and Waste Plan/LDF?

(G) No

(A) Yes – proposed

(R) Yes – allocated

11) Is the site (or part of it) within the boundary of the Lee Valley Regional Park (LVRP)?

(G) No

(A) Yes – impact on the LVRP is minimal

(R) Yes – impact on the LVRP is significant

12) Is the site within (a) 30m of an underground electricity transmission cable; (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline?

(G) No

(A) Yes – distance scores 'Moderate' on relevant National Grid risk table

(R) Yes – distance scores 'High' on relevant National Grid risk table

13) Is the site within or adjacent to a Conservation Area?

(G) No

(A) Yes it is adjacent to, or not prominent within, a Conservation Area

(R) Yes it is prominent within a Conservation Area

Stage C – Other Constraints

The distances below are assumed to equate approximately to the following times for walking:

400m – 5 minutes; 800m – 10 minutes; 1200m – 15 minutes; 1600m – 20 minutes; 2400m – 30 minutes; 3200m – 40 minutes

Distances will be measured from the central area of the site being assessed as a boundary measurement could provide a more favourable result for larger sites.

Services outside the district boundary will be considered.

14) Accessibility – distance from the following:

(a)(i) Bus stop (with at least hourly day service)

(G) Within 400m

(A) More than 400m and less than 800m

(R) More than 800m

(a)(ii) Central Line station (recognising that this serves only 5 settlements in the district)

(G) Within 800m

(A) More than 800m and less than 1600m

(R) More than 1600m

(a)(iii) Railway station (recognising there is only one (Roydon) in the district, so take into account those close to the district boundary i.e. Waltham Cross, Cheshunt, Broxbourne, Harlow, Harlow Mills and Sawbridgeworth)

(G) Within 1600m

(A) More than 1600m and less than 3200m

(R) More than 3200m

(b) local employment provision (i.e. employment sites and principal, smaller or district centres as defined on the Local Plan and Alterations Proposals Maps)

(G) Within 1600m

(A) More than 1600m and less than 2400m

(R) More than 2400m

(c) nearest primary school

(G) Within 800m

(A) More than 800m and less than 1200m

(R) More than 1200m

(d) existing (village) shop/post office

(G) Within 800m

(A) More than 800m and less than 1200m

(R) More than 1200m

(e) GP surgery/health centre

(G) Within 800m

(A) More than 800m and less than 1200m

(R) More than 1200m

(f) nearest secondary school (recognising that only Buckhurst Hill, Chigwell, Epping, Loughton and Waltham Abbey have secondary schools)

(G) Within 1600m

(A) More than 1600m and less than 2400m

(R) More than 2400m

(g) nearest principal/smaller/district centre as defined in the Local Plan Alterations

(G) Within 800m

(A) More than 800m and less than 1600m

(R) More than 1600m

(h) nearest local centre as defined in the Local Plan Alterations

(G) Within 400m

(A) More than 400m and less than 800m

(R) More than 800m

15) Is there potential contamination on site?

(G) Opportunity to enhance/no adverse impact

(A) Adverse impact/impact that can be mitigated

(R) Significant adverse impact that cannot be mitigated against

16) Are there potential noise problems with the site?

(G) No

(A) Adverse impact/impact that can be mitigated

(R) Significant adverse impact that cannot be mitigated against

17) Could the topography constrain development of the site?

(G) No

(A) Adverse impact/impact that can be mitigated

(R) Significant adverse impact that cannot be mitigated against

18) Would development of the site be likely to affect, or be affected by, an Air Quality Management Area?

(G) No

(A) Adverse impact/impact that can be mitigated

(R) Significant adverse impact that cannot be mitigated against

19) Are there issues with car parking in the area?

(G) No significant issues

(A) Significant issues that can be mitigated against

(R) Significant issues

20) Is there sufficient access to the site?

(G) Yes - access is suitable

(A) No - however access issues can be overcome

(R) No - significant issues with access

21) Is the site used to access nearby properties/businesses/roads or pathways?

(G) No - not used for access

(A) Yes - however there are alternative means of access

(A) Yes - however alternative access can be provided

(R) Yes - providing alternative access may preclude against development

22) Do any nearby buildings overlook or front onto the site?

(G) No

(A) Yes although site could be designed to overcome this problem without reducing housing capacity

(R) Yes to overcome this problem housing capacity on the site would need to be reduced

23) Is the site part of a larger site or could it prejudice the development of any strategic sites?

(G) No

(A) Yes it is part of a larger site although this would not prejudice the development of strategic sites

(R) Yes it is part of a larger site and would prejudice the development of strategic sites

24) Would development of the site affect any locally listed buildings (e.g. Buildings of Local Interest)?

(G) No

(A) Yes - not adversely

(A) Yes - impact could be mitigated against

(R) Yes – significant impact

25) Would development of the site affect a Protected Lane (as defined by the Local Plan Proposals Map)?

(G) No

(A) Yes – impact could be mitigated

(R) Yes – significant impact

26) Would development of the site affect any heritage assets or their settings?

(G) No

(A) Yes – not adversely

(A) Yes – impact can be mitigated against

(R) Yes – significant impact

27) Does the shape of the site impact upon its potential for development?

(G) No

(A) Yes – not adversely

(A) Yes – impact can be mitigated against

(R) Yes – significant impact

28) Does the site relate well with existing communities?

(G) Yes

(A) No – although the problems can be overcome

(R) No

29) Is the site (or part of it) Common Land?

(G) No

(R) Yes

30) Is the site identified in the Employment Land Review

(G) No

(R) Yes

31) Is the site Urban Open Space as shown on the Local Plan Proposals Map?

(G) No

(A) Yes, but impact or loss can be mitigated

(R) Yes – significant impact on, or loss of, open space

Appendix 4 EFDC Senior Contaminated Land Officer Comments

Site reference	EFDC Senior Contaminated Land Officer Comments
SR-0010	West Part of site on Holmsfield Landfill Site (on site methane concentrations up to 84.9%). East Site in too close a proximity to differentiate without investigation.
SR-0037	Entire site on Woodford Bridge Tip (domestic waste with methane up to 73.4%)
SR-0075	Domestic landfill only present over NW part of site (Red). May be possible to install grout cut off wall if necessary to make development of rest of site feasible if groundwater drainage didn't preclude this (Amber).
SR-0133	Western part of site to west of M11 on landfill site so cannot assess feasibility without further investigation (Red). North part of east site contained a former military Gun Emplacement Site & Farm so could be feasible to develop (Amber) and South part of site no potentially contaminating activities identified (Green).
SR-0152	West Part of site on Bridgewater Nursery Landfill Site. East Site in too close a proximity to differentiate without investigation.
SR-0158a	Domestic landfill only present in central eastern part of site. Should be feasible to approve development of site outside a 100m buffer zone without carrying out further investigation at this stage.
SR-0182	Industrial & Domestic Waste Landfill Site present under north part of site (landfill site caught fire in the 1990s). South part of site in too close a proximity to differentiate without investigation
SR-0190	Part of Site on Landfill and rest on former sewage works which may itself preclude development from gas risks from sewage sludge. Borehole log indicates gravel has been extracted in this area and pit backfilled. Hard surfacing for industrial use may encourage offsite lateral migration of gases. Investigation and assessment would be required to identify whether suitable for housing or commercial development.
SR-0209	West main part of site on Aerodrome Landfill Site. Smaller east portion of site in too close a proximity to differentiate without investigation.
SR-0246	West Part of site on Holmsfield Landfill Site (on site methane concentrations up to 84.9%). East Site in too close a proximity to differentiate for unmanaged use without investigation (overlap with SR-0010 site).
SR-0296	Entire site on domestic waste landfill site. Although it may be feasible to develop the site for a managed commercial use, covering the site with hardstanding may encourage offsite lateral migration of gases, meaning that the risks would need to be investigated prior to considering any hard development
SR-0298	Entire site is on a former landfill Site (Bridgewater Nursery Landfill) apart from the small eastern part of the site which is in too close a proximity to differentiate without investigation. Investigation and assessment would be required before considering any housing use
SR-0319	Land was formerly a Brickworks with claypits backfilled with waste and Essex County Council have the site marked on their old historic waste site plans. From further investigation of the EFDC Planning records it appears that the CHI/11/63 application to use the land as a tip was refused, meaning that there is likely to only be moderate volumes of low organic and/or combustible waste on site from the former brickworks use.
SR-0323	This is a very large are that could be further zoned into Red, Amber and Green Zones. Further research would be required to identify additional older 20th Century landfill sites where brick earth & gravel extraction has taken place historically along the River Roding Flood Plain.
SR-0365	Site located over 2 landfill sites apart from eastern end of site. Would not be possible to assess small eastern part of site separately for unmanaged housing as hard covering across the rest of the site would encourage lateral migration to eastern part which is on permeable strata. Would

Site reference	EFDC Senior Contaminated Land Officer Comments
	require investigation and further assessment
SR-0366	West part of site located on landfill sites and south east on former agricultural fields now sports fields. Although it could be feasible to develop part of the central and southeastern side of the site without carrying out investigations to demonstrate the feasibility prior to consideration as a development site, the presence of twin high pressure gas mains through the middle of this part of the site may preclude development.
SR-0372	Industrial Waste Landfill Site only present in southern part of site in existing industrial area (Red). Should be feasible to approve development of site outside a 100m buffer zone without carrying out further investigation at this stage. North part of site contains a former Horticultural Nursery, farm and part of the Chalkhills car boot sale field where imported demolition waste hardcore has been deposited for parking (Amber).
SR-0382	Sports Ground and western half of industrial estate located over 2 domestic waste landfill sites (>80% methane recorded) so would not be possible to develop without demonstrating feasibility of securing safe development and demonstrating that the provision of hardcover would not cause lateral offsite migration of landfill gases to existing development (Red). Extreme eastern end of site could be redeveloped for managed employment use (Amber)
SR-0432	Demolition waste landfill site lies under north and eastern part of site, so not possible to consider developing this part of site unless gas and combustibility risks were demonstrated to be acceptable (Red). As landfill is mainly non-putrescible waste, could redevelop the extreme western unfilled end of site without site investigation to demonstrate feasibility (Amber)
SR-0178	Although the Planning Inspector permitted development of the western part of the site on the Holmsfield Landfill for use as a travelling gypsy yard (where the entire site is covered in hardstanding and the underneath of the caravans are not in contact with the ground to enable direct landfill gas entry), if the site was redeveloped for housing with gardens it would not be possible to exclude landscape vegetation by covering the entire site with hardstanding and it may not be feasible to install an adequate level of gas protection in unmanaged domestic dwellings (Red) Although it may be feasible to redevelop the eastern part of the site on the Meadgate Farm Landfill Site as a travellers yard (Amber) it would not be feasible to develop it for unmanaged domestic housing without first demonstrating the feasibility.
SR-0323	This is a very large are that could be further zoned into Red, Amber and Green Zones. Further research would be required to identify additional older 20th Century landfill sites where brick earth & gravel extraction has taken place historically along the River Roding Flood Plain.
SR-0438	Only the northern a quarter of the site is not underlain by a landfill site and is too small and too close a proximity to differentiate without investigation to demonstrate the feasibility.
SR-0508	There is the potential for a landfill to be present on the soft covered area in the southern / south western part of the site, meaning it would be necessary for a developer to demonstrate the feasibility of developing it for unmanaged domestic use (Red) but it should be feasible to overcome risks on other parts of the site (Amber)
SR-0543	Entire site underlain by old domestic refuse tip, meaning developers would have to demonstrate feasibility of managing landfill gas and waste combustibility risks before considering for unmanaged domestic housing
SR-0558	Although it may be feasible to install an adequate level of gas protection in managed commercial buildings to protect against gases from the

Site reference	EFDC Senior Contaminated Land Officer Comments
	underlying landfill site, it would need to be demonstrated that by introducing hard cover that offsite migration of ground gases would not cause unacceptable risks
SR-0560	Although it may be feasible to install an adequate level of gas protection in managed commercial buildings to protect against gases from the underlying landfill site, it would need to be demonstrated that by introducing hard cover that offsite migration of ground gases would not cause unacceptable risks

Appendix 5 Summary Site Appraisals

The following table provides a summary of the site assessments undertaken for each site appraised through this SLAA. It comprises an extract from the SLAA database which contains full and detailed assessments of each site; although a summary of the key factors informing each assessment is outlined here.

The sites have been assessed at a given point in time. In some instances the assessment will now be out of date and circumstances on the site may have changed. To indicate when a site was assessed (and updated if applicable) a column has been included in the below table to set out the year at which the assessment was undertaken. Where a site assessment has been updated, the site in question has not been revisited and updates have been based on additional information provided by the Council. Please see the earliest year identified in the column 'Year of Assessment' for when the site visit was undertaken.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0001	2012	Prospect Nursery, Old Nazeing Road, Nazeing, Broxbourne	Nazeing		1.43	Housing		43			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Unknown or Marginal	Developable	Site is potentially suitable but is within flood Risk Zone 3a and would require exceptions test and is also in the Green Belt. Enabling Flood Risk works may introduce abnormal costs reducing viability.
SR-0002	2012	Wealdstead, Toot Hill Road, Greensted, Ongar, Essex, CM5 9LJ	Stanford Rivers		4.25	Housing		127			Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt and poorly located for services (in Toot Hill).
SR-0003	2012	Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex	North Weald Bassett		9.14	Housing		200			Suitable - Outside Current Policy (Green Belt)	1.644	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. Small part of Eastern Edge in Flood Zone 3a/3b - but site layout could mitigate.
SR-0004	2012	Land opposite The White House, Middle Street, Nazeing, Essex, EN9 2LW	Nazeing		1.50	Housing		45			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt and also within Nazeing and South Roydon conservation area and development would need to respect character of area.
SR-0005	2012 updated in 2016	54 Centre Drive, Epping	Epping	Filtered (commitment)	0.19	Housing									Filtered	Filtered - planning permission granted for residential.
SR-0006	2012	Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF	North Weald Bassett		2.35	Employment	Housing	70	9400		Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt and is reasonably isolated in a field, albeit not far from the Harlow urban edge.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0007	2012	Land at Manor Road (South Side, Lambourne Road), Chigwell, Essex, IG7 5PD	Chigwell		5.19	Housing		100			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. Trees on southern part of site has group TPO and numerous other TPOs on site. A substantial reduction in capacity could lead to a suitable scheme which would limit impact on TPOs.
SR-0007x	2012	Land at Manor Road and Lambourne Road, lying south of junction with Vicarage Road, Chigwell	Chigwell	Filtered (Duplicate Site)	5.19						#N/A			Filtered	Filtered - site submission is a duplicate of SR-0007	
SR-0007x	2012	Land at the south side of Lambourne Road, Chigwell	Chigwell	Filtered (Duplicate Site)	5.19						#N/A			Filtered	Filtered - site submission is a duplicate of SR-0007	
SR-0007x	2012	Manor Road/ Lambourne Road, Chigwell (Opposite Vicarage Road)	Chigwell	Filtered (Duplicate Site)	5.19						#N/A			Filtered	Filtered - site submission is a duplicate of SR-0007	
SR-0008	2012	Tower Nursery, Netherhall Road, Roydon	Roydon		6.07	Housing	Employment	182	24000		Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt and poorly located for services.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0009	2012	Land north side of Epping Road, known as 'Halls Green'	Roydon		15.44	Housing	Employment	120	61000		Suitable - Outside Current Policy (Green Belt)	1.806	Available	Unknown or Marginal	Developable	Site is suitable although but in Green Belt and a there is a Scheduled Ancient Monument in centre of site (Cold War Heavy Anti Air-Craft Gun Site). Development may impact setting, although front portion of site may be developed without harming setting - particularly given existing tree belt. Potential contamination (associated with previous Brickworks and Anti-Aircraft Gun Site) could impact achievability.
SR-0010	2012 updated in 2013	Leaside Nursery, Sedge Green, Nazeing, Essex	Nazeing		0.56	Housing	Employment	17			Not Suitable	1.700	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not suitable due to strategic constraint. The whole the site has potential landfill and nursery contamination, the Senior EFDC Senior Contamination Officer states West Part of site on Holmsfield Landfill Site (on site methane concentrations up to 84.9%). East Site in too close a proximity to differentiate without investigation.
SR-0011	2012	St. Leonard's Road, Nazeing Essex. (Known as 'Perry Hill')	Nazeing		8.73	Housing	Employment	262	34900		Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0012	2012	Land to the south of 62 Hoe lane Abridge Romford Essex RM4 1AU	Lambourne		7.61	Housing		25			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. A high pressure Gas Pipeline runs through site and would reduce the capacity for development.
SR-0013	2012	Land east of Sewardstone Road	Waltham Abbey		7.38	Employment (E13)					Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is potentially suitable for E13 (Glasshouse) development as promoted. Site is within the Green Belt.
SR-0014	2012	Land adjoining 40A Hainault Road, Chigwell, Essex, IG7 6QX	Chigwell		0.39	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.613	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.
SR-0015	2012	Providence Nursery, Normandy Nursery and Sarina Nursery	Waltham Abbey		3.01	Housing		20			Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.
SR-0016	2012	Culora, Beechview Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH	Waltham Abbey		0.56	Housing		17			Suitable - Outside Current Policy (GB+Other)	1.638	Available	Achievable	Deliverable	Site is suitable and whilst it is within the Green Belt (and therefore outside of current policy) it is a brownfield site, being used as a haulage depot and within use class B8. Redevelopment for housing would therefore be also contrary to employment land policy.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0017	2012	Home Farm, Chigwell Lane, Chigwell	Chigwell		23.45	Housing		133			Suitable - Outside Current Policy (Green Belt)	1.756	Available	Achievable	Deliverable	Site is potentially suitable, but is within the Green Belt and majority of site is within buffer zone for a Gas Pipeline and capacity for development may be reduced accordingly. The Eastern edge of the site is adjacent to SAM (Moated Site Known as Marshalls) and there are Grade II Listed Stables on site near Rolls Park Corner.
SR-0018	2012 updated in 2016	Former Bank of England sports ground. Now part is the Academy Britannia Club, Langston Road, Loughton	Loughton	Filtered (commitment)	6.24	Housing	Employment								Filtered	Filtered - was granted planning permission for commercial.
SR-0019	2012	Side of Argosons, Kents Lane, Kents lane Nursery, North Weald, Epping, CM16 6AX	Moreton, Bobbingworth and the Lavers	Filtered (Below Site Threshold)	0.58	Housing						#N/A			Filtered	Site filtered - below site size threshold
SR-0020	2012	Land at Paternoster Hill, Waltham Abbey	Waltham Abbey		17.90	Housing		260			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Large band through centre of site within Flood Risk Zone 3b/3a meaning circa half of site would be unsuitable for housing development.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0021	2012	Land lying to the North of Honey Lane and west of Mason Way, Ninefields, Waltham Abbey, Essex	Waltham Abbey		0.24	Housing		10			Suitable - Within Current Policy	1.588	Available	Achievable	Deliverable	Site is suitable and is within urban area. Front of site on Mason Way within Flood Risk Zone 3a. Access would need to be improved and existing waterway on edge of site may need works (e.g. culverting) to achieve access/development.
SR-0022	2012 updated in 2016	Rear of 101-103 High Street, Chipping Ongar	Ongar	Filtered (commitment)	0.10	Housing								Filtered	Filtered - was granted planning permission for residential.	
SR-0023	2012	Weald Place Farm, Thornwood, Epping, Essex	North Weald Bassett		0.63	Housing		19			Suitable - Outside Current Policy (Green Belt)	1.725	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Northern parcel on Weald Hall Lane within Flood Zone 3a/3b and discounted. Southern parcel almost wholly within Flood Zone 2.
SR-0024	2012	Weald Place Farm, Thornwood, Epping, Essex (different plot)	North Weald Bassett	Filtered (Other Use)	46.13	Sport & Recreation					#N/A			Filtered	Filtered - promoted for other use only (sport & recreation)	
SR-0025	2012	Brook Farm, Stapleford Road, Stapleford Abbots, Essex	Stapleford Abbots		1.65	Housing		51			Suitable - Outside Current Policy (Green Belt)	1.725	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt and relatively poorly located for services and amenities (Stapleford Abbots).

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0026a	2012	Land adjacent to Theydon Bois bound by M25, M11, Coopersale Lane, Abridge Road & Central Line	Theydon Bois		30.23	Housing	Employment	192	400	400	Suitable - Outside Current Policy (Green Belt)	1.669	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable, although there are a large number of TPO's throughout the site which will need to be sensitively planned around. Site promotion details indicates one owner (of three) had not indicated support for development at that time, creating potential for ownership issues. Availability is therefore assumed unknown.
SR-0027	2012	Woodgrange Poultry Farm, 52 Ongar Road, Abridge, Essex, RM4 1UH	Lambourn e		3.48	Housing		104			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0028	2012	Land adjacent to Waterman's Way North Weald	North Weald Bassett		0.33	Housing		14			Not Suitable	1.713	n/a	n/a	Not Deliverable or Developable - Not Suitable	Site is not suitable as it is entirely covered by trees which have Tree Preservation Orders on them. Any development would have significant impact on the protected trees through their removal.
SR-0029	2012	Land East of Thornhill, North Weald	North Weald Bassett	Filtered (Duplicate Site)	14.13	Housing					#N/A				Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0269
SR-0030	2012	Land East of Tempest Mead, North Weald	North Weald Bassett	Filtered (Duplicate Site)	19.93	Housing					#N/A				Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0269

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0031	2012	Land adjacent to Skip's Corner, High Road, North Weald	North Weald Bassett	Filtered (Duplicate Site)	1.57	Housing						#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0269
SR-0032	2012	Land at Lower Sheering	Sheering		0.64	Housing		19			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0033	2012	Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU	Sheering		0.67	Housing		20			Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0034	2012	Land to East of Waltham Abbey	Waltham Abbey		21.83	Housing		500			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. A small area of Southern part of site is within Flood Risk Zone 3a/3b, with a further band of Flood Risk Zone 2 across site, which will reduce developable capacity of site.
SR-0035	2012	Land at Epping Road, Roydon	Roydon		0.18	Housing		7			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0036	2012	Land at Blumans, North Weald (two sites)	North Weald Bassett		10.78	Housing		323			Suitable - Outside Current Policy (Green Belt)	1.650	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0037	2012 Gas Pipeline Updated in 2016	Land off Chigwell Road, Chigwell, Essex	Chigwell		14.55	Housing		242			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. High pressure gas pipeline runs through site, reducing capacity by circa 1/3 to reduce risk. Site is identified as former landfill and groundwork's (including remediation) but report submitted indicates the site can be remediated viably.
SR-0038	2012	Land at Tylers Cross Farm, Water lane, Tylers Cross, Harlow	Roydon		1.03	Housing		15			Suitable - Outside Current Policy (Green Belt)	1.775	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Farmhouse, Outbuildings, Stables and Granary buildings are all Grade II Listed and form a significant portion of site. Site is prominent within the Nazeing and South Roydon conservation area and would need to be sensitively planned.
SR-0039	2012	Land at Bourne Farm, Water Lane, Tylers Cross, Harlow	Roydon		2.16	Housing		65			Suitable - Outside Current Policy (Green Belt)	1.750	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt and is poorly located for services and amenities.
SR-0040	2012 updated in 2014	Land to the rear of 11 Woodfield Terrace and The Lodge, Thornwood Common, Near Epping, Essex, CM16 6LL	North Weald Bassett	Stage A. Unsuitable (Strategic Constraint)	0.25	Housing					Not Suitable	1.731	Available	Unknown or Marginal	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Site is wholly within Flood Risk Zone 3 with large part in Zone 3a and part in Zone 3b.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0041	2012	1 Cartersfield Road, Waltham Abbey, Essex, EN9 1JD	Waltham Abbey	Filtered (Commitment)	0.92	Employment	Retail					#N/A			Filtered	Filtered - development permitted and implemented. Now a Lidl Foodstore.
SR-0042a	2012 updated in 2016	Land North and West of Park Place, Woodside, Nr. Epping	North Weald Bassett		8.33	Housing		200			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0043	2012	Land at Weald Hall Lane, Thornwood	North Weald Bassett		5.70	Housing	Employment	86	11,400		Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Southern boundary edge is within Flood Risk Zone 3a, 3b and 2 bandings but any site layout can mitigate impacts.
SR-0044	2012	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	Waltham Abbey		3.51	Housing	Employment	24	5,000		Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0045	2012	Luxborough Lane, Chigwell, Essex, Rear of Little West Hatch	Chigwell		3.18	Housing		51			Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0046	2012 updated in 2014	Latton Priory Farm, London Road, Harlow	North Weald Bassett		252.3 1	Housing	Employment	2,250	150000		Suitable - Outside Current Policy (Green Belt)	1.719	Available	Unknown or Marginal	Developable	Site is suitable, but is within the Green Belt. There are two Scheduled Ancient Monuments on site and Latton Priory is also a Grade II* Listed Building with nearby Latton Farmhouse being Grade II Listed. High pressure gas pipeline also runs through part of site. Masterplanned approach could overcome any constraints.
SR-0047	2012	Land to East of Oak Hill Road, Stapleford Abbotts, Romford, Essex, RM4 1JH	Stapleford Abbotts		2.14	Housing		64			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt and relatively poorly located for services and amenities (Stapleford Abbots).
SR-0048	2012	Land North of Ongar Road, Fyfield, Ongar Essex	Fyfield		4.09	Housing		123			Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0049	2012	Land South east of Ongar Road, Fyfield, Essex	Fyfield		2.65	Housing		80			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0050	2012	Land to East of Fyfield, Fyfield	Fyfield		7.70	Housing		231			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0051	2012	Land to south of A414 Chelmsford Road, Chipping Ongar, Essex	Ongar		12.49	Housing	Employment	375	49,960		Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0052	2012	Land at East End Farm, Harlow (part of this site is not within EFDC)	Roydon		93.95	Housing	Employment	1880	25,000		Suitable - Outside Current Policy (Green Belt)	1.788	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. Northern boundary edge is within Flood Risk Zone 3a, and 3b and World's End Local Wildlife Site cuts through centre of site; A masterplanned approach would need to mitigate impacts. Site is only being promoted for development from 5-10 years onwards, reflecting lead in times, so is available in future.
SR-0053	2012	Land East of Brentwood Road, Marden Ash.	Ongar		0.23	Housing		7			Suitable - Outside Current Policy (Green Belt)	1.619	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0054	2012	Land Surrounding High Ongar, High Ongar, Essex	High Ongar		12.35	Housing		370			Suitable - Outside Current Policy (Green Belt)	1.731	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Three parcels on southern edges of High Ongar within Flood Risk Zone 3a, 3b and 2 bandings and layout would need to respond to this.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0055	2012	Land between A414 and High Ongar	Ongar		1.04	Housing		31			Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0056	2012	Land to west of Millers Lane, Chigwell Row, Essex	Chigwell		1.21	Housing		36			Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0057	2012	Land to North of Brook Farm, Oak Hill Road, Stapleford Abbots, Essex	Stapleford Abbots	Filtered (Duplicate Site)	3.91	Housing					#N/A			Filtered	Filtered - site is a duplicate and has been superseded by SR-0252	
SR-0058	2012	Land to North of Clay's Lane, Loughton, Essex, IG10 2RZ	Loughton		2.59	Housing		78			Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0059	2012	Land at 20 Albion Hill, Loughton	Loughton		0.29	Housing		10			Suitable - Within Current Policy	1.556	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt. Circa 30% of site comprising house and garages is brownfield with remainder the residential garden.
SR-0060	2012	Land at Patches Farm, Waltham Abbey	Waltham Abbey		1.13	Housing		34			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Access route along Galley Hill Road would need improvements.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0061	2012 updated in 2016	Land adjacent to north and south of A121, south of Waltham Abbey	Waltham Abbey		50.51	Housing	Employment	758	100,000		Suitable - Outside Current Policy (Green Belt)	1.650	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0063	2012	Former Haulage Yard, Sewardstone Hall, Chingford, London, E4 7RH	Waltham Abbey		3.67	Housing		150			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, with a small proportion being previously used as a haulage yard, but it is within the Green Belt. Site is within LVRP and Impact could be significant given relative openness of site.
SR-0064x	2012	Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	Nazeing	Filtered (Duplicate Site)	0.92	Housing					#N/A			Filtered	Filtered - site is a duplicate of SR-0064	
SR-0064	2012	Sedge Green Nursery, Sedge Green, & Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	Nazeing		2.90	Housing		100			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Site is within LVRP but existing built form would minimise impact.
SR-0065	2012	Land south of Honey Lane, north of M25 and west of Junction 26 of M25	Waltham Abbey		37.87	Housing	Other (hotel)	685			Suitable - Outside Current Policy (GB+Other)	1.675	Available In Future	Achievable	Developable	Site is suitable, but part of site is within the Green Belt, whilst the remainder outside of the Green Belt is urban open space. Two of the four ownership parcels have been assembled with site assembly ongoing and therefore site is only available in the future,

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SR-0066	2012	Harlow Park Nursery, London Road, North Weald Bassett	North Weald Bassett		7.19	Employment		28,760			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0067	2012	Land to the west of Ongar	Ongar		72.07	Housing		1,620			Suitable - Outside Current Policy (Green Belt)	1.750	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Large band through centre of parcels comprising the site within Flood Risk Zone 3b, 3a and 2. Circa 1/4 of site would be unsuitable for housing development reducing capacity. Ongar Wood and Ongar Oaks Local Wildlife Sites are included within the site, but could be incorporated into a suitable masterplan
SR-0068	2012 updated in 2014	Land to the west of Sumners (bounded in part by Water Lane and Epping Road, Tylers Cross (also partly within Epping Upland and Harlow DC)	Roydon		53.62	Housing	Employment	1100			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Unknown or Marginal	Developable	Large band through centre of parcels comprising the site within Flood Risk Zone 3b, 3a and 2. Circa 1/4 of site would be unsuitable for housing development (as per PPS25 vulnerability classification) but site layout could avoid any impacts.
SR-0069	2012	Land at Ivy Chimneys Road, Epping	Epping		1.89	Housing		56			Suitable - Outside Current Policy (Green Belt)	1.631	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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SR-0070	2012	Land at Forest Drive, Theydon Bois	Theydon Bois		0.93	Housing		0			Suitable - Outside Current Policy (Green Belt)	1.631	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0071	2012 updated in 2013	Land at Stonards Hill, Epping	Epping		14.50	Housing		300			Suitable - Outside Current Policy (Green Belt)	1.706	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. A number of TPO's spread throughout site and development may involve loss of trees but could be achievable with a very sensitive masterplan. The site is currently subject to an Option Agreement with Waste Developments Ltd but could be available for development in the future.
SR-0072	2012	Land at Tylers Farm [271 High Road], North Weald	North Weald Bassett		1.29	Housing		38			Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Tyler's Farmhouse is Grade II Listed Building on site and a prominent feature forming a significant portion of site, reducing development capacity.
SR-0073	2012	Land to the East of the M11, Sheering	Sheering		4.70	Housing	Employment	71	9,400		Suitable - Outside Current Policy (Green Belt)	1.638	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0073x	2012	Land at Sheering, title number EX773617. Ordnance survey map ref: TL5013NW. Plot centred on TL502138	Sheering	Filtered (Duplicate Site)	~	Housing						#N/A			Filtered	Filtered - site is adjacent to other SR-0073 plot and has been assimilated into that site to be assessed jointly.
SR-0074	2012	Land to the east of the A414, New House Farm, Harlow	North Weald Bassett		10.34	Housing	Employment	155	20,680		Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0075	2012 updated in 2013	Land to the north of Church Road, Ongar	Moreton, Bobbingworth and the Lavers		0.73	Housing	Employment	20	1,387		Suitable - Outside Current Policy (Green Belt)	1.719	Available	Unknown or Marginal	Developable	Site is suitable, but is within the Green Belt. The following are comments from the EFDC Senior Contaminated Land Officer concerning contamination on the site, domestic landfill only present over NW part of site (Red). May be possible to install grout cut off wall if necessary to make development of rest of site feasible if groundwater drainage didn't preclude this (Amber).
SR-0076	2012	Land south of Vicarage Lane, North Weald	North Weald Bassett		6.04	Housing	Employment	91	12,080		Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0077	2012	Land at Thornwood Common, North Weald, Essex	North Weald Bassett		20.68	Housing	Employment	310	41,360		Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0078	2012	Sovereign Fields, Bury Road, Sewardstonebur y Chingford, London, E4 7QN	Waltham Abbey		8.26	Housing		248			Suitable - Outside Current Policy (Green Belt)	1.756	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Sewardstone Green Paddocks Local Wildlife Site is included within part of the site and would need to be planned around. Small part of western tip of site adjacent to Epping Forest SSSI/SAC, although impacts could be mitigated.
SR-0079	2012	Sewardstone Nurseries Ltd, Mott Street, Chingford, Essex, E4 7RW	Waltham Abbey	Filtered (Duplicate Site)	4.12	Housing					#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR- 0079	
SR-0080	2012	Coppice Farm, Coppice Row, Theydon Bois, Essex, CM16 7OS	Theydon Bois		2.28	Housing		68			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Site is adjacent to Epping Forest SSSI/SAC. Well- designed scheme at appropriate density likely to be able to be mitigate adverse impacts.
SR-0081	2012	Hamlet Hill Land, Hamlet Hill, Roydon, Essex	Roydon		15.93	Housing		478			Suitable - Outside Current Policy (Green Belt)	1.769	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. A high pressure gas pipeline runs through southern part of site and would reduce the developable area.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0082	2012	Weald Bridge Nursery, Kents Lane, North Weald, Essex	Moreton, Bobbingworth and the Lavers		0.41	Housing		6			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0083	2012	Paternoster Nursery, Paternoster Hill, Waltham Abbey (2 sites to be considered together)	Waltham Abbey	Filtered (Duplicate Site)	~	Housing					#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0020	
SR-0084	2012	Pendowe and Grange Hill Nursery, Sewardstone Road Daines Nursery, Sewardstone Nursery, Pritchard's Nursery, Mott Street Nursery, Cedar Lodge, Mott Street, London E4	Waltham Abbey		6.40	Housing		320			Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0085	2012	Former Royal Gunpowder Factory Site, Beaulieu Drive, Waltham Abbey, Essex, EN9 1JY	Waltham Abbey	Stage A. Unsuitable (Strategic Constraint)	62.43	Housing	Employment				Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Part Flood Risk Zone 3 (both a and b across site), Cornmill Stream & OI SSSI across site, Adjacent to SPA/RAMSAR site to west and Waltham Abbey Royal Gunpowder Factory Scheduled Ancient Monument (SAM) across majority of site.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0086	2012	Land to the west, and Game Farm nursery, Old House Lane, Roydon, Essex	Roydon	Filtered (Duplicate Site)	5.62	Housing						#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0091
SR-0087	2012	Pound Field, Bell Common, Epping, Essex	Epping		2.81	Housing		84			Not Suitable	1.681	n/a	n/a	Not Deliverable or Developable - Not Suitable	Site is not suitable as it is within a Local Wildlife Site and development would have a significant adverse impact on the wildlife which cannot be mitigated against.
SR-0088	2012	Land in School Lane, Chigwell	Chigwell		3.67	Housing		150			Suitable - Outside Current Policy (Green Belt)	1.644	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0089a	2012	Land Lying to the West side of Galley Hill Road, Northern Portion	Waltham Abbey		11.37	Housing		341			Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Access route along Galley Hill Road would need improvements.
SR-0089b	2012	Land Lying to the West side of Galley Hill Road, Southern Portion	Waltham Abbey		7.41	Employment (E13)					Suitable - Outside Current Policy (Green Belt)	1.669	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable, but is within the Green Belt, with Glasshouse development primarily promoted, which also appears to be the existing use. Access route along Galley Hill Road would need improvements. Site ownership is unknown (site promoter did not own the site at the time) and therefore availability is unknown.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0090	2012	Land to east of Longfields, Ongar	Ongar		3.82	Housing		114			Suitable - Outside Current Policy (Green Belt)	1.644	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0091	2012 updated in 2014	Land to the west of Harlow between Old House Lane, Epping Road, Water Lane and Katherines (also partly within Harlow DC)	Roydon		74.10	Housing	Employment	1100	33000		Suitable - Outside Current Policy (Green Belt)	1.700	Available	Unknown or Marginal	Not Deliverable or Developable - Not Suitable	Site is suitable, but is within the Green Belt. Parndon Wood Local Wildlife Site, a small cluster of TPO's and Oldhouse Farmhouse and adjacent Barn both being Grade II Listed will be factors that will require a sensitive planned development. Site is within single ownerships so available.
SR-0092	2012	Latton Park, London Road, Harlow	North Weald Bassett		17.81	Employment			71240		Suitable - Outside Current Policy (Green Belt)	1.700	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. Site is within multiple ownerships with land assembly ongoing, so only available in the future.
SR-0093	2012	No 3 Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing		3.33	Housing		100			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0094	2012	Land at North of Villa Nursery, Reeves Lane, Roydon, Essex	Roydon		5.15	Employment (E13)	Housing	154			Suitable - Outside Current Policy (Green Belt)	1.763	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt and is also within Nazeing and South Roydon conservation area and is a field off Rayne's lane with relatively prominent open field system.
SR-0095	2012	Merry Weather Nursery, Reeves Lane, Roydon, Essex	Roydon		4.22	Employment (E13)	Housing	126			Suitable - Outside Current Policy (Green Belt)	1.744	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0096	2012	Villa Nursery, Reeves Lane, Roydon, Essex	Roydon		0.71	Employment (E13)	Housing	21			Suitable - Outside Current Policy (Green Belt)	1.731	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0097	2012	Tylers Farm, 271 High Road, North Weald, Essex	North Weald Bassett	Filtered (Duplicate Site)	~	Housing					#N/A			Filtered	Filtered - site is a duplicate of SR-0072	
SR-0098	2012	Land bounded by Courtland Drive/ Chigwell Brook, the London Underground Central Line and Vicarage Lane, Chigwell, Essex	Chigwell		37.03	Housing	Employment	750	12000		Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. A small number of TPO's are clustered centrally in site. Impact on trees mitigable through layout.
SR-0099	2012	Lea Valley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey		16.67	Housing		100			Suitable - Outside Current Policy (Green Belt)	1.650	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0100	2012	Land off Honey Lane (South of the junction of Margherita Road and Honey Lane), Waltham Abbey, Essex	Waltham Abbey	Filtered (Duplicate Site)	12.96	Housing						#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0065
SR-0101	2012	Netherbowers, Perry Hill, Nazeing, Essex	Nazeing		0.23	Housing		7			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Site is in Nazeing and South Roydon conservation area and is in a relatively prominent location on hill with views from around.
SR-0102	2012	Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar	Ongar		0.80	Housing		8			Suitable - Outside Current Policy (Green Belt)	1.644	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0103	2012	Upper Clapton Football Club, Upland Road, Thornwood Common, Epping, Essex, CM16 6NL	North Weald Bassett		0.15	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable	Site is suitable, and developed as a car park for the Rugby Club, but is within the Green Belt and may impact openness if developed so is outside current policy.
SR-0104	2012	Land adjoining Parklands, Waltham Abbey	Waltham Abbey		4.34	Housing		150			Suitable - Outside Current Policy (Green Belt)	1.631	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0105	2012	Longfield Nursery, Epping Road, Roydon, CM19 5DU	Roydon	Filtered (Duplicate Site)	4.63	Housing						#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0091

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0106	2012	Game Farm Nursery, Old House Lane, Roydon	Roydon	Filtered (Duplicate Site)	2.94	Housing					#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0091	
SR-0107	2012	Land at Epping and Parsloe Road, Roydon, Essex (Blakes Farm)	Roydon		3.36	Housing		135			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0108	2012	Land to west of Chigwell Park drive and to north of Luxborough Lane, Chigwell	Chigwell		10.18	Housing		150			Suitable - Outside Current Policy (Green Belt)	1.781	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Band of Flood Risk Zone 3a, 3b and 2 across central area of site, along with high pressure gas pipeline running through site, and circa half of site is TPO trees. This would reduce developable area of site substantially.
SR-0109	2012	Richmonds Farm, Parsloe Road, Epping Green, CM16 6QB	Epping Upland		1.26	Housing		37			Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	Site is suitable but within Green Belt. Richmonds Farmhouse on Parsloe Road is Grade II Listed and design would need to respond to this.
SR-0110	2012	Land adjoining 174 Crooked Mile, Waltham Abbey, EN9 2ES	Waltham Abbey	Filtered (Below Site Threshold)	0.05	Housing					#N/A			Filtered	Site filtered - below site size threshold	
SR-0111	2012 Gas Pipeline Updated in 2016	Oaks Farm Land, Vicarage Lane, Chigwell, Essex	Chigwell		4.95	Housing		148			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0111x	2012	Front field, Oaks Farm, Vicarage Lane, Chigwell, Essex	Chigwell	Filtered (Duplicate Site)	~	Housing						#N/A			Filtered	Filtered - site is adjacent to other SR-0111 plot and has been assimilated into that site to be assessed jointly.
SR-0112	2012	Land to the west of Stanford Rivers Road, Ongar	Ongar		31.88	Housing	Employment	765	25,500		Suitable - Outside Current Policy (Green Belt)	1.675	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. Existing tenant farmer means site not currently available, but could be in the future.
SR-0113a	2012 updated in 2014	Land South of Brook Road, Epping	Epping		26.08	Housing		133			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Unknown or Marginal	Developable	Site is suitable, but is within the Green Belt. Gardener's Farmhouse and Nearby Barn are Both Grade II listed and design would need to respond to this. Southern part of site is within buffer zone of overhead electricity lines.
SR-0114	2012	Rosewood Farm, Common Road, Broadley Common, Nazeing	Roydon	Filtered (Duplicate Site)	0.57	Housing						#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0241
SR-0115	2012	Metropolitan Police Chigwell Sports Club, Chigwell Hall, High Road, Chigwell, Essex, IG7 6BD	Chigwell		19.24	Housing		575			Suitable - Outside Current Policy (Green Belt)	1.706	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. Chigwell Hall Grade II Listed Building at centre of site. Building is prominent feature of site and any development will need to mitigate any impact on the setting of the building. Site is currently in use and promoter identifies would only be available in the future.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0116	2012	Land to the rear of Oakley Hall, Nazeing	Nazeing		1.51	Housing		45			Suitable - Outside Current Policy (Green Belt)	1.744	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0117	2012	The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW	Roydon		1.30	Housing		39			Suitable - Outside Current Policy (Green Belt)	1.756	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Site is within LVRP and impact could be significant given relative openness of site.
SR-0118	2012	[land at] Theydon Place, Epping	Epping	Filtered (Duplicate Site)	1.71	Housing					#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0208	
SR-0119	2012	North Weald Airfield, Merlin Way, North Weald Essex, CM16 6AA	North Weald Bassett		154.21	Employment	Housing	735	42000		Suitable - Outside Current Policy (Green Belt)	1.763	Available In Future	Unknown or Marginal	Developable	Site is suitable, but is within the Green Belt. Part of site is allocated Employment Land. Promoter identifies phasing from 2015 so assumed available in future. Potential contamination on site and costs associated with airfield uses mean achievability is more marginal, particularly for commercial development.
SR-0120	2012	Bowes Field, Chipping Ongar	Ongar		3.30	Housing		100			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0121	2012	Land at Sheering Lower Road, Sawbridgeworth	Sheering		0.48	Housing		14			Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Site is in Lower Sheering conservation area and is within the setting of the former Maltings buildings characterising the area meaning it is prominent location which will need to be sensitively planned.
SR-0122	2012	Dreams, Beech Road, Willingale, Essex	Willingale		1.60	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.731	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. Site promoter identifies site is only available in future (5-10 years).
SR-0123	2012	School Lane, Beauchamp Roding, Fyfield, Essex	Abbess Beauchamp and Berners Roding		0.49	Housing		8			Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0124	2012	Wood Field, Dunmow Road, Beauchamp Roding, Essex	Abbess Beauchamp and Berners Roding		0.97	Housing	Employment	2	3,200		Suitable - Outside Current Policy (Green Belt)	1.731	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0125	2012	Brick Kiln, Downhall Road, Matching Green, Essex	Matching		0.72	Housing		6			Suitable - Outside Current Policy (Green Belt)	1.725	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt and poorly located for services and amenities.
SR-0126	2012	Stonals, Wardens Hall, Willingale, Essex	Willingale		1.35	Housing	Employment	5	5,400		Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0127	2012	Church Field (2ha site), Willingale, Essex	Willingale		1.43	Housing		43			Suitable - Outside Current Policy (Green Belt)	1.731	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. Site promoter identifies site is only available in future (5-10 years).
SR-0128	2012	Hérons Farm (1.75ha site), Hérons Lane, Fyfield, Essex, CM5 0RQ	Fyfield		1.99	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.725	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. Farmhouse, Outbuildings and two Barns at Heron's Farm are all Grade II Listed and form a significant portion of site. This would reduce capacity of site and require adequate design mitigation. Site promoter identifies site is only available in future (5-10 years).
SR-0129	2012	The Nursery, School Lane, Magdalen Laver, Essex	Moreton, Bobbingw orth and the Lavers		4.14	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.750	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0130	2012	Church Field (1ha site), Willingale, Essex	Willingale		0.92	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0131	2012	Hérons Farm (6ha site), Hérons Lane, Fyfield, Essex, CM5 0RQ	Fyfield		4.40	Housing		130			Suitable - Outside Current Policy (Green Belt)	1.700	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. Site promoter identifies site is only available in future (5-10 years).

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0132a	2012	Land extends from South West of Epping adjacent to the M25 motorway to Northern Edge of Epping and also to Thornwood Common and Epping Green	Epping Upland		782.87	Housing	Employment	5,000	10,000	4000	Suitable - Outside Current Policy (Green Belt)	1.838	Available	Achievable	Deliverable	Site is exceptionally large, with a range of constraints identified affecting individual parts of the site, including wildlife sites, areas of Flood Risk Zone 3b, listed buildings. Site is within the Green Belt. Smaller parcels of site could be suitable or a more substantial masterplanned development.
SR-0132b	2012	Epping Sports Club	Epping		2.34	Housing		70			Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Site is also performing open space function as sports club, albeit site promoter suggests this could be re-provided on other land owned nearby. Small number of TPOs along western edge of site would need to be retained.
SR-0132c	2012	Tower Road Allotments	Epping		0.50	Housing		40			Suitable - Outside Current Policy (Other)	1.619	Available	Achievable	Deliverable	Site is suitable but is urban open space (allotments). Current access points would need to be improved.

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0133	2012 updated in 2013	New Barns Farm, off Chigwell Rise, Chigwell (North of Underground line and east and west of M11) (also partly in Chigwell Parish)	Chigwell		64.12	Housing		300			Suitable - Outside Current Policy (Green Belt)	1.719	Available In Future	Unknown or Marginal	Developable	Site is suitable but is within the Green Belt. Gas Pipeline buffer and Flood Risk Zone 3 reduces capacity on site. Site is only identified as being available in future. Contamination on site (former landfill and gasworks) may make achievability more marginal. Comments from the EFDC Contaminated Land Officer - Western part of site to west of M11 on landfill site so cannot assess feasibility without further investigation (Red). North part of east site contained a former military Gun Emplacement Site & Farm so could be feasible to develop (Amber) and South part of site no potentially contaminating activities identified (Green).

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		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0134	2012 Gas Pipeline Updated in 2016	Beech Farm, High Road, Loughton	Loughton		3.79	Housing		57			Suitable - Outside Current Policy (Green Belt)	1.706	Available In Future	Achievable	Developable	Site is suitable but is within the Green Belt. Small part of site is adjacent to Epping Forest SSSI/SAC. 100% of the site falls within a high pressure gas pipeline buffer zone, including the area of high risk - this reduces capacity by circa 50% to factor in built design mitigation. Site promoter identifies site is only available in future (5-10 years).
SR-0135a	2012	Stoneyfield, Hoe Lane, Nazeing	Nazeing		0.40	Housing	Employment	12	1600		Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0135b	2012	Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing		0.68	Housing	Employment	21	2720		Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0136	2012	Burleigh Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing		1.05	Housing	Employment	32	4200		Suitable - Outside Current Policy (Green Belt)	1.738	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. TPO's along rear part of site would need to be retained.
SR-0137	2012	Knollys Nursery, Pick Hill, Waltham Abbey, Essex, EN9 3LF	Waltham Abbey		4.01	Housing		120			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0138	2012 Gas Pipeline Updated in 2016	Northfield Nurseries, Sewardstone Road, E4 7RG	Waltham Abbey		5.46	Housing		148			Suitable - Outside Current Policy (Green Belt)	1.725	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Circa rear 1/3 of site in Flood Risk Zone 2 and site is also within LVRP. Circa 10% of the site falls within the high pressure gas pipeline buffer zone. A 10% reduction to the yield is applied to take account of potential in built design mitigation.
SR-0139	2012	Riddings Lane, Hastingwood Road, Hastingwood, North Harlow, Essex, CM18 7HT	North Weald Bassett		1.50	Housing		50			Suitable - Outside Current Policy (Green Belt)	1.644	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0140	2012	Hill Farm Nursery, Hamlet Hill, Roydon, Harlow, Essex	Roydon		0.38	Housing		12			Suitable - Outside Current Policy (Green Belt)	1.763	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0141	2012	The Paddock, Ongar Road, Fyfield, Essex	Fyfield	Filtered (Below Site Threshold)	0.12	Housing					#N/A			Filtered	Site filtered - below site size threshold	
SR-0142	2012	Beale Oaken, Tylers Road, Roydon Hamlet, Essex	Roydon		3.03	Housing		91			Suitable - Outside Current Policy (Green Belt)	1.775	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Site is within Nazeing and South Roydon conservation area and the enclosed fields either side of Tyler's Road are prominent in the setting of Roydon Hamlet

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0143	2012	Woodbine Cottage, Honey Lane, Waltham Abbey, EN9 3QT	Waltham Abbey		0.10	Housing		3			Suitable - Outside Current Policy (Green Belt)	1.719	Available	Unknown or Marginal	Developable	Site is suitable, and although within the Green Belt (and therefore outside current policy) is wholly previously developed/brownfield land. Site is small and narrow which could limit potential scale of development and as a brownfield site the demolition costs and build costs on this constrained location is could impact viability.
SR-0144	2012 updated in 2016	Foster Street Farm, Foster Street, Harlow Common, Harlow, Essex	North Weald Bassett	Filtered (commitment)	0.55	Housing								Filtered	Filtered - development permitted for residential.	
SR-0145	2012	Cecil House, Foster Street, Harlow Common, CM17 9HY	North Weald Bassett		1.28	Housing		38			Suitable - Outside Current Policy (GB+Other)	1.681	Available	Achievable	Deliverable	Site is suitable, and although within the Green Belt is previously developed/brownfield land (construction company and builders yard). Site is also in existing employment use and redevelopment for housing would be outside of current policy.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0146	2012 Gas Pipeline Updated in 2016	Land East of Harlow, North of Church Langley and South of Sheering Road	Sheering		317.43	Housing	Employment	1,500	50,000		Suitable - Outside Current Policy (Green Belt)	1.750	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Large site with two bands of Flood Risk Zone 3a/2 running through site and numerous listed buildings, but masterplanned approach could mitigate impacts.
SR-0147	2012	Land to the north boundary of Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell		3.26	Housing		116			Not Suitable	1.800	n/a	n/a	Not Deliverable or Developable - Not Suitable	Site is not suitable as it is landlocked with no appreciable means of suitable site access. The majority of the site is within the buffer zone of a gas pipeline. A planning appeal against refusal for residential development was dismissed in 2008 citing similar suitability constraints.
SR-0148	2012	Pick Hill Farm, Pick Hill, Waltham Abbey, Essex	Waltham Abbey	Filtered (Below Site Threshold)	0.10	Housing						#N/A			Filtered	Site filtered - below site size threshold
SR-0149	2012	Tudor House, High Road, Thornwood, with adjacent land.	North Weald Bassett		3.58	Housing		175			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0150	2012	The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY	Nazeing		1.43	Housing		43			Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site	
SR-0151	2012	Land at Birchwood Industrial Estate, Hoe Lane, Nazeing, EN9 2RJ	Nazeing		1.67	Employment				6,680		Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is promoted for and suitable for commercial development, but is within the green belt. Site is Brownfield and TPOed trees around edge of site. Impacts mitigable.
SR-0152	2012 updated in 2013	Lakeside Nursery, Pecks Hill, Nazeing, EN9 2NW	Nazeing		0.24	Housing		7				Not Suitable	1.694	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not suitable due to strategic constraint. The whole the site has potential landfill and nursery contamination. Comments from the EFDC Senior Contaminated Land Officer - West Part of site on Bridgewater Nursery Landfill Site. East Site in too close a proximity to differentiate without investigation.
SR-0153	2012	Land north of Stewards Green Road, Epping	Epping		14.64	Housing		400				Suitable - Outside Current Policy (Green Belt)	1.650	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0154	2012	Land behind Rose Cottage, Toot Hill, Ongar	Stanford Rivers		2.20	Housing		66				Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt and poorly located for services (in Toot Hill).

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SR-0155	2012	Land at Junction of Nine Ashes Road and Woolmongers Lane, Paslow Common, Ingatestone, Essex, CM4 0JX	High Ongar		0.86	Housing		12			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0156	2012	Paslow Common Farm, Nine Ashes Road, Paslow Common, Ingatestone, Essex	High Ongar		1.75	Housing		20			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0157	2012	Mount Pleasant House, Harlow Road, Roydon, Essex	Roydon		2.03	Housing		60			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Locally Listed Building, Mount Pleasant is a Large Georgian house with several historically significant owners. Development of house/grounds could significantly harm house and/or setting of building and this is a key constraint.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0158a	2012	Land at North Weald Bassett, South of Vicarage Lane	North Weald Bassett		29.06	Housing		1093			Suitable - Outside Current Policy (Green Belt)	1.681	Available	Unknown or Marginal	Developable	Site is suitable, but is within the Green Belt. Comments from the EFDC Senior Contaminated Land Officer - Domestic landfill only present in central eastern part of site. Should be feasible to approve development of site outside a 100m buffer zone without carrying out further investigation at this stage. This may affect achievability which is considered unknown/marginal.
SR-0158b	2012	Vicarage Lane/ East/West of Church Lane (East of Merlin Way), North Weald	North Weald Bassett		10.12	Housing		152			Suitable - Outside Current Policy (Green Belt)	1.738	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Eastern parcel of site (east of Church Lane) within Flood Risk Zone 3a and 3b. Overall, circa 1/2 of site is within Flood Risk Zone 2 or 3 and will reduce site capacity accordingly.
SR-0159	2012 updated in 2016	Bansons Yard, High Street, Chipping Ongar, Essex, CM5 9AR	Ongar	Filtered (commitment)	2.17	Housing									Filtered	Filtered - development permitted for residential.
SR-0160	2012	Fernbank Nursery, Nazeing Road, Nazeing, Essex	Nazeing		3.03	Housing		73			Suitable - Outside Current Policy (Green Belt)	1.650	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Site is within LVRP, although impact upon setting is likely to be minimal.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0161	2012	Pickfield Nursery, Pick Hill, Waltham Abbey, Essex	Waltham Abbey	Filtered (Duplicate Site)	4.20	Housing						#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0020
SR-0162	2012	Land lying to the east of the Crooked Mile, adjacent to Clapgate Lane/ Eagle Gate	Waltham Abbey		17.75	Housing		533			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0163	2012	Land to the rear of Tregarth, Grange Lane, Roydon, Essex	Roydon	Filtered (Below Site Threshold)	0.13	Housing						#N/A			Filtered	Site filtered - below site size threshold
SR-0164	2012 updated in 2014	Esham, Paynes Lane, Nazeing, Essex	Nazeing	Stage A. Unsuitable (Strategic Constraint)	2.15	Housing					Not Suitable	1.738	Available	Unknown or Marginal	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - majority of site within Flood Zone 3b
SR-0165	2012	Home Farm, Copped Hall Estate, Epping, Essex, CM16 5HS	Epping Upland		0.63	Housing		8			Suitable - Outside Current Policy (Green Belt)	1.750	Available	Achievable	Deliverable	Site is suitable but in Green Belt. Site is also in Conservation area and near to Copped Hall Listed Buildings which would need a sensitively planned development.
SR-0166	2012	Spinney Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing		0.42	Housing		13			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0167	2012	Belmont, Hamlet Hill, Roydon	Roydon		0.44	Housing		13			Suitable - Outside Current Policy (Green Belt)	1.750	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0168	2012 updated in 2014	Green Leaves Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9	Nazeing		2.61	Gypsy/Trave- ller Site - Assed for Housing		70			Suitable - Outside Current Policy (Green Belt)	1.794	Available	Unknown or Marginal	Not Deliverable or Developable - Not Suitable	Site is suitable, but is within the Green Belt. Circa 10% of the site is covered by SR0245 (initial site) and as such the yield is reduced to avoid double counting. A further 10% is deducted where the site is covered by Flood Zone 3b.
SR-0169	2012	The Old Coal Yard, off 32 High Street, Roydon	Roydon		0.53	Housing		16			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0170	2012	Land off Mount Road, Theydon Mount, Epping	Theydon Mount	Stage A. Unsuitable (Strategic Constraint)	36.73	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Vast majority of site within the Hill Hall Historic Park & Gardens Site. Site is also adjacent to Hill Hall SAM.
SR-0171	2012 updated in 2013 and 2014	Land off The Meadows, Waltham Road, Bumbles Green, Nazeing	Nazeing		1.20	Gypsy/Trave- ller Site - Assed for Housing		32			Suitable - Outside Current Policy (Green Belt)	1.656	Available	Unknown or Marginal	Developable	

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SR-0172	2012	Vine Cottage, Betts Lane, Nazeing, EN9 2DA	Nazeing		0.27	Housing		10			Not Suitable	1.806	n/a	n/a	Not Deliverable or Developable - Not Suitable	Site is not suitable for development. Site is within Nazeing and South Roydon Conservation area on a prominent site on Betts Lane and also includes the locally listed Clematis and Vine Cottages the setting of which would be harmed through development. The site is also prejudiced by its shape, which is only 7m wide at its thinnest and 17m at its widest, which would not be sufficient to achieve a suitable scheme.
SR-0173	2012	Fyfield Research and Business Park, Fyfield Road, Chipping Ongar, CM5 0GZ	Ongar		9.47	Employment	Housing	90	17000		Suitable - Outside Current Policy (Green Belt)	1.750	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Part of site is existing business park and redevelopment for other uses would be outside current policy, however, remainder of site is Greenfield and any scheme would retain/upgrade employment element.
SR-0174	2012	The Street, Willingale, Near Ongar, Essex	Willingale	Filtered (Below Site Threshold)	0.06	Housing						#N/A			Filtered	Site filtered - below site size threshold

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SR-0175	2012	Site adjoining 'Covers Mead' Toot Hill, Ongar, Essex	Stanford Rivers		0.69	Housing		21			Not Suitable	1.775	n/a	n/a	Not Deliverable or Developable - Not Suitable	Site is not suitable as the trees which cover the front half of the site have Tree Preservation Orders on them. Any development would have significant impact on the protected trees through their removal to achieve development on site.
SR-0176	2012	St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD	Buckhurst Hill		1.23	Housing		40			Suitable - Outside Current Policy (Green Belt)	1.606	Available	Achievable	Deliverable	Site is suitable, but majority of is within Green Belt. St Just, is a Locally Listed Building due to its Linder family/ Beatrix Potter association. Development of house and/or adjacent land could harm house and/or setting of buildings
SR-0177	2012 Sites updated in2014	Hamlet Hill Farm, Roydon, Essex, CM19 5JU	Roydon		2.57	Gypsy/Trave ller Site - Assed for Housing		77			Suitable - Within Current Policy	1.619	Available	Achievable	Not Deliverable or Developable - Not Suitable	The site is suitable within current policy, available and achievable.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0178	2012 updated in 2014	Holmsfield Nursery, Meadgate Road, Nazeing, EN9 2PB	Nazeing		1.69	Gypsy/Trave ller Site - Assed for Housing		40			Not Suitable	1.744	Available	Unknown or Marginal	Not Deliverable or Developable - Not Suitable	The site is not suitable due to a strategic constraint, contamination. Comments of EFDC Senior Contaminated Land Officer - Although the Planning Inspector permitted development of the western part of the site on the Holmsfield Landfill for use as a travelling gypsy yard (where the entire site is covered in hardstanding and the underneath of the caravans are not in contact with the ground to enable direct landfill gas entry), if the site was redeveloped for housing with gardens it would not be possible to exclude landscape vegetation by covering the entire site with hardstanding and it may not be feasible to install an adequate level of gas protection in unmanaged domestic dwellings (Red) Although it may be feasible to redevelop the eastern part of the site on the Meadgate Farn Landfill Site as a travellers yard (Amber) it would not be feasible to develop it for unmanaged domestic housing without first demonstrating the feasibility.

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SR-0179	2012	Part of North Weald Golf Club, Rayley Lane, North Weald, Essex, CM16 6AR	North Weald Bassett		30.87	Housing		740			Suitable - Outside Current Policy (Green Belt)	1.750	Available In Future	Achievable	Developable	Site is suitable, but is within Green Belt. A Band of Flood Risk Zone 3a and 2 across central area of site would reduce developable area of site by circa 1/5, Site is being promoted for development but only in years 5-10 due to existing golf course use.
SR-0180	2012	Steel's Transport Yard, Little Laver / Mill House and Mill Cottage, Little Laver, CM5	Moreton, Bobbingworth and the Lavers	Filtered (Below Site Threshold)	0.13	Housing					#N/A			Filtered	Site filtered - below site size threshold	
SR-0181	2012	Mill Lane, High Ongar, CM5 9RQ	High Ongar		0.32	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0182	2012 updated in 2013	Lignacite Ltd, Meadgate Works, Nazeing, Waltham Abbey, Essex, CM19 5EG	Nazeing		1.48	Housing		44			Not Suitable	1.700	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not suitable due to strategic constraint. The whole the site has potential tile/engineering/landfill contamination. Comments of the EFDC Senior Contaminated Land Officer - Industrial & Domestic Waste Landfill Site present under north part of site (landfill site caught fire in the 1990s). South part of site in too close a proximity to differentiate without investigation.

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SR-0183	2012	Land to the East of Old Ongar County Secondary School, High Ongar	Ongar		11.21	Housing		336			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0184	2012	0.96 ha plot of land adjacent to High Ongar Road, High Ongar	Ongar		0.88	Housing		26			Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0185	2012	2.9 ha plot of land adjacent to High Ongar Road, High Ongar	Ongar		3.06	Housing		92			Suitable - Outside Current Policy (Green Belt)	1.638	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0186	2012	Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar	Ongar		0.27	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.613	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt. Site is adjacent to Stoney School Conservation Area.
SR-0187	2012	Land adjacent No. 2 Pump Lane, Epping Green	Epping Upland	Filtered (Below Site Threshold)	0.08	Housing						#N/A			Filtered	Site filtered - below site size threshold
SR-0188	2012	Land to the Rear of Albany House, Epping New Road, Buckhurst Hill	Buckhurst Hill		1.22	Housing		30			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt. Site is adjacent to Epping Forest SSSI/SAC albeit impacts could be mitigated. Vehicle access would need to be improved.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0189	2012	Land at Hoe Lane/ New Farm Drive, Abridge, Essex	Lambourn e		8.12	Housing		243			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Site is distinct from Abridge settlement.
SR-0190	2012 updated in 2013	Land at Luxborough Lane, Chigwell, Essex, IG7 5AA	Chigwell		8.95	Employment	Housing	0	30,600		Not Suitable	1.713	n/a	n/a	Not Deliverable or Developable - Not Suitable	The site is unsuitable due to contamination issues. Comments from EFDC Senior Contaminated Land Officer - Part of Site on Landfill and rest on former sewage works which may itself preclude development from gas risks from sewage sludge. Borehole log indicates gravel has been extracted in this area and pit backfilled. Hard surfacing for industrial use may encourage offsite lateral migration of gases. Investigation and assessment would be required to identify whether suitable for housing or commercial development.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0191	2012	Royd, St Leonards Road, Nazeing	Nazeing		0.67	Housing		0			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt. Site is within LVRP and the impact could be significant given relative openness of site. Access road is within Flood Zone 3a. Flood risk would mean only 2/3 of site is developable. Also circa 90% of the site is covered by SR0507, with only the access left this means the site has a zero yield when avoiding double counting.
SR-0192	2012	Land adjacent to Mill House Farm, Bell Common, Epping, Essex	Epping		0.63	Housing		19			Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt. Site is within conservation area (Bell Common) although site is well screened and not necessarily prominent.
SR-0193	2012	Land adjacent to Hydes Farm, Epping Lane, Abridge, Essex	Theydon Garnon		2.12	Housing		64			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0194	2012	Littlefields, 60 Stewards Green Road, Epping, Essex	Epping		0.78	Housing		20			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0195a	2012	Land adjoining the Hyning, Vicarage Lane, North Weald, CM16 6AP	North Weald Bassett		1.92	Housing		40			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0196	2012	Field adjacent to Fairlight, Little Laver Road, Nr Matching Green	Moreton, Bobbingworth and the Lavers		1.07	Housing		30			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0197	2012	Land adjacent to Kingsmead, Epping Road, Roydon, Essex	Roydon		0.48	Housing		5			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0198	2012	[Plot of approx. 9 acres, to north of Shillibeer Walk]	Chigwell	Filtered (Duplicate Site)	3.67	Housing					#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR-0252 (a re-submission of site, albeit with amended boundary - main part of site remains the same)	
SR-0199	2012	[Site of 19 Lambourne Road and adjacent plot]	Chigwell		0.30	Housing		5			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.
SR-0200	2012	[Plot of approx. 40 acres, to west of Vicarage Lane]	Chigwell		18.30	Housing		549			Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is suitable, but is within Green Belt.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0202	2012	Threshers, Hastingwood Road, Hastingwood, Nr Harlow, Essex	North Weald Bassett	Filtered (Commitme nt)	0.28	Housing						#N/A			Filtered	Filtered - now a commitment as skip depot site has planning permission for 14 dwellings
SR-0203	2012	Randalls Yard, Woodside, Thornwood Common	North Weald Bassett		0.30	Housing		5			Suitable - Outside Current Policy (GB+Othe r)	1.725	Available In Future	Unknown or Marginal	Developable	Site is suitable, and although within the Green Belt and adjacent to an SSSI, it is previously developed/brownfield land. Site is also in existing employment use and redevelopment for housing would be outside of current policy. Current lease on units would mean site is only available in future, and site clearance/remediation works would be necessary with potential costs impacting upon viability.
SR-0204	2012	Netherhouse Farm, Sewardstone Road, Waltham Abbey, E4 7RJ [1.4 ha site]	Waltham Abbey	Filtered (Duplicate Site)	1.39	Housing	Employment					#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR- 0272
SR-0205	2012	Land adjacent Maybanks Farm (site C), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Stanford Rivers		25.05	Housing		752			Not Suitable	1.738	n/a	n/a	Not Deliverable or Developable - Not Suitable	Site is not suitable as it is landlocked with no apparent means of independent access. Site is also poorly located in terms of access to key services and amenities.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0206	2012	Land adjacent Maybanks Farm (site A), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Stanford Rivers		3.02	Housing		91			Suitable - Outside Current Policy (Green Belt)	1.731	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt and poorly located for services (in Toot Hill). 7-9 Epping Road and Outbuildings to North of Freeman's Farmhouse both Grade II Listed, and any development would need to be sensitive.
SR-0207	2012	Land adjacent Maybanks Farm (site B), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Stanford Rivers		5.21	Housing		156			Not Suitable	1.756	n/a	n/a	Not Deliverable or Developable - Not Suitable	Site is not suitable as it is landlocked with no apparent means of independent access. Site is also poorly located in terms of access to key services and amenities.
SR-0208	2012	Theydon Place, Epping	Epping		5.93	Housing		60			Suitable - Outside Current Policy (Green Belt)	1.650	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. Bell Common/Ivy Chimneys Local Wildlife Site covers half of site although any adverse impact that can be mitigated through masterplan and not developing this part.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0209	2012 updated in 2013	Broxlea Nursery, Nursery Road, Nazeing, Essex, EN9 2JE	Nazeing		1.27	Housing		16			Not Suitable	1.750	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not suitable due to strategic constraint. The whole the site has potential nursery/landfill/depot contamination. Comments of the EFDC Senior Contaminated Land Officer - West main part of site on Aerodrome Landfill Site. Smaller east portion of site in too close a proximity to differentiate without investigation.
SR-0210	2012	The Moores Estate, Church Lane, Roydon, Essex, CM19 5HS	Roydon		1.18	Housing		35			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. Existing access road off of Little Brook Road is a small lane and would need to be upgraded.
SR-0211	2012	Stewarts Farm, School Road, Stanford Rivers, Ongar, Essex	Stanford Rivers		1.30	Employment			5,200		Suitable - Outside Current Policy (GB+Othe r)	1.781	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt and poorly located for services. Site is on edge of buffer zone for pipeline but not within 15m inner high risk area. Site is an existing Employment Site (as identified in ELR) and any redevelopment for other use would be against current local policy protecting Employment Land.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0212	2012	Lea Bank Nursery, Sedge Green, Roydon, Essex, CM19 5JS	Nazeing		6.00	Housing		180			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.
SR-0213	2012	Bettina Nursery and Ashley Nursery, Sedge Green, Roydon, CM19 5JS	Nazeing		4.85	Housing		146			Suitable - Outside Current Policy (Green Belt)	1.675	Available In Future	Achievable	Developable	Site is suitable but is within the Green Belt. Site is being promoted for development - but is current in active use as a cucumber nursery and not available until 5-10 years.
SR-0214	2012	Land adjacent Brickfield Wood, off Old House Lane, Roydon	Roydon		0.85	Housing		26			Not Suitable	1.806	n/a	n/a	Not Deliverable or Developable - Not Suitable	Site is not suitable as it is within a Local Wildlife Site and development would have a significant adverse impact on the wildlife which cannot be mitigated against. Site is also landlocked and does not have any apparent suitable means of access.
SR-0215	2012	Land next to Tanfield Nursery, Old House Lane, Roydon, Harlow, Essex, CM19 5DN	Roydon	Filtered (Below Site Threshold)	0.05	Housing					#N/A				Filtered	Site filtered - below site size threshold
SR-0216	2012	Site adjacent to Council Houses, Berners Roding, North Ongar, Essex	Abess Beauchamp and Berners Roding		0.40	Housing		12			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. Small part of Eastern edge of site is within Flood Risk Zone 2.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0217	2012	Site adjacent to Poplar Cottages, Berners Roding, Near Ongar, Essex	Abness Beauchamp and Berners Roding		0.64	Housing		19			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.
SR-0218	2012	Chingwell Row Nurseries, Gravel Lane, Chingwell, IG7 6DQ	Chigwell		0.98	Housing		29			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.
SR-0219	2012	Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA	Waltham Abbey		0.64	Housing		16			Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt.
SR-0220	2012	1-2 Marconi Bungalows, High Road, North Weald, Epping, CM16 6EQ	North Weald Bassett		0.17	Housing		6			Suitable - Within Current Policy	1.606	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt. Existing residential properties on site are brownfield, with remainder of site gardens.
SR-0221	2012	Former BPI Unit, Brook Road, Buckhurst Hill, IG9 5TU	Buckhurst Hill	Filtered (Commitment)	0.45	Housing					#N/A			Filtered	Filtered - now a commitment as site has planning permission for residential	
SR-0222	2012	The Rockery, Pynest Green Lane, High Beech, EN9 3QL	Waltham Abbey		0.99	Housing		15			Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0223	2012	Stapleford Farm, Oak Hill Road, Stapleford Abbots, Essex, RM4 1EH	Stapleford Abbots		0.82	Housing		0			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt and relatively poorly located for services and amenities (Stapleford Abbots).

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0224	2012 updated in 2014	Allotments, Adjacent to 1-3 Coopers Hill, Chipping Ongar, Essex, CM5 9EE	Ongar	Stage A. Unsuitable (Strategic Constraint)	0.19	Housing		0			Not Suitable	1.700	Available	Unknown or Marginal	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Site is predominantly within Flood Zone 3b
SR-0225	2012	Queens Road, Lower Car Park, Buckhurst Hill, IG9 5	Buckhurst Hill		0.43	Housing		55			Suitable - Within Current Policy	1.550	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt.
SR-0226	2012	Loughton LU Car park, adjacent to station, off old station road, IG10 4	Loughton		1.00	Housing		160			Suitable - Within Current Policy	1.563	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt. Site is currently used for Car Parking and impact on parking in area would need to be considered if site were to be redeveloped.
SR-0227	2012	Debden LU Car Park and land adjacent to station, off Chigwell Lane, IG10 3	Loughton		1.66	Housing	Retail	244		1,950	Suitable - Within Current Policy	1.550	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt. Site is currently used for Car Parking and impact on parking in area would need to be considered if site were to be redeveloped.
SR-0228	2012	Theydon Bois LU Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois		0.61	Housing		43			Suitable - Within Current Policy	1.569	Available	Achievable	Deliverable	Site is suitable, and developable half is within urban area not in Green Belt. Site is currently used for Car Parking and impact on parking in area would need to be considered if site were to be redeveloped.

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SR-0229	2012	Epping LU Car Park and land adjacent to station, off station road, CM16 4	Epping		1.60	Housing		220			Suitable - Within Current Policy	1.581	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt. Site is currently used for Car Parking and impact on parking in area would need to be considered if site were to be redeveloped.
SR-0230	2012 updated in 2016	Former electricity sub-station, off station way, Roding Valley, Buckhurst Hill, IG9	Buckhurst Hill	Filtered (commitment)	0.17	Housing								Filtered	Filtered - development permitted for residential.	
SR-0231	2012	Land at Lippitts Hill (Adjacent Owl PH/ Owl caravan park), High Beach, Loughton, IG10 4AL	Waltham Abbey		1.66	Housing		40			Suitable - Outside Current Policy (Green Belt)	1.725	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Small area of NW edge of site covered by TPOs although impacts mitigable through site layout.
SR-0232	2012	Low Hill Nursery, Sedge Green, Roydon, Essex, CM19 5JR	Roydon		3.35	Housing		101			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Row of trees along boundary to rear have TPO's on them although they can be retained.
SR-0233	2012	Nazelow, Sedge Green, Roydon, Essex, CM19 5JR	Roydon		0.16	Housing		5			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable and is also predominantly brownfield, however, it is in the Green Belt and therefore outside of current policy.

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SR-0235	2012	Vicarage Lane, North Weald	North Weald Bassett		1.48	Housing		44			Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Narrow and long shape of site impacts upon the potential for development and a suitable design would be required.
SR-0236	2012	Brooklyn Nursery (and other nurseries) off Mott Street, Sewardstone, Chingford	Waltham Abbey		2.02	Housing		61			Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0237	2012	Berwick Hall, Abess Roding, Essex, CM5 0JS	Abess Beaucham p and Berners Roding		1.16	Housing		30			Suitable - Outside Current Policy (Green Belt)	1.756	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0238	2012	Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RN	Nazeing		3.37	Housing		24	3794		Suitable - Outside Current Policy (Green Belt)	1.769	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Part of site is existing industrial estate, although site partly promoted for employment development and consistent with existing use.
SR-0239	2012	Town Mead Depot, Orchard Gardens, Waltham Abbey, EN9 1RS	Waltham Abbey		0.49	Housing		25			Suitable - Outside Current Policy (GB+Othe r)	1.625	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt (and is therefore outside of current policy). Site is within Flood Zone 3a and Exceptions Test Would Be Required. Site is brownfield, and used a existing employment as council depot.

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SR-0240	2012	The Kings Head Public House, High Road, North Weald, Essex, CM16 6BU	North Weald Bassett		5.75	Housing		14			Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. There are a number of TPO trees throughout site, including along back of the pub car park. Site is also located within a designated Ancient Landscape (LP Policy HC2)
SR-0241	2012	Land on South side of Common Road (Rosewood Farm), Broadley Common, Essex [Title number: EX453918] and land at rear of Meadow Lodge, Epping Road, Nazeing, Essex	Roydon		0.94	Housing		30			Suitable - Outside Current Policy (Green Belt)	1.738	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Site is wholly within Nazeing and South Roydon conservation area with site a relatively prominent location within Broadly Common hamlet.
SR-0242	2012	Land situated at Oak Hill Road, Stapleford Abbots and Havering-atte-Bower, Essex	Stapleford Abbots		2.15	Housing		65			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt and relatively poorly located for services and amenities (Stapleford Abbots).
SR-0243	2012	Two Acres, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4	Stapleford Abbots		0.67	Housing		9			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt and relatively poorly located for services and amenities (Stapleford Abbots).

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SR-0244	2012	Land North of Lambourne Road and Marden Close, Chigwell	Chigwell		2.17	Housing		50			Suitable - Outside Current Policy (Green Belt)	1.688	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. Access to site would require substantial upgrading. Site is being promoted for development - but due to existing arrangements there is a notice period to occupier and so site is only available in future.
SR-0245	2012	Coronation Nursery, Hoe Lane, Nazeing, Essex	Nazeing		2.85	Housing	Employment	86	11,400		Suitable - Outside Current Policy (Green Belt)	1.744	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0246	2012	Leaside Nursery, Sedge Green, Nazeing, Essex (2.5 ha site)	Nazeing		0.38	Housing	Employment	11	1520		Not Suitable	1.738	n/a	n/a	Not Deliverable or Developable - Not Suitable	Site is unsuitable due to contamination constraints. Comments of the EFDC Contaminated Land Officer - West Part of site on Holmsfield Landfill Site (on site methane concentrations up to 84.9%). East Site in too close a proximity to differentiate for unmanaged use without investigation (overlap with SR-0010 site).
SR-0247	2012	[Land at Happy Grow Garden Centre] High Road, Thornwood, Epping, CM16 6LX	North Weald Bassett		3.10	Housing	Retail	93		2,000	Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0248	2012 Gas Pipeline Updated in 2016	The Stables, Grove Lane, Chigwell Row, Essex, IG7 6JQ	Chigwell		0.62	Housing	Employment	14	1860		Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. 100% of the site falls within a high pressure gas pipeline buffer zone, including falling very close to the area of high risk - this reduces capacity by circa 25% to factor in built design mitigation.
SR-0249	2012	Tutein Farm, Grove Lane, Chigwell Row, Essex, IG7 6JQ	Chigwell		9.96	Housing	Employment	120	3950		Suitable - Outside Current Policy (Green Belt)	1.756	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Access from Grove Lane would need to be improved. Close to 100% of the site falls within a high pressure gas pipeline buffer zone, including the area of high risk - this reduces capacity by circa 50% to factor in built design mitigation.
SR-0250	2012	Land opposite Larkins Farm [no. 199], Nine Ashes Road, High Ongar, Essex, CM14 0JY	High Ongar		0.95	Housing		6			Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0251	2012	Land at Curtis Mill Lane [opposite Little Bumpkins], Stapleford Abbots, RM4 1JT	Stapleford Abbots		1.12	Housing		30			Suitable - Outside Current Policy (Green Belt)	1.744	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt and relatively poorly located for services and amenities (Stapleford Abbots).

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0252	2012 Gas Pipeline Updated in 2016	Land rear of Orchard House, 243 Lambourne Road, Chigwell, Essex, IG7 5HG	Chigwell		2.84	Housing		77			Suitable - Outside Current Policy (Green Belt)	1.731	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Circa 25% of the site falls within the high pressure gas pipeline buffer zone. Due to the location of the site around other built development within the same buffer area, a 10% reduction to the yield is applied to take account of potential in built design mitigation. Significant issues with access and would need substantial upgrading with potential access from lane alongside Canterbury Close or alternatively incorporating adjacent property which may present ransom strip issues on availability.
SR-0253	2012	Land at Woodgreen Farm, Honeypot Lane, Waltham Abbey, Essex, EN9 3SG	Waltham Abbey		0.34	Housing		5			Suitable - Outside Current Policy (Green Belt)	1.756	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0254	2012	Land lying to the West of Toot Hill Road, Ongar, Essex	Stanford Rivers		0.54	Housing		16			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt and poorly located for services (in Toot Hill).

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0255	2012	All that land comprising the recreation field and sports club at Love Lane, Ongar. Including all buildings especially the garage sports club and former Council Offices.	Ongar		6.44	Housing		193			Suitable - Outside Current Policy (Green Belt)	1.675	Available In Future	Achievable	Developable	Site is suitable, but is within the Green Belt. Part of site is Playing Fields performing local amenity function which would be lost if developed, there is however potential for re-provision elsewhere in GB. Site not currently proposed for development, but Ongar Town Council indicate they may need to redevelop facilities and may consider including residential affordable accommodation as a possible option. This would be in 10-15 years.
SR-0256	2012	Land at Mitchells Farm, Stapleford Abbots, Romford, RM4 1EJ	Stapleford Abbots		4.67	Housing	Employment	112	3700		Suitable - Outside Current Policy (Green Belt)	1.725	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt and relatively poorly located for services and amenities (Stapleford Abbots).
SR-0257	2012	Land at 156 and 162 Ongar Road, Abridge, Essex	Lambourne		2.94	Housing		88			Suitable - Outside Current Policy (Green Belt)	1.781	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. High pressure gas pipeline runs to south of site and would constrain capacity of site. Site is distinct from Abridge settlement.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0258	2012	Land at Berners Hall, Berners Roding	Abbess Beauchamp and Berners Roding		17.48	Housing	Employment	419	14000		Suitable - Outside Current Policy (Green Belt)	1.769	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Berners Roding Church Meadow Local Wildlife Site is included within the site. Berner's Hall, Two Barns adjacent, Church and Parsonage Cottage all Grade II Listed Buildings on site. Any adverse impacts can be mitigated, through sensitive master planning.
SR-0259	2012	Land North of Shellow Road, Willingale	Willingale		33.84	Housing	Employment	812	27000		Suitable - Outside Current Policy (Green Belt)	1.806	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. TPO's along road up to Hall although alternative access not affecting trees could be achieved. Schedule Ancient Monument, Grade II* Listed Torrell's Hall is Grade II* and Grade II Listed Cart Lodge, Garden Walls and Farm Buildings all on site. Site is large and layout of any development would need to respond to the heritage constraints on site.
SR-0260	2012	Land to East of Ongar Road, Berners Roding	Abbess Beauchamp and Berners Roding		4.75	Housing	Employment	143	3800		Suitable - Outside Current Policy (Green Belt)	1.725	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0261	2012 Gas Pipeline Updated in 2016	Land at Abbess Roding, Abbess Roding, Essex	Abbess Beauchamp and Berners Roding		117.68	Housing	Employment	2380	79,900		Suitable - Outside Current Policy (Green Belt)	1.838	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Beauchamp Roding Special Roadside Local Wildlife Site is included part within the site (along the main road) and TPO's are located along Fray's Chase. Any adverse impact can be mitigated, through sensitive master planning. Circa 25% of the site falls within a high pressure gas pipeline buffer zone, including falling in the area of high risk - this reduces capacity by circa 15% of the whole site to factor in built design mitigation.
SR-0262	2012	Land West of Rookery Road, Nine Ashes, Blackmore	High Ongar		9.08	Housing	Employment	217	7,200		Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0263	2012	Land to East of Rookery Road, Nine Ashes, Blackmore	High Ongar		65.48	Housing	Employment	1570	52,000		Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0264	2012	Land at King Street, Blackmore	High Ongar		16.87	Housing		250			Suitable - Outside Current Policy (Green Belt)	1.738	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. High pressure gas pipeline runs through eastern site, High risk (NG Risk Table), with reduction in capacity required.
SR-0265	2012	Land to South of Chambers Farm, Sheering	Sheering		4.46	Housing	Employment	110	3,500		Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0266	2012	Oldfield Spring, Hoe Lane, Nazeing, EN9 2RW	Nazeing		2.43	Housing		49			Suitable - Outside Current Policy (Green Belt)	1.781	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Within, but on the edge, of South Roydon and Nazeing conservation area. Approx. 30% of site is wooded area of TPO's reducing developable capacity
SR-0267	2012	Land to the South East of Ongar	Ongar		44.17	Housing	Employment	1325	35,000		Suitable - Outside Current Policy (Green Belt)	1.725	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0268	2012	Land to the South of Kettlebury Way, Ongar	Ongar		1.44	Housing		43			Suitable - Outside Current Policy (Green Belt)	1.619	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Access is down pathway/track shared with Hotel and would need upgrading.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0269	2012	Ongar Park Estate, North Weald Bassett	North Weald Bassett		164.58	Housing	Employment	1,200	30,000		Suitable - Outside Current Policy (Green Belt)	1.763	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. Site is located within a designated Ancient Landscape (LP Policy HC2). Site includes Weald Common Local Nature Reserve/Weald Common Flood Meadow Local Wildlife Site on part of site. Ongar Radio Station Local Wildlife Site also forms a part of the site. Impacts can be mitigated through sensitive master planning. North Weald Redoubt is a Scheduled Ancient Monument on site and also surrounded by trees with TPO's. Development may provide opportunity to enhance the SAM which is in a poor state.
SR-0270	2012	Halston Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing		0.38	Housing		11			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt.
SR-0271	2012	(Former Coachworks) Popplewells, High Road, Thornwood, Epping, Essex	North Weald Bassett		0.30	Housing		10			Suitable - Outside Current Policy (Other)	1.656	Available	Achievable	Deliverable	Site is suitable and within an urban area, but is employment land and redevelopment for residential would therefore be outside of current policy. A small part of site is within Flood Risk Zone 3a.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0272	2012 updated in 2016	Netherhouse Farm, Sewardstone Road, Waltham Abbey, E4 7RJ [12.75 ha site]	Waltham Abbey	Filtered (commitmen- t)	12.79	Housing	Employment								Filtered	Filtered - development permitted for residential.
SR-0273	2012	North Weald Extension Employment Extension (i)	North Weald Bassett	Filtered (Duplicate Site)	3.17	Employment						#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR- 0119
SR-0274	2012	Hurricane Way Industrial Estate, North Weald Bassett	North Weald Bassett		0.76	Employment			3,000		Suitable for Commerci- al - Within Current Policy	1.613	Available	Achievable	Deliverable	Site is promoted for and suitable for commercial development and is within an urban area and therefore within current policy.
SR-0275	2012	High Road, North Weald, Industrial Estate, CM16 6EG	North Weald Bassett		1.00	Employment			2,400		Suitable for Commerci- al - Within Current Policy	1.613	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is assessed for and suitable for commercial development and is within an urban area and therefore within current policy. Ownership is unknown and therefore availability is unknown.
SR-0276	2012	Birchwood Industrial Estate	Nazeing		0.64	Employment			2,280		Suitable - Outside Current Policy (Green Belt)	1.725	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is assessed for and suitable for commercial development and is within an urban area and therefore within current policy. Ownership is unknown and therefore availability is unknown.
SR-0277	2012	Woodgreen Road/Southend Lane, Employment	Waltham Abbey	Filtered (Duplicate Site)	0.47	Employment						#N/A			Filtered	Filtered - site is a duplicate and has been subsumed and superseded into SR- 0372

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0278	2012	Bower Hill Industrial Estate, Employment	Epping		0.38	Employment			1,520		Suitable for Commerci- al - Within Current Policy	1.544	Unknown	Unknown or Marginal	Not Deliverable or Developable - Unknown Availability	Site is assessed for and suitable for commercial development and is within an urban area and therefore within current policy. Ownership is unknown and therefore availability is unknown. Contamination with potential high cost of remediation may impact upon viability given small scale of site.
SR-0279	2012	Oakwood Hill Industrial Estate (East)	Loughton		3.87	Employment			7,740		Suitable for Commerci- al - Within Current Policy	1.613	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is assessed for and suitable for commercial development and is within an urban area and therefore within current policy. Ownership is unknown and therefore availability is unknown.
SR-0280	2012	Oakwood Hill Industrial Estate (West)	Loughton		0.55	Employment			2,200		Suitable for Commerci- al - Within Current Policy	1.631	Available	Unknown or Marginal	Developable	Site is assessed for and suitable for commercial development and is within an urban area and therefore within current policy. Contamination with potential high cost of remediation may impact upon viability given small scale of site and achievability is therefore identified as marginal.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0281	2012	St Johns Road Area, Epping Town Centre	Epping		3.05	Town Centre	Housing	50		4,000	Suitable - Within Current Policy	1.631	Available	Achievable	Deliverable	Site is suitable in urban area. Numerous listed buildings are on site and area is partly within a conservation area. Any comprehensive redevelopment would need to retain and preserve the heritage of these buildings.
SR-0282	2012 updated in 2016	Browns Car Show Room, Loughton Town Centre	Loughton	Filtered (commitment)	0.27	Town Centre									Filtered	Filtered - development permitted for retail.
SR-0283	2012	Quaker Lane Car Park, Waltham Abbey Town Centre	Waltham Abbey		0.32	Town Centre		4000	2000	Suitable - Within Current Policy	1.575	Available	Not Achievable	Not Deliverable or Developable - Not Achievable	Site is suitable for Town Centre development, and is within urban area not in Green Belt. Site is currently used for Car Parking and impact on parking in area would need to be considered if site were to be redeveloped. Current demand for town centre premises is low, particularly in Waltham Abbey, economic viability and the market is therefore poor unless combined with residential development - therefore site is considered not achievable currently.	

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Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0284	2012	Sainsbury's Supermarket Site, Loughton Broadway Town Centre	Loughton		0.52	Town Centre	Housing	41		3,800	Suitable - Within Current Policy	1.519	Available In Future	Unknown or Marginal	Developable	Site is suitable and in an urban area. Site is in single freehold ownership, but current use as Sainsbury's supermarket means site will only be available in future. Cost of relocating/accommodate d existing occupiers and site preparation of site which includes petrol station could make development viability marginal.
SR-0285	2012 updated in 2016	Winston Churchill Public House, Loughton Broadway Town Centre	Loughton	Filtered (commitment)	0.24	Town Centre	Housing								Filtered	Filtered - development permitted for retail, food and drink and residential.
SR-0286	2012 updated in 2016	Burton Road, Loughton Broadway	Loughton		1.28	Housing		27		1,000	Suitable - Within Current Policy	1.531	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt. Site is part of Loughton Broadway development brief.
SR-0289	2012 updated in 2016	Vere Road, Loughton Broadway	Loughton		0.97	Housing		41			Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt. Site is part of Loughton Broadway development brief.
SR-0290	2012 updated in 2016	Epping Magistrates Court	Epping	Filtered (commitment)	0.06	Housing									Filtered	Filtered - development permitted for residential.
SR-0291	2012	Seawardstone Lane, Rear of Butlers Drive	Waltham Abbey		1.71	Housing		51			Suitable - Outside Current Policy (Green Belt)	1.700	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0292	2012	Seawardstone Lane (nr Chapel Field Nursery)	Waltham Abbey		2.96	Housing		66			Suitable - Outside Current Policy (Green Belt)	1.750	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Site is within LVRP and impact could be significant given relative openness of site. Part of site within Flood Risk Zone 3a and Flood Risk Zone 2 which could reduce capacity of site by around 1/4. Ownership is unknown and therefore availability is unknown.
SR-0293	2012	Land Lying to the East of Hornbeam Road, Rear of Bourne House Buckhurst Hill.	Buckhurst Hill		0.71	Housing		19			Suitable - Outside Current Policy (Green Belt)	1.569	Available	Achievable	Deliverable	Site is suitable but majority is within the Green Belt (only garages are outside of Green Belt).
SR-0294	2012	Loughton Golf Course	Loughton	Stage A. Unsuitable (Strategic Constraint)	12.09	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Epping Forest Buffer Land designation
SR-0295	2012	Land on the South East side of Theydon Park Road, Theydon Bois.	Theydon Bois		0.29	Housing		9			Suitable - Outside Current Policy (Green Belt)	1.644	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0296	2012 updated in 2013	Land on the North Side of Luxborough Lane, Chigwell.	Chigwell		0.77	Employment			3,080		Not Suitable	1.738	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not suitable due to strategic constraint. The whole the site has potential landfill contamination .Comments from the EFDC Senior Contaminated Land Officer - Entire site on domestic waste landfill site. Although it may be feasible to develop the site for a managed commercial use, covering the site with hardstanding may encourage offsite lateral migration of gases, meaning that the risks would need to be investigated prior to considering any hard development.
SR-0297	2012	North Weald Bassett, South West Area	North Weald Bassett		4.83	Housing		145			Suitable - Outside Current Policy (Green Belt)	1.725	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Norway House is Grade II Listed Former Officers Mess hall associated with the Airfield. Wooded part of site is Roughtalley's Local Nature Reserve and Local Wildlife Site. Any development will need to retain these features and be sympathetic. Norman house is owned by EFDC but Ownership is unknown for remainder of site and therefore availability is unknown.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0298	2012	Lower Nazeing, West Area	Nazeing		16.57	Housing		99			Not Suitable	1.719	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not suitable due to strategic constraint. The whole the site has potential landfill contamination. Comments from the EFDC Senior Contaminated Land Officer - Entire site is on a former landfill Site (Bridgewater Nursery Landfill) apart from the small eastern part of the site which is in too close a proximity to differentiate without investigation. Investigation and assessment would be required before considering any housing use.
SR-0299	2012	Lower Nazeing, South West Area	Nazeing		11.88	Housing		35			Suitable - Outside Current Policy (Green Belt)	1.731	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Western part of site within Flood Risk Zone 3b, and middle third of site in Flood Risk Zone 3a meaning capacity on this site would be reduced by up to 3/4. Site is within LVRP and impact could be significant given relative openness of site. Ownership is unknown and therefore availability is unknown.

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Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0300	2012 updated in 2013 and 2016	Lower Nazeing, South Area	Nazeing		18.63	Housing	Employment	447	14,900		Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. Half of site is within Nazeing and South Roydon conservation area.
SR-0301	2012 updated in 2013	Lower Nazeing, North Area	Nazeing		21.77	Housing		503			Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.
SR-0302	2012	Lower Nazeing, South East Area	Nazeing		58.17	Housing	Employment	1,396	46,500		Suitable - Outside Current Policy (Green Belt)	1.719	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Number of TPO trees on site would need to be retained. Ownership is unknown and therefore availability is unknown.
SR-0303	2012	Roydon, West Area	Roydon		40.01	Housing		1,200			Suitable - Outside Current Policy (Green Belt)	1.769	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Site is within LVRP and impact could be significant given relative openness of site. Number of TPO trees on site would need to be retained. Ownership is unknown and therefore availability is unknown.
SR-0304	2012 updated in 2013	Roydon, North East Area	Roydon		9.11	Housing		273			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0306	2012	Roydon, South East Area	Roydon		23.42	Housing		703			Suitable - Outside Current Policy (Green Belt)	1.725	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Access would need to be substantially upgraded. Number of TPO trees on site would need to be retained. Ownership is unknown and therefore availability is unknown.
SR-0308	2012	North Weald Bassett, South Area	North Weald Bassett		46.34	Housing		1,390			Suitable - Outside Current Policy (Green Belt)	1.713	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Site is part located within a designated Ancient Landscape. Ownership is unknown and therefore availability is unknown.
SR-0309	2012 updated in 2013	North Weald Bassett, North East Area	North Weald Bassett		30.59	Housing		918			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.
SR-0310	2012	North Weald Bassett, Blakes Golf Course (East Area)	North Weald Bassett		69.22	Housing		2,077			Suitable - Outside Current Policy (Green Belt)	1.694	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Site is located within a designated Ancient Landscape. Ownership is unknown and therefore availability is unknown.
SR-0311	2012	Sheering, North Area	Sheering		22.75	Housing		683			Suitable - Outside Current Policy (Green Belt)	1.681	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0312	2012	Sheering, South Area	Sheering		21.31	Housing		639			Suitable - Outside Current Policy (Green Belt)	1.713	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.
SR-0313	2012	Lower Sheering (Sawbridgeworth)	Sheering		33.85	Housing		982			Suitable - Outside Current Policy (Green Belt)	1.700	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.
SR-0315	2012	Ongar, East Area	Ongar		53.74	Housing		1,289			Suitable - Outside Current Policy (Green Belt)	1.681	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. East and South fringe of site within Flood Risk Zone 3a and 2. Ownership is unknown and therefore availability is unknown.
SR-0316	2012	Chigwell Golf Course	Chigwell		40.71	Housing		1,221			Suitable - Outside Current Policy (Green Belt)	1.638	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. Golf Club House is Grade II listed building and would need to be retained.
SR-0317	2012	Land between Froghall Lane and Railway Line, Chigwell	Chigwell		5.33	Housing		160			Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. It is owned by a developer and is available.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0318	2012 Gas Pipeline Updated in 2016	Chigwell, North East Area	Chigwell		14.92	Housing		336			Suitable - Outside Current Policy (Green Belt)	1.763	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. A number of trees with TPO's around Chigwell Primary school would need to be retained. Circa 50% of the site falls within a high pressure gas pipeline buffer zone, including falling in the area of high risk - this reduces capacity by circa 25% of the whole site to factor in built design mitigation. Ownership is unknown and therefore availability is unknown.
SR-0319	2012 updated in 2013	Land West of Epping New Road, Buckhurst Hill	Buckhurst Hill		12.30	Housing		184			Suitable - Outside Current Policy (Green Belt)	1.688	Unknown	Unknown or Marginal	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Site adjacent Epping Forest SSSI/SAC. Ownership is unknown and therefore availability is unknown. Site is former landfill and remediation costs may make development more marginal and therefore it may only be achievable in the future.
SR-0320	2012	Buckhurst Hill, South Area	Buckhurst Hill	Stage A. Unsuitable (Strategic Constraint)	36.64	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Epping Forest SSSI/SAC and Ancient Woodland

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0321	2012	Land Between Buckhurst Hill & Loughton	Buckhurst Hill	Stage A. Unsuitable (Strategic Constraint)	25.49	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Majority of site is within Epping Forest Buffer Land designations
SR-0322	2012	Land West of Nursery Road, Loughton Broadway	Loughton		4.50	Housing		135			Suitable - Outside Current Policy (Green Belt)	1.675	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Small part of site within Epping Forest SSSI/SAC and part of site also within Epping Forest Land and these areas are not suitable for development. The Nursery on site is outside of these designations. Ownership is unknown and therefore availability is unknown.
SR-0323	2012 updated in 2014	Loughton, South East Area	Loughton	Stage A. Unsuitable (Strategic Constraint)	139.4 0	Housing					Not Suitable	1.825	Unknown	Unknown or Marginal	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Vast majority of area within Flood Zone 3b. Northern part of Area within Roding Valley Meadow SSSI
SR-0324	2012	Loughton, West Area	Loughton	Stage A. Unsuitable (Strategic Constraint)	391.1 5	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Within Epping Forest SSSI/SAC and Ancient Woodland
SR-0325	2012	Loughton, Langston Road North	Loughton		9.06	Employment		272			Suitable - Outside Current Policy (Green Belt)	1.681	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0326	2012	Loughton North Area, Including Debden Green, Debden House Camping Site	Loughton		118.27	Housing		1,996			Suitable - Outside Current Policy (Green Belt)	1.825	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Small parts of site within Epping Forest Land and site is adjacent Epping Forest SAC/SSSI. Numerous listed buildings (both nationally and locally) in the area, which would need to be retained. Clay's Lane to south of Debden Green is a protect lane, development in this area could have significant impact on lane both in terms of setting and level of traffic. Long Shaw Local Nature Reserve and Home Mead Local Wildlife Site form part of site and would need to be retained. Copse of woodland on the south west of the site (Clay's Lane) has a group TPO and this would reduce capacity of the site by circa 20%. Ownership is unknown and therefore availability is unknown.
SR-0327a	2012	Theydon Bois Golf Course and Land to East	Theydon Bois	Stage A. Unsuitable (Strategic Constraint)	35.58	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Vast majority of area within Epping Forest Buffer Land

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0327b	2012 updated in 2013	Theydon Bois, Area East of Dukes Avenue	Theydon Bois		5.70	Housing		171			Suitable - Outside Current Policy (Green Belt)	1.663	Not Available	Achievable	Not Deliverable or Developable - Not Available	Site is suitable but is within the Green Belt. The site is however not available.
SR-0328	2012	Theydon Bois, South Area	Theydon Bois		75.28	Housing		1,300			Suitable - Outside Current Policy (Green Belt)	1.750	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. West area of strategic site is within Theydon Bois Deer Park Local Wildlife Site which would need to be retained. Ownership is unknown and therefore availability is unknown.
SR-0329	2012 updated in 2014	Abridge, North Area	Theydon Bois	Stage A. Unsuitable (Strategic Constraint)	31.31	Housing					Not Suitable	1.675	Unknown	Achievable	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Flood Risk Zone 3b
SR-0330	2012	Land east and west of New Farm Drive, South Abridge	Lambourn e		21.38	Housing		427			Suitable - Outside Current Policy (Green Belt)	1.706	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable, but is within the Green Belt. High pressure gas pipeline runs through part of site and would constrain capacity of site. Ownership is unknown and therefore availability for development is also unknown.
SR-0331	2012	Waltham Abbey, North West Area	Waltham Abbey	Stage A. Unsuitable (Strategic Constraint)	46.53	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Majority of area within Cornmill Stream & OI SSSI with remainder adjacent with potential to cause harm

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0332	2012 updated in 2013	Waltham Abbey, North East Area	Waltham Abbey		37.65	Housing		847			Suitable - Outside Current Policy (Green Belt)	1.725	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. Northern part of site covered by areas of Flood Risk Zone 3b, 3a and a band of Flood Risk Zone 2 surrounding, reducing site capacity for development by 1/4. Cobbin Brook Local Wildlife Site covers small area of north of site and would need to be retained.
SR-0333a	2012	Epping, South West Area	Epping	Stage A. Unsuitable (Strategic Constraint)	7.79	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Site wholly within Epping Forest Land
SR-0333b	2012	Epping, South West Area	Epping		23.11	Housing		258			Suitable - Outside Current Policy (Green Belt)	1.713	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Overhead electricity line runs through site and would reduce developable capacity. Bell Common/Ivy Chimneys Local Wildlife Site covers west end of site and would need to be retained. Ownership is unknown and therefore availability is unknown.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0334	2012	Epping, North West Area	Epping		16.66	Housing		250			Suitable - Outside Current Policy (GB+Other)	1.694	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt and part of site is also playing fields providing open space/recreational function and development would be outside existing policy. Swains Green Local Wildlife Site covers wooded west end of site and would need to be retained. Ownership is unknown and therefore availability is unknown.
SR-0335	2012	Epping, North Area	Epping	Stage A. Unsuitable (Strategic Constraint)	31.34	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Within Epping Forest SSSI & Ancient Woodland
SR-0336	2012	Land between Epping and Coopersale	Epping	Stage A. Unsuitable (Strategic Constraint)	13.46	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Within Epping Forest Buffer Land designation

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0337	2012 Gas Pipeline Updated in 2016	Hannah Nursery Sewardstone Road	Waltham Abbey		1.83	Housing		41			Suitable - Outside Current Policy (Green Belt)	1.681	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. TPOs along north edge of site would need to be retained. 100% of the site falls within a high pressure gas pipeline buffer zone, but not the area of high risk - this reduces capacity by circa 25% to factor in built design mitigation. Ownership is unknown and therefore availability is unknown.
SR-0338	2012 Gas Pipeline Updated in 2016	Brookfield Nursery/Sewardstone Rd, London E4 7RJ	Waltham Abbey		4.06	Housing		110			Suitable - Outside Current Policy (Green Belt)	1.688	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Circa 10% of the site falls within the high pressure gas pipeline buffer zone. A 10% reduction to the yield is applied to take account of potential in built design mitigation. Ownership is unknown and therefore availability is unknown.
SR-0339	2012 updated in 2016	Land to rear of The Plough pub, Mott Street, Sewardstone	Waltham Abbey		2.02	Housing		61			Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. The Council considers that on the basis that a pre-application request has been made the site is available.
SR-0340	2012	Theydon Green, Theydon Bois	Theydon Bois	Stage A. Unsuitable (Strategic Constraint)	6.14	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Within Epping Forest Land

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0341	2012	Theydon Plain, Theydon Bois	Theydon Bois	Stage A. Unsuitable (Strategic Constraint)	7.26	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Within Epping Forest SSSI & Ancient Woodland
SR-0342	2012	Thrifts Hall Farm	Theydon Bois		35.94	Housing		1,078			Suitable - Outside Current Policy (Green Belt)	1.650	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.
SR-0343	2012	Land East of Garnon Cottage, Bower Hill, Epping	Epping		8.29	Housing		249			Suitable - Outside Current Policy (Green Belt)	1.656	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Road access from Bower Hill would be difficult to achieve due to existing properties and ownership and alternative access from Coopersale Street would need to be provided. Ownership is unknown and therefore availability is unknown.
SR-0345	2012	Conniston Court	Epping		0.40	Housing		20			Suitable - Within Current Policy	1.556	Not Available	n/a	Not Deliverable or Developable - Not Available	Site is suitable within current policy, being an urban previously developed site. Site is not available, with a range of private ownerships of existing dwellings and ongoing use of these (both owner occupied and private rented)

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0346	2012	Tower Road Allotments (East)	Epping		0.33	Housing		10			Suitable - Outside Current Policy (Other)	1.619	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is urban open space (allotments). Current access points would need to be improved. Ownership is unknown and therefore availability is unknown.
SR-0347	2012	Epping Sports Centre	Epping		0.43	Housing	Town Centre	35		2,000	Suitable - Within Current Policy	1.575	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt. Existing sports centre would need to be re-provided elsewhere, but site could become available if that occurred.
SR-0348	2012	Cottis Lane Car Park	Epping		0.56	Town Centre	Housing	45		2,240	Suitable - Within Current Policy	1.563	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt. Site is currently used for Car Parking and impact on parking in area would need to be considered if site were to be redeveloped.
SR-0349	2012	Bakers Lane Car Park	Epping		0.42	Town Centre	Housing	34		1,680	Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt. Site is currently used for Car Parking and impact on parking in area would need to be considered if site were to be redeveloped.
SR-0350	2012	Land south of Ardmore Lane between Epping New Road and High Road	Buckhurst Hill	Stage A. Unsuitable (Strategic Constraint)	1.96	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Within Epping Forest Land

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0351	2012	Land East of High Road, Russell Road, Buckhurst Hill	Buckhurst Hill	Stage A. Unsuitable (Strategic Constraint)	1.22	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Within Epping Forest Land
SR-0352	2012 Gas Pipeline Updated in 2016	Land South of Oakland School, High Road/Warren Hill, Loughton	Loughton		1.87	Housing		60			Suitable - Outside Current Policy (Other)	1.613	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable and is in an urban area. Use as existing school playing field means it is greenfield urban open space and outside existing policy. Circa 50% of the site falls within the high pressure gas pipeline buffer zone. Due to the location of the site around other built development within the same buffer area, a 20% reduction to the yield is applied to take account of potential in built design mitigation. Ownership is unknown and therefore availability is unknown.
SR-0353	2012	Roding Gardens Sports Pitches	Loughton		4.84	Housing		194			Suitable - Outside Current Policy (Other)	1.638	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable, and is within urban area (not in Green Belt), however, is urban open space which would be lost and therefore outside of current policy. Majority of site is within Flood Risk Zone 3a and would be subject to the exceptions test. Ownership is unknown and therefore availability is unknown.

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Reference		Site Details									Site Assessment					
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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0354	2012	Allotments north of Stonards Hill, Loughton	Loughton		5.22	Housing		209			Not Suitable	1.619	n/a	n/a	Not Deliverable or Developable - Not Suitable	Site is not suitable as the three current means of access are each small tracks into the site between houses and not suitable to serve a housing development - with no other access options currently available. Site is urban open space (allotments).
SR-0355	2012 updated in 2016	Oakwood Hill/Langston Road Industrial Estate	Loughton		33.51	Employment					Suitable for Commercial - Within Current Policy	1.556	Unknown	Unknown or Marginal	Not Deliverable or Developable - Unknown Availability	Site is assessed for and suitable for commercial development and is within an urban area and therefore within current policy. Ownership is unknown and therefore availability is unknown. Contamination with potential high cost of remediation may impact upon viability given small scale of site. The scale of additional commercial floorspace at this site will be identified through other EFDC evidence on employment.
SR-0356	2012	Borders Lane Playing Fields, Opposite Epping College	Loughton		4.78	Housing		191			Suitable - Outside Current Policy (Other)	1.594	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable, and is within urban area (not in Green Belt), however, is urban open space which would be lost and therefore outside of current policy. Ownership is unknown and therefore availability is unknown.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0358	2012	Sandford Ave/Westall Road Amenity Open Space	Loughton		1.04	Housing		42			Suitable - Outside Current Policy (Other)	1.588	Available	Achievable	Deliverable	Site is suitable, and is within urban area (not in Green Belt), however, is urban open space as a play park and amenity space which would be lost and therefore outside of current policy.
SR-0359	2012	Newmans Lane/Rectory Lane Amenity Open Space	Loughton		1.22	Housing		49			Suitable - Outside Current Policy (Other)	1.594	Available	Achievable	Deliverable	Site is suitable, and is within urban area (not in Green Belt), however, is urban amenity space which would be lost and therefore outside of current policy.
SR-0360	2012	Hillyfields Open Space, Loughton	Loughton		4.97	Housing		199			Suitable - Outside Current Policy (Other)	1.600	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable, and is within urban area (not in Green Belt), however, is Hillyfield's urban open space which would be lost if developed and therefore outside of current policy. Ownership is unknown and therefore availability is unknown.
SR-0361	2012	Colebrook Lane/Jessel Drive Amenity Open Space	Loughton		8.03	Housing		321			Suitable - Outside Current Policy (Other)	1.588	Available	Achievable	Deliverable	Site is suitable, and is within urban area (not in Green Belt), however, is urban open space which would be lost and therefore outside of current policy.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0362	2012	Willingale Road Allotments	Loughton		2.45	Housing		98			Suitable - Outside Current Policy (Other)	1.613	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable, and is within urban area (not in Green Belt), however, is urban open space which would be lost and therefore outside of current policy. Majority of site is within Flood Risk Zone 3a and would be subject to the exceptions test. Ownership is unknown and therefore availability is unknown.
SR-0365	2012 updated in 2013 and 2016	Spurs Lodge & London Guildhall University Sports Centre	Chigwell	Filtered (commitment)	11.40	Employment	Housing								Filtered	Filtered - development permitted for school and residential.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0366	2012 updated in 2013	West Hatch Highschool Playing Fields and adj land	Chigwell		16.07	Employment	Housing	241	32,140		Suitable - Outside Current Policy (Green Belt)	1.744	Unknown	Unknown or Marginal	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Part of site is within Gas Pipeline buffer (including area of high risk) and includes Gas Station - buffer zone for development may be required, reducing capacity. Site is former landfill and remediation costs may make development more marginal. Comments of EFDC Senior Contaminated Land Officer - West part of site located on landfill sites and south east on former agricultural fields now sports fields. Although it could be feasible to develop part of the central and southeastern side of the site without carrying out investigations to demonstrate the feasibility prior to consideration as a development site, the presence of twin high pressure gas mains through the middle of this part of the site may preclude development. Ownership is unknown and therefore availability is unknown.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR #####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0367	2012 updated in 2014	Bancroft RFC	Chigwell	Stage A. Unsuitable (Strategic Constraint)	18.73	Employment	Housing				Not Suitable	1.663	Unknown	Unknown or Marginal	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Part of site which falls within EFDC boundary is almost wholly within Flood Risk Zone 3b.
SR-0368	2012	Froghall Lane Cemetery	Chigwell	Filtered (Existing Ongoing Use)	7.05	Housing						#N/A			Filtered	Filtered - Existing use as a cemetery
SR-0369	2012 Gas Pipeline Updated in 2016	South of Lambourne Road, Chigwell Row	Chigwell		41.70	Housing		850			Suitable - Outside Current Policy (Green Belt)	1.769	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Chigwell Wood LNR/LoWS to be retained reducing development area by 1/4. Furthermore, circa 25% of the site is located within the High Pressure Gas Pipeline buffer inclosing the area of high risk. Circa half of this area is covered by the LNR/LoWS and a such an additional reduction of 5% of the yield is applied to take account of in built design mitigation. Ownership is unknown and therefore availability is unknown.
SR-0370	2012 updated in 2013	Land off Beechfield Walk	Waltham Abbey		4.62	Housing	Employment	97	5,544		Suitable - Outside Current Policy (Green Belt)	1.619	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt.

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0372	2012 updated in 2013	Land west of Woodgreen Road, including Southend Lane and Skillet Hill Farm	Waltham Abbey		45.42	Housing	Employment	855	49,050		Suitable - Outside Current Policy (Green Belt)	1.769	Available	Unknown or Marginal	Developable	Site is suitable but is within the Green Belt. Small part of site is Woodgreen Road/Southend Lane business area, where redevelopment for other uses would be outside existing policy. Comments of the EFDC Senior Contaminated Land Officer - Industrial Waste Landfill Site only present in southern part of site in existing industrial area (Red). Should be feasible to approve development of site outside a 100m buffer zone without carrying out further investigation at this stage. North part of site contains a former Horticultural Nursery, farm and part of the Chalkhills car boot sale field where imported demolition waste hardcore has been deposited for parking (Amber), as such 10% reduction in yield is applied. Small watercourse in south western corner of site, with Flood Risk Zone 3a. Several Grade II listed buildings located on large site, which would need to be retained.

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0373	2012	Upshire Primary School	Waltham Abbey		2.10	Housing		84			Suitable - Outside Current Policy (Green Belt)	1.663	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.
SR-0375	2012	Galley Hill Road Industrial Estate	Waltham Abbey		4.44	Employment	Housing	130	17,760		Suitable - Outside Current Policy (GB+Other)	1.650	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable, and although in the Green Belt (and therefore outside of current policy) is a Brownfield Site with existing development on it (Car servicing/Car scrap etc.). Access route along Galley Hill Road would need improvements. Ownership is unknown currently and therefore availability is unknown.
SR-0376	2012	Abbeyview Nursery, Parklands	Waltham Abbey		2.72	Employment	Housing	81	10,880		Suitable - Outside Current Policy (Green Belt)	1.619	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.
SR-0377	2012	Parklands/Newt eswell Drive amenity open space	Waltham Abbey		0.92	Housing		37			Suitable - Outside Current Policy (Other)	1.613	Available	Achievable	Deliverable	Site is suitable, and is within urban area (not in Green Belt), however, is performing a function as amenity open space which would be lost and therefore outside of current policy.
SR-0378	2012	Crooked Mile Allotments and adjacent land	Waltham Abbey		18.35	Housing		734			Suitable - Outside Current Policy (Green Belt)	1.681	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0379	2012	Land off Town Mead Road	Waltham Abbey		0.15	Housing		6			Suitable - Within Current Policy	1.575	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable and within urban area, albeit is greenfield as an area of private garden. Ownership is unknown and therefore availability is unknown.
SR-0380	2012	Abbey Gardens/Darby Drive Car Park	Waltham Abbey		0.51	Housing	Town Centre	41		3,000	Suitable - Within Current Policy	1.675	Available	Achievable	Deliverable	Site is suitable, albeit a proportion is within the Green Belt with the remainder outside and within current policy. Whole of site is brownfield (existing car park) Site is in Flood Risk Zone 3a and subject to exceptions test, and site is also within LVRP.
SR-0381	2012	Town Mead/Green Yard Car Park	Waltham Abbey		0.97	Town Centre	Housing	15		1,700	Suitable - Within Current Policy	1.656	Available	Achievable	Deliverable	Site is suitable, and is within urban area not in Green Belt. Site is currently used for Car Parking and impact on parking in area would need to be considered if site were to be redeveloped. Half of site within Waltham Abbey SAM and within the LVRP and unsuitable for development, but car park area could be.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0382	2012	Town Mead Sports Complex	Waltham Abbey		28.36	Employment	Housing	0	0		Suitable for Commercial - Within Current Policy	1.713	Unknown	Unknown or Marginal	Not Deliverable or Developable - Unknown Availability	Half of site is playing fields and is within Flood Risk Zone 3a is Green Belt and within the LVRP and is not suitable for development. Rest of site (industrial estate) is assessed for and suitable for commercial development (through intensification) and is within an urban area and therefore within current policy. Ownership is unknown and therefore availability is unknown. Contamination with potential high cost of remediation may impact upon viability given small scale of site. Comments of the EFDC Senior Contaminated Land Officer - Sports Ground and western half of industrial estate located over 2 domestic waste landfill sites (>80% methane recorded) so would not be possible to develop without demonstrating feasibility of securing safe development and demonstrating that the provision of hardcover would not cause lateral offsite migration of landfill gases to existing development (Red). Extreme eastern end of site could be redeveloped for managed employment use (Amber). the yield is reduced on this basis by 10%.

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0383	2012	Sainsbury's Distribution Centre	Waltham Abbey	Filtered (Existing Ongoing Use)	20.82	Employment					#N/A			Filtered	Filtered - Existing use as Distribution Centre	
SR-0384	2012	King Harold School (Business & Enterprise Academy)	Waltham Abbey		6.89	Housing		199			Suitable - Outside Current Policy (Other)	1.581	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable, and is within urban area (not in Green Belt), however, part of site is school playing fields and open space which would be lost and therefore outside of current policy. Ownership and availability is unknown.
SR-0385	2012	Ninefields, Land at Hillhouse Drive inc. Abbey Youth Football Ground and Stoney Bridge Drive Allotments	Waltham Abbey		9.45	Housing		290			Suitable - Outside Current Policy (Other)	1.644	Available	Achievable	Deliverable	Site is suitable, and is within urban area (not in Green Belt), however, site is Ninefield's playing fields, allotments and open space which would be lost and therefore outside of current policy.
SR-0387	2012	Land off Great Stoney Park	Ongar		1.49	Housing		45			Suitable - Outside Current Policy (Green Belt)	1.656	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Site is in Great Stony School conservation area and is a very prominent location within the area comprising eastern portion of village green. Ownership is unknown and therefore availability is unknown.
SR-0388	2012	Epping Ongar Railway, Ongar Railway Station Yard	Ongar	Filtered (Commitme nt)	1.23	Housing	Employment				#N/A			Filtered	Filtered - Former Railway Yard site already developed for residential (southern part) with remainder currently under construction for Retirement Village.	

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0389	2012 updated in 2014	Land between High Street and Rodney Road, Ongar	Ongar	Stage A. Unsuitable (Strategic Constraint)	1.88	Housing	Employment				Not Suitable	1.700	Unknown	Unknown or Marginal	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - site in Flood Zone 3b.
SR-0390	2012	Greenstead Road, Ongar	Ongar		9.08	Housing		272			Suitable - Outside Current Policy (Green Belt)	1.638	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Grade II listed building on site, with any impacts able to be minimised through sensitive scheme. Ownership is unknown and therefore availability is unknown.
SR-0391	2012 updated in 2013	Land between Stanford Rivers Road and Brentwood Road, Ongar	Ongar		6.51	Housing		172			Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. Grade II listed building on site, with any impacts able to be minimised through sensitive scheme.
SR-0392	2012 updated in 2014	Land north east of Longfields, Ongar	Ongar	Stage A. Unsuitable (Strategic Constraint)	9.61	Housing					Not Suitable	1.713	Available	Unknown or Marginal	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Majority of site is within Flood Risk Zone 3b
SR-0393	2012	Land north of Millfield, Ongar	High Ongar		1.85	Housing		28			Suitable - Outside Current Policy (Green Belt)	1.719	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Southern Half of Site within Flood Risk Zone 3a and subject to exceptions test. This would reduce capacity of site. Ownership is unknown and therefore availability is unknown.

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Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0394	2012	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar	High Ongar		14.62	Employment	Housing	307	17,500		Suitable - Outside Current Policy (Green Belt)	1.694	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Grade II listed building on site, with any impacts able to be minimised through sensitive scheme. Ownership is unknown and therefore availability is unknown.
SR-0395	2012	Land to North of Ongar	Ongar		12.72	Housing		191			Suitable - Outside Current Policy (Green Belt)	1.725	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Large band of eastern part of site located within Flood Zone 3b reducing site capacity by circa 1/2. Ownership is unknown and therefore availability is unknown.
SR-0399	2012	Houchin Drive Playing Fields	Fyfield		2.76	Housing		83			Suitable - Outside Current Policy (Green Belt)	1.700	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.
SR-0400	2012 updated in 2014	Land North of Willingdale Road, Fyfield	Fyfield	Stage A. Unsuitable (Strategic Constraint)	1.62	Housing	Employment				Not Suitable	1.738	Unknown	Achievable	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Flood Risk Zone 3b

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0403	2012 updated in 2014	Land off Sheering Lower Road and Harlow Road	Sheering		167.21	Housing		1,550			Suitable - Outside Current Policy (Green Belt)	1.531	Unknown	Achievable	Not Deliverable or Developable - Not Suitable	Site is suitable but is within the Green Belt. Pincey Brook Meadows Local Wildlife Site covers small part of site and would need to be retained. A number of Grade II* and Grade II listed building are on site, albeit large nature of site means a sensitive masterplan could avoid impacts. Ownership is unknown and therefore availability is unknown.
SR-0404,	2012	Institute Road Allotments, Coopersale	Epping		0.79	Housing		24			Suitable - Outside Current Policy (Other)	1.638	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable, and is within urban area (not in Green Belt), however, is performing a function as local amenity open space as allotments which would be lost and therefore outside of current policy.
SR-0405	2012	Coopersale Cricket Club & Coopersale and Theydon Garnon Primary School Playing Fields	Epping		1.72	Housing		52			Suitable - Outside Current Policy (GB+Other)	1.731	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within Green Belt and is also playing fields performing a local amenity open space function. Site is adjacent to Epping Forest SSSI. Ownership is unknown and therefore availability for development is also unknown.

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0406	2012 updated in 2013	Land South of Coopersale, East & West of Houblons Hill	Epping		41.15	Housing		640			Suitable - Outside Current Policy (Green Belt)	1.738	Available	Achievable	Deliverable	Site is suitable but within Green Belt. St Margaret's Hospital Wood Local Wildlife Site covers part of site and there are several Grade II Listed buildings on site. All would need to be retained.
SR-0407	2012	Land East of Epping Road, Epping Green	Epping Upland		3.16	Housing		95			Suitable - Outside Current Policy (Green Belt)	1.694	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but within Green Belt. Ownership is unknown and therefore availability for development is also unknown.
SR-0408	2012	Rundell's Grove Wood	North Weald Bassett	Stage A. Unsuitable (Strategic Constraint)	46.00	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Site is designated as ancient woodland.
SR-0409	2012	Land at J7 of M11	North Weald Bassett		7.17	Employment			28,680		Suitable - Outside Current Policy (Green Belt)	1.713	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but within Green Belt. Ownership is unknown and therefore availability for development is also unknown.
SR-0410	2012	Land East of High Road, Thornwood	North Weald Bassett		4.18	Housing		125			Suitable - Outside Current Policy (Green Belt)	1.688	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but within Green Belt. Ownership is unknown and therefore availability for development is also unknown.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0411	2012 updated in 2014	Weald Place Farm, Thornwood, Epping, Essex	North Weald Bassett	Stage A. Unsuitable (Strategic Constraint)	4.10	Housing					Not Suitable	1.731	Unknown	Achievable	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Scheduled Ancient Monument (SAM) Moated Site Known as Marshalls forms a large proportion of the southern part of the site. This is the only the area outside of the Flood Risk Zone 3b and cumulatively these factors would mean development on the site would be unsuitable.
SR-0412	2012	Woodside Business Estate, Thornwood	North Weald Bassett		1.99	Employment	Housing	60	8,000		Suitable - Outside Current Policy (GB+Othe r)	1.700	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within Green Belt. Site is existing employment area (and therefore brownfield) and redevelopment for other uses would also be outside current policy. Site is adjacent to Epping Forest SSSI. Ownership is unknown and therefore availability for development is also unknown.
SR-0413	2012	Land South of Woodside, Thornwood	North Weald Bassett	Stage A. Unsuitable (Strategic Constraint)	5.43	Housing					Not Suitable	#N/A	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Site is largely within the Epping Forest SSSI and Ancient Woodland.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0415	2012	Weald Hall Farm Industrial Estate	North Weald Bassett		3.76	Employment			3,000		Suitable - Outside Current Policy (Green Belt)	1.694	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is assessed for and suitable for commercial development, but is within the green belt. Ownership is unknown and therefore availability is unknown, but some intensification on site may be appropriate.
SR-0416	2012	Queens Road Allotments & Sewage Works, North Weald Bassett	North Weald Bassett	Stage A. Unsuitable (Strategic Constraint)	6.44	Housing					Not Suitable	1.706	Unknown	Unknown or Marginal	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint - Area of Flood Risk Zone 3b in centre of site along watercourse. Given location of floodplain central to site covering a significant proportion, this is likely to render site unsuitable.
SR-0417	2012	Land east of Church Lane/West of Harrison Drive, North Weald Bassett	North Weald Bassett		1.83	Housing		55			Suitable - Outside Current Policy (Green Belt)	1.631	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but within Green Belt. Ownership is unknown and therefore availability for development is also unknown.
SR-0418	2012	Chase Farm & Redricks Nursery and North Weald Nursery	North Weald Bassett		8.32	Employment	Housing	103	16,640		Suitable - Outside Current Policy (Green Belt)	1.675	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within Green Belt. Part of site is existing industrial estate and is suitable for commercial development/intensification. Ownership is unknown and therefore availability is unknown.
SR-0423	2012	Land East of Little Brook Road, Roydon	Roydon		0.89	Housing		27			Suitable - Outside Current Policy (Green Belt)	1.700	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but within Green Belt. Ownership is unknown and therefore availability for development is also unknown.

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0424	2012	Water Lane Cottage & Adjacent Field	Roydon		4.36	Housing		131			Suitable - Outside Current Policy (Green Belt)	1.731	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but within Green Belt. Site is within conservation area Nazeing and South Roydon conservation area, albeit not necessarily a prominent location. Ownership is unknown and therefore availability for development is also unknown.
SR-0425	2012	Land on Corner of Water Lane and Broadley Way		Filtered (Site Outside Boundary)	2.70	Housing					#N/A			Filtered	Filtered - site outside EFDC boundary	
SR-0426	2012	Nurseries to North of Sedge Green	Nazeing		5.39	Housing		162			Suitable - Outside Current Policy (Green Belt)	1.656	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but within Green Belt. Ownership is unknown and therefore availability for development is also unknown.
SR-0427	2012	Nursery between Nursery Road and Pick's Hill and Lake Road Nursery	Nazeing		5.61	Housing		168			Suitable - Outside Current Policy (Green Belt)	1.694	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but within Green Belt. Site is within LVRP although impact would be minimal given existing built form on site. Ownership is unknown and therefore availability for development is also unknown.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0432	2012 updated in 2013	Land North of Dobbs Weir Road	Roydon		7.74	Housing		58			Suitable - Outside Current Policy (Green Belt)	1.831	Unknown	Unknown or Marginal	Not Deliverable or Developable - Unknown Availability	Site is suitable but within Green Belt. Site is within Flood Risk Zone 3a and would be subject to the exceptions test. Eastern half of site is crossed by underground cable, overhead cable and gas pipeline (high risk - NG Risk Table) - reducing site capacity by 1/2. Lea Valley Park North Local Wildlife Site covers small part of north of site and would need to be retained. Ownership is unknown and therefore availability for development is also unknown. Yield is reduced by a further 25% to account for contamination. Comments of the EFDC Senior Contaminated Land Officer - Demolition waste landfill site lies under north and eastern part of site, so not possible to consider developing this part of site unless gas and combustibility risks were demonstrated to be acceptable (Red). As landfill is mainly non-putrescible waste, could redevelop the extreme western unfilled end of site without site investigation to demonstrate feasibility (Amber) . Site is former landfill and remediation costs may make development viability marginal.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0486	2013	Leaside Nursery & Sedgigate Nursery, Sedge Green, Nazeing, Essex, EN9 2PA	Nazeing		1.15	Housing		18			Suitable - Outside Current Policy (Green Belt)	1.738	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Circa 60% of the site has potential contamination which may not be suitable for housing development which reduces development capacity. Site is also located in the Lea Valley Regional Park but as the site is already built up it unlikely to have any negative impact.
SR-0404	2013			Filtered, duplicate site (SR0404).	0.31						0.000			Filtered	Filtered as duplicate site.	
SR-0417	2013			Filtered, duplicate site with previous boundary amended (SR0417).	1.89						0.000			Filtered	Filtered as duplicate site.	
SR-0433	2013 updated in 2016 including Gas Pipeline update	Former Beis Shammai School, High Road, Chigwell, IG7 5DN	Chigwell		2.03	Housing		38			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. 100% of the site falls within a high pressure gas pipeline buffer zone, including falling in the area of high risk - this reduces capacity by circa 50% to factor in built design mitigation. Site is available and achievable.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0434	2013	Land North of Maplecroft Lane, Nazeing	Nazeing		5.01	Housing		150			Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable but is within the Green belt, access would also need to be improved.
SR-0435	2013 Gas Pipeline Updated in 2016	Land North-west of the Grange and north of Bramble Close, High Road Chigwell	Chigwell		1.92	Housing		18			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable but is within the Green belt, access would also need to be improved. Circa 75% of the site falls within the high pressure gas pipeline buffer zone. Due to the location of the site around other built development within the same buffer area, a 40% reduction to the yield is applied to take account of potential in built design mitigation.
SR-0436	2013	9 Goldings Rise, Loughton, IG10 2QP	Loughton		0.26	Housing		4			Suitable - Outside Current Policy (Green Belt)	1.606	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is available and achievable.
SR-0437	2013	Land adjoining 3 and 4 Kensington Park, Stapleford Abbotts, RM4 1AF	Stapleford Abbotts		0.52	Housing		5			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable but is within the Green belt, access would also need to be improved. Site is poorly located for services and amenities.
SR-0438a	2013	Land adjoining Stonards Hill and Houblows Hill, Coopersale, Essex, CM16 7QL	Ongar		19.83	Housing	Employment Community Facilities	618	38,870		Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable but is within the Green belt and there are four TPO's throughout the site which will need to be sensitively planned around. Site is available and achievable.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0439	2013	Picks Farm, Sewardstone Road, E4 7RA	Waltham Abbey		12.33	Housing		125			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. A small corner of the site also touches the Lea Valley Regional Park. Site is available and achievable.
SR-0442	2013	Marlow, Thornwood Common, Epping	Epping		3.02	Housing		91			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is poorly located for services and amenities.
SR-0443	2013	Harlow Road, Moreton, Ongar, Essex	Ongar		0.86	Housing		26			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is poorly located for services and amenities.
SR-0444	2013	Broad Oaks, Land bounded by High Road, Abridge Road and Pudding Lane, Chigwell, IG7 6DW	Chigwell		68.17	Housing		1,150			Suitable - Outside Current Policy (Green Belt)	1.731	Available	Achievable	Deliverable	Site is suitable but is within the Green belt and contains areas of ancient woodland and High Wood Local Wildlife Site which are not suitable for development. A high pressure gas main also runs over a corner of the site.
SR-0445	2013	Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping		1.20	Housing		27			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. The site also has overhead power lines running through it, reducing the area suitable for development.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0446	2013	Debden Hall, England's Lane/Debden Lane, Debden, Loughton, Essex, IG10	Loughton		3.88	Housing		80			Suitable - Outside Current Policy (Green Belt)	1.650	Available	Achievable	Deliverable	Site is suitable but is within the Green belt, access would also need to be improved.
SR-0447	2013	Land adjoining 110 London Road, Abridge and to rear of NRS 110-118 London Road, Abridge	Lambourne		2.04	Housing		44			Suitable - Outside Current Policy (Green Belt)	1.638	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is available and achievable.
SR-0448	2013	Land off Murthering Lane, Tysea Hill	Stapleford Abbots		2.80	Housing		84			Suitable - Outside Current Policy (Green Belt)	1.750	Available In Future	Achievable	Developable	Site is suitable but is within the Green belt. Promoter advises that the site is currently not available but will be in the future.
SR-0449	2013	Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering. (hatched red)	Sheering		0.33	Housing		6			Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable	Site is suitable but 75% is within the Green belt, albeit the remainder is outside and within current policy. Site is available and achievable.
SR-0450	2013	Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering. (hatched blue)	Sheering		0.11	Housing		3			Suitable - Outside Current Policy (Green Belt)	1.694	Unknown	Unknown or Marginal	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green belt, access would also need to be improved. Ownership is unknown and therefore availability is unknown.
SR-0451	2013	Land at Coopers Close, Chigwell Road	Chigwell		0.11	Housing		3			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is poorly located for services and amenities.

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		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0452	2013	Formerly known as 'Star Farm'	Stapleford Abbots		1.42	Housing		24			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. A large number of TPO's throughout the site which will need to be sensitively planned around and will reduce overall capacity. Site is available and achievable.
SR-0453	2013	Dallance Farm, Breach Barns Lane, Waltham Abbey, Essex, EN9 2AD	Waltham Abbey		3.12	Housing		94			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is available and achievable.
SR-0455	2013	Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL	North Weald Bassett		0.81	Housing		12			Suitable - Outside Current Policy (GB+Other)	1.625	Available	Achievable	Deliverable	Site is suitable and whilst it is within the Green Belt (and therefore outside of current policy) it is partly a brownfield site, being used as a business centre. Redevelopment for housing would therefore be also contrary to employment land policy.
SR-0456	2013	Carpenters Arms, High Road, Thornwood, Epping, CM16 6LS	Epping		0.16	Housing		4			Suitable - Outside Current Policy (Green Belt)	1.694	Available In Future	Achievable	Developable	Site is suitable but 60% is within the Green belt, albeit the remainder is outside and within current policy. Some uncertainties surrounding the lease means the site is available in the future.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0457	2013	Dyers, Marden Ash, Chipping Ongar, Essex, CM5 9B	Ongar		0.77	Housing		23			Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is suitable but is within the Green belt., access would also need to be improved. Site is poorly located for services and amenities.
SR-0458	2013	Southgate', The Street, High Ongar, Essex, CM5 9NH	High Ongar		0.22	Housing		7			Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable but is within the Green belt, access would also need to be improved.
SR-0459	2013	Pinetree Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH	Waltham Abbey		0.72	Housing		16			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is available and achievable.
SR-0460	2013 updated in 2014	Monkwood Nursery, Pick Hill, Waltham Abbey, EN9 3LE	Waltham Abbey	Stage A. Unsuitable (Strategic Constraint) and filtered (duplicate site)	1.00	Housing					Not Suitable	1.694	Available	Achievable	Not Deliverable or Developable - Not Suitable	Not suitable due to strategic constraint. Site is wholly within Flood Risk Zone 3b.
SR-0462	2013	151-153 London Road, Stanford Road, Standford Rivers, Ongar, Essex	Ongar		0.32	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.744	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is poorly located for services and amenities.
SR-0464	2013	Land to the south of Upland Road	Epping		0.37	Housing		11			Suitable - Outside Current Policy (Green Belt)	1.681	Available In Future	Achievable	Developable	Site is suitable but is within the Green belt. The land is currently rented but could be available in the future.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0465	2013	Asheton Farm, Tysea Hill, Stapleford Abbotts, Essex, RM4 1JU	Stapleford Abbotts		11.82	Housing	Employment	25	44,000		Suitable - Outside Current Policy (GB+Othe r)	1.744	Available	Achievable	Deliverable	Site is suitable and whilst it is within the Green Belt (and therefore outside of current policy) it is partly a brownfield site, being used as a business centre. Redevelopment for housing would therefore be also contrary to employment land policy.
SR-0466	2013	Broadbanks, 23 Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping		1.97	Housing		44			Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable	Site is suitable but located in the Green Belt.
SR-0467	2013	North Weald Nurseries, Vicarage Lane, North Weald, Epping, Essex	North Weald Bassett		1.27	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable but located in the Green Belt.
SR-0468	2013	Hook Lane Nurseries, Hook Lane, Lambourne End, Romford RM4 1NR	Lambourne e		1.02	Housing		31			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is poorly located for services and amenities.
SR-0469	2013	Garwood Meads Field, Norton Lane, Norton Heath, Blackmore, Watestone, Essex CM4	High Ongar		2.24	Housing		45			Suitable - Outside Current Policy (Green Belt)	1.738	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is poorly located for services and amenities.

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SR-0470	2013	School Road/Orchard B, Stanford Rivers Hall, Ongar, Essex, CM5	Sheering	Filtered (Below Site Threshold)	0.14	Housing						n/a	n/a	Filtered	Filtered - Below Threshold	
SR-0471	2013	Presdale Farm House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing		0.56	Housing		15			Suitable - Outside Current Policy (Green Belt)	1.731	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Part of the site is located in Flood Zone 3a.
SR-0472	2013	The Yard, R/O 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF	Sheering		1.12	Housing		34			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Unknown or Marginal	Developable	Site is suitable but is within the Green Belt and access would also need to be improved. The site has marginal viability due to its location in Sheering Parish so achievability is likely marginal.
SR-0473	2013	St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG	Nazeing		7.64	Housing	Retail	229			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. The site has marginal viability due the inclusion of retail within the scheme so achievability is likely marginal.
SR-0475	2013	The Drive, Stapleford Road, Stapleford Abbots, Romford, Essex, RM4 1EJ	Stapleford Abbots		3.71	Housing		111			Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site available and achievable.
SR-0476	2013	Envilles Farm, Adjacent to Little Laver, Ongar, Essex, CM5 0JH	Ongar		3.93	Housing		118			Suitable - Outside Current Policy (Green Belt)	1.731	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green Belt. Ownership is unknown and therefore availability is unknown.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0477	2013	Land to the west of Abridge Road, Abridge Road, Theydon Bois, Essex, CM16 7NW	Theydon Bois		3.29	Housing		20			Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt, but access would need to be improved.
SR-0478a	2013 updated in 2016	Chigwell Nurseries, 245 High Road, Chigwell, Essex, 1G75BL	Chigwell		7.49	Housing		175			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site available and achievable.
SR-0479	2013	Land north east of Theydon Bois	Theydon Bois	Filtered as duplicate of two previously assessed sites, SR0070 and SR0327b.	6.60						#N/A			Filtered	Filtered as duplicate site.	
SR-0481	2013	Land to the South of Hillhouse Primary School, Waltham Abbey	Waltham Abbey		3.28	Housing		88			Suitable - Outside Current Policy (Other)	1.594	Available	Achievable	Deliverable	Site is suitable, but is identified as urban open space and as such redevelopment for other use (housing) would be outside current policy. A portion of the site lies in Flood Zone 3a.
SR-0482	2013	Land adjoining Mason Way, Waltham Abbey	Waltham Abbey		0.71	Housing		21			Suitable - Outside Current Policy (Other)	1.569	Available	Achievable	Deliverable	Site is suitable, but is identified as urban open space and as such redevelopment for other use (housing) would be outside current policy.
SR-0483	2013	Southfield Nursery, Old House Lane, Roydon, CM195DH	Roydon		0.21	Employment (long access through nursery site makes it unsuitable for housing).			840		Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is suitable but is within the Green belt, access would also need to be improved. Site is poorly located for services and amenities.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0484	2013	Land to the east of Houblovs Hill, Coopersale, Essex, CM167QL	Epping		3.64	Housing		109			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable but is within the Green belt, access would also need to be improved.
SR-0487	2013	Land to the East of Abridge Road, Abridge Road, Theydon Bois, Essex CM16 7NW	Theydon Bois		1.48	Housing		40			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is suitable but is within the Green belt, access would also need to be improved.
SR-0488	2013	Stapleford Farm, Oak Hill, Road, Stapleford Abbots, Essex, RM4 1EH	Stapleford Abbots		1.72	Housing		52			Suitable - Outside Current Policy (Green Belt)	1.681	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable but is within the Green belt. Ownership is unknown and therefore availability is unknown.
SR-0491	2013	Site adjacent to Willow House, The Street, Sheering, CM22 7LR	Sheering		1.12	Housing		2			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Unknown or Marginal	Developable	Site is suitable but is within the Green belt and the location of several TPO's on site will require sensitive planning. There is marginal viability for residential development in Sheering Parish as such achievability is marginal.
SR-0492	2013	Epping Forest Country Club, Abridge Road, Chigwell, Essex, IG768X	Chigwell		6.47	Housing	Community facility Other	194			Suitable - Outside Current Policy (Green Belt)	1.800	Available	Achievable	Deliverable	Site is suitable but is within the Green belt and the location of Flood Zone 3 areas on site will require sensitive planning.

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0493	2013	Magnolia House/ Theydon Hall Farm, Abridge Road, Theydon Bois, Essex, CM16 7NR	Theydon Bois		3.55	Housing		145			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is available and achievable.
SR-0494	2013 Gas Pipeline Updated in 2016	Shepherds Nursery, Chase Lane, Chigwell, Essex, IG76JW	Chigwell		0.82	Housing		18			Suitable - Outside Current Policy (GB+Other)	1.688	Available	Achievable	Deliverable	Site is suitable and whilst it is within the Green Belt (and therefore outside of current policy) it is indicated as a recreational ground. Redevelopment for housing would therefore be also contrary to current policy. Furthermore, circa 75% of the site falls within the high pressure gas pipeline buffer zone. Due to the location of the site around other built development within the same buffer area, a 40% reduction to the yield is applied to take account of potential in built design mitigation.

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		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0495	2013 Gas Pipeline Updated in 2016	The Willow Paddock, Rear of Crosby Court, Chigwell, Essex, IG76JT	Chigwell		1.77	Housing		48			Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable but is within the Green belt, access would also need to be improved. Circa 25% of the site falls within the high pressure gas pipeline buffer zone. Due to the location of the site around other built development within the same buffer area, a 10% reduction to the yield is applied to take account of potential in built design mitigation. Site is poorly located for services and amenities.
SR-0496	2013 Gas Pipeline Updated in 2016	Chase Lane Paddock, Chase Lane, Chigwell, Essex, IG76JW	Chigwell		1.96	Housing		39			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Circa 60% of the site falls within the high pressure gas pipeline buffer zone. Due to the location of the site around other built development within the same buffer area, a third reduction to the yield is applied to take account of potential in built design mitigation. Site is poorly located for services and amenities.
SR-0497	2013	Land to the rear of Monks Hall, Abridge Road, Thedon Bois	Theydon Bois		1.09	Housing		31			Suitable - Outside Current Policy (Green Belt)	1.681	Unknown	Achievable	Deliverable	Site is suitable but is within the Green belt. The location of a Listed Building on site means design will have to respond to the listing. Ownership is unknown and therefore availability is unknown.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0498	2013	Station Bridge House, Blake Hall Road, Greenstead, Ongar, Essex, CM5 9LW	Ongar		0.54	Housing	Community facility Other	7			Suitable - Outside Current Policy (Green Belt)	1.694	Available In Future	Achievable	Developable	Site is suitable but is within the Green belt. The site currently has tenants and is not available immediately, but could be available in the future.
SR-0499	2013	Maybrand Farm, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT	Stapleford Abbots		4.07	Housing	Employment	60	8,828		Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is poorly located for services and amenities.
SR-0500	2013	The Gatehouse, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT	Stapleford Abbots	Filtered (Below Site Threshold)	0.08	Housing						n/a	n/a	Filtered	Filtered - below threshold	
SR-0501	2013	Playing field at New House Lane, North Weald	North Weald Bassett		2.33	Housing		70			Suitable - Outside Current Policy (GB+Other)	1.688	Available	Achievable	Deliverable	Site is suitable and whilst it is within the Green Belt (and therefore outside of current policy) it is indicated as a playing field. Redevelopment for housing would therefore be also contrary to current policy.
SR-0502	2013			Filtered - duplicate site (SR-0370).	4.15							0.000				
SR-0503	2013			Filtered - duplicate site (SR-0239).	0.49							0.000				
SR-0504	2013 updated in 2016	Rear land at 59/61 High Road, North Weald, Essex CM166HP	North Weald Bassett	Filtered (commitment)	0.09	Housing									Filtered	Filtered - development permitted for residential.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0505	2013	Plot adjacent to Badgers End, 81 Hoe Lane, Abridge	Lambourn e		0.42	Housing		1			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is available and achievable.
SR-0506	2013	The Woodyard, Epping Road, Epping, Essex, CM166TT	Epping		1.92	Housing		67			Suitable - Outside Current Policy (Green Belt)	1.656	Available In Future	Achievable	Developable	Site is suitable but is within the Green belt. Site is available in the future as the current use would need to be relocated.
SR-0507	2013	Land at Little Cutlands, Incorporating Wilbea and Royd, St Leonards Road, Lower Nazeing, Waltham Abbey, EN9 2HJ	Waltham Abbey		2.78	Housing		55			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable but 90% is within the Green belt, albeit the remainder is outside and within current policy. The majority of the site is in the Lea Valley Regional Park which may have significant implications due to the open nature of the site. Also circa third of the site is within Flood Zone 3a.
SR-0603	2013	Hornbeam Close Garages 1-24, Buckhurst Hill	Buckhurst Hill		0.17	Housing		6			Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0603	2013	Hornbeam Close Garages 25-38, Buckhurst Hill	Buckhurst Hill		0.07	Housing		2			Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0622	2013	Graylands Garages, Nos. 1-6, Theydon Bois	Theydon Bois		0.04	Housing		1			Suitable - Within Current Policy	1.569	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0628	2013	Shingle Court Garages, Nos. 318-325, Walton Abbey	Waltham Abbey		0.03	Housing		1			Suitable - Within Current Policy	1.569	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0635	2013	Bourne House Garages, No. 12 to 36, Buckhurst Hill	Buckhurst Hill		0.07	Housing		2			Suitable - Within Current Policy	1.531	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0636	2013 Gas Pipeline Updated in 2016	Rentlon Way Garages, No. 1- 10, Buckhurst Hill	Buckhurst Hill		0.05	Housing		2			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy. The site is also 100% located within 150m of a High Pressure Gas Pipeline. As the site is in an existing urban area, a cautionary 20% discount is applied to the yield to take account of the potential for in built design mitigation. However, this will not impact the yield as the no. of units is so small and design alone could likely respond to this issue.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0637	2013	Thaxted Road Garages, Nos. 1-12, Buckhurst Hill	Buckhurst Hill		0.06	Housing		2			Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0638	2013 Gas Pipeline Updated in 2016	Longton Way Garages, Nos. 1-24, Buckhurst Hill	Buckhurst Hill		0.17	Housing		3			Suitable - Within Current Policy	1.556	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy. The site is also 100% located within 150m of a High Pressure Gas Pipeline including falling in the area of high risk - on the basis that this site is located in an established developed area, the capacity is reduced by circa 30% to factor in built design mitigation.
SR-0642	2013	Springfield Block B. Garages, Nos. 2-16, Epping	Epping		0.07	Housing		1			Suitable - Within Current Policy	1.563	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0643	2013	Springfield Block C. Garages, Nos. 1-39, Epping	Epping		0.13	Housing		2			Suitable - Within Current Policy	1.556	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0644	2013	Stewards Green Road, Garages, Nos. 1-20, Epping	Epping		0.10	Housing		3			Suitable - Within Current Policy	1.575	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0645	2013	Centre Avenue Garages, Nos. 1-20, Epping	Epping		0.08	Housing		2			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0646	2013	Centre Save Garages, Nos. 1-7, Epping	Epping		0.06	Housing		1			Suitable - Within Current Policy	1.594	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy. However access would also need to be improved.
SR-0647	2013	Coronation Hill Garages, Nos. 1-17 and 37-38, Epping	Epping		0.07	Housing		2			Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0648	2013	Coronation Hill Garages, Nos. 21-28, Epping	Epping		0.03	Housing		1			Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0649	2013	Chester Road Garages, Nos. 654-675, Loughton	Loughton		0.08	Housing		1			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0650	2013	Chequers Road Garages, Nos. 146-171, Loughton	Loughton		0.08	Housing		2			Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0651	2013	Exheridge Road Garages, Nos. 675-712, Loughton	Loughton		0.11	Housing		3			Suitable - Within Current Policy	1.519	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0652	2013	Hillyfields Garages, Nos. 13-24, Loughton	Loughton		0.05	Housing		2			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0653	2013 Gas Pipeline Updated in 2016	Kirby Close Garages, Nos. (adjacent to 20 Kirby Close) Loughton	Loughton		0.11	Housing		2			Suitable - Within Current Policy	1.563	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy. The site is also 100% located within 150m of a High Pressure Gas Pipeline. As the site is in an existing urban area, a cautionary 20% discount is applied to the yield to take account of the potential for in built design mitigation.
SR-0654	2013	Ladyfields Garages, Nos. 332-353, Loughton	Loughton		0.15	Housing		6			Suitable - Within Current Policy	1.550	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0655	2013	Langley Meadows Garages, Nos. Loughton	Loughton		0.02	Housing		1			Suitable - Within Current Policy	1.550	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0656	2013	Langley Meadows Garages, Nos. Loughton	Loughton		0.03	Housing		1			Suitable - Within Current Policy	1.569	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0658	2013	Marlescroft Way Garages, Nos. 573-580, Loughton	Loughton		0.02	Housing		1			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0659	2013	Marlescroft Way Garages, Nos. 581-591, Loughton	Loughton		0.02	Housing		1			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0660	2013	Lower Alderton Hall, Lane Garages, Nos. 440-445, Loughton	Loughton		0.09	Housing		4			Suitable - Within Current Policy	1.569	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0661	2013	Pyres Lane Garages, Nos. 1-12, Loughton [Site A]	Loughton		0.07	Housing		2			Suitable - Within Current Policy	1.531	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0662	2013	Pyres Lane Garages, Nos. 82-109, Loughton [Site B]	Loughton		0.09	Housing		1			Suitable - Within Current Policy	1.550	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0663	2013	Thatchers Close Garages, Loughton	Loughton		0.03	Housing		1			Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0664	2013	Whitehills Road Garages, Nos. 354-380, Loughton	Loughton		0.09	Housing		4			Suitable - Within Current Policy	1.519	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0665	2013	Bushfields Garages, Nos. 51-70, Loughton	Loughton		0.08	Housing		2			Suitable - Within Current Policy	1.556	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0666	2013	Colvers Garages, Nos. 8-18, Matching Green	High Laver		0.07	Housing		2			Suitable - Within Current Policy	1.600	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0667	2013	Pound Close Garages, Nos. 1-12, Nazeing	Nazeing		0.13	Housing		2			Suitable - Within Current Policy	1.588	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0668	2013	Pound Close Garages, Nos. 1-25, Nazeing	Nazeing		0.16	Housing		3			Suitable - Within Current Policy	1.588	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0669	2013	Queens Road Garages, Nos. 1-55, North Weald	North Weald Bassett		0.29	Housing		9			Suitable - Within Current Policy	1.581	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0670	2013	Bluemans End Garages, Nos. 1-16, North Weald	North Weald Bassett		0.12	Housing		4			Suitable - Within Current Policy	1.594	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0671	2013	Mullfield Garages, Nos. 1-12, High Ongar	High Ongar		0.07	Housing		2			Suitable - Within Current Policy	1.581	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0672	2013	Queensway Garages, Nos. 1-38, Ongar	North Weald Bassett		0.16	Housing		2			Suitable - Within Current Policy	1.569	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0673	2013	St. Peters Avenue Garages, Nos. 1-30, Ongar	North Weald Bassett		0.31	Housing		3			Suitable - Within Current Policy	1.588	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0674	2013	Hansells Mead Garages, Nos. 1-3, Roydon	Roydon		0.02	Housing		1			Suitable - Within Current Policy	1.588	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0675	2013	Parkfields Garages, Nos. 4-19, Roydon	Roydon		0.24	Housing		4			Suitable - Within Current Policy	1.600	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0676	2013	Parkfields Garages, Nos. 32-34, Roydon	Roydon		0.02	Housing		1			Suitable - Within Current Policy	1.588	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0677	2013	Parkfields Garages, Nos. 20, 21 and 28, Roydon	Roydon		0.02	Housing		1			Suitable - Within Current Policy	1.588	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0678	2013	Parkfields Garages, Nos. 22-25, Roydon	Roydon		0.03	Housing		1			Suitable - Within Current Policy	1.588	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0680	2013	Green Glade Garages, Nos. 12-38, Theydon Bois	Waltham Abbey		0.12	Housing		3			Suitable - Within Current Policy	1.556	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0681	2013	Barnmead Garages, Nos. 1-7, Toothill	Waltham Abbey		0.06	Housing		2			Suitable - Within Current Policy	1.613	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0682	2013	Beechfield Walk Garages, Nos. 1-23, Waltham Abbey	Waltham Abbey		0.10	Housing		4			Suitable - Within Current Policy	1.581	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0683	2013	Bromfield Court Garages, Nos. 302-309, Waltham Abbey	Waltham Abbey		0.04	Housing		1			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0684	2013	Pick Hill Garages, Nos. 1-21, Waltham Abbey	Waltham Abbey		0.06	Housing		4			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0685	2013	Sudicamps Court Garages, Nos. 310-317, Waltham Abbey	Waltham Abbey		0.04	Housing		1			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0686	2013	Mason Way Garages, Nos. 200, 202 and 204, Waltham Abbey	Waltham Abbey		0.01	Housing		1			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0687	2013	Denny Avenue Garages, Nos. 8-32, Waltham Abbey	Waltham Abbey		0.10	Housing		2			Suitable - Within Current Policy	1.550	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0688	2013	Grant Court Garages, Nos. 99-126, Waltham Abbey	Waltham Abbey		0.12	Housing		11			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0689	2013	Harveyfields Garages, Nos. 1-40, Waltham Abbey	Waltham Abbey		0.09	Housing		4			Suitable - Within Current Policy	1.531	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0690	2013	Mallon Court Garages, Nos. 220-256, Waltham Abbey	Waltham Abbey		0.12	Housing		12			Suitable - Within Current Policy	1.531	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0691	2013	Former Red Cross Hall (land to rear and side of shops), Waltham Abbey	Waltham Abbey		0.19	Housing		6			Suitable - Within Current Policy	1.531	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0692	2013	Roundhills Garages, Nos. 176-180, 187- 208 and 219- 224 (known as Site 7), Waltham Abbey	Waltham Abbey		0.22	Housing		7			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0693	2013	Roundhills Garages, Nos. 225-232 (known as Site 4), Waltham Abbey	Waltham Abbey		0.07	Housing		4			Suitable - Within Current Policy	1.556	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0694	2013	Roundhills Garages, Nos. 241-249 and 252-255 (known as Site 5), Waltham Abbey	Waltham Abbey		0.06	Housing		2			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0695	2013	Roundhills Garages, Nos. 256-259 and 272-275 (known as Site 6), Waltham Abbey	Waltham Abbey		0.11	Housing		2			Suitable - Within Current Policy	1.550	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0697	2013	Stonysolts Garages, Nos. 1-3, Waltham Abbey	Waltham Abbey		0.02	Housing		1			Suitable - Within Current Policy	1.569	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0698	2013	St. Thomas's Close, Nos. 1- 12, Waltham Abbey	Waltham Abbey		0.10	Housing		2			Suitable - Within Current Policy	1.581	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0699	2013	Woollard Street Garages, Nos. 1-39, Waltham Abbey	Waltham Abbey		0.12	Housing		4			Suitable - Within Current Policy	1.531	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0700	2013	Wrangley Court Garages, Nos. 388-394, Waltham Abbey	Waltham Abbey		0.03	Housing		1			Suitable - Within Current Policy	1.556	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0701	2013	Chequers Road Garages, Nos. 231-258, Loughton	Loughton		0.11	Housing		4			Suitable - Within Current Policy	1.563	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0702	2013	Parklands Garages, Nos. 75-100, Coopersale	Epping		0.12	Housing		1			Suitable - Within Current Policy	1.575	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0703	2013	Parklands Garages, Nos. 60-68 Coopersale	Epping		0.04	Housing		1			Suitable - Within Current Policy	1.556	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0704	2013	Parklands Garages, Nos. 119-122 Coopersale	Epping		0.12	Housing		1			Suitable - Within Current Policy	1.563	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0007	2013			Filtered - duplicate site (SR- 0007).	5.12						0.000					
SR-0026b	2013	Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois	Theydon Bois		12.95	Housing		180			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. The location of TPO's on site will also require sensitive planning.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0026c	2013	Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois	Theydon Bois		10.72	Housing		306			Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. The location of TPO's on site will also require sensitive planning and access would also need to be improved.
SR-0042b	2013 updated in 2014	Land West of Park Place, Woodside, Thornwood	North Weald Bassett		0.16	Housing		5			Suitable - Outside Current Policy (Green Belt)	1.700	Unknown	Achievable	Developable	
SR-0069/333b	2013	South of Epping Town shown as EPP-F	Epping		12.53	Housing		194			Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Overhead electricity lines also pass through the site and access would also need to be improved.
SR-0113b	2013	Land to the South of Brook Road, Epping	Epping		7.60	Housing		200			Suitable - Outside Current Policy (Green Belt)	1.625	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is available and achievable.
SR-0195b	2013	Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP	North Weald Bassett		3.41	Housing		102			Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is available and achievable.
SR-0024 and SR-0042	2013			Filtered - duplicate sites, amalgamates SR-0024 and SR-0042.	8.33							0.000			Filtered	Filtered as duplicate site.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0478b	2013	Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, 1G75BL	Chigwell		1.66	Housing		50			Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is available and achievable.
SR-0461	2013	Part of land adjoining 110 London Road, Abridge and to rear of NRS 110-118 London Road, Abridge	Lambourne		0.58	Housing		17			Suitable - Outside Current Policy (Green Belt)	1.638	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site is available and achievable.
SR-0139	2013			Filtered - duplicate site (SR0139).	1.50						0.000			Filtered	Filtered as duplicate site.	
SR-0800	2013	Land to the East of Theydon Bois	Theydon Bois		100.09	Housing		1,951			Suitable - Outside Current Policy (Green Belt)	1.744	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Approximately a quarter of the site is covered by Blunts Farm Wood Local Wildlife Site, which also includes TPO's and an area of Flood Zone 3a.
SR-0802	2013	Garage sites on Brickfield Road/Coopersale Common, Coopersale	Epping		0.01	Housing		1			Suitable - Within Current Policy	1.563	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0803	2013	Garages to the rear of Park Fields, Roydon	Roydon		0.08	Housing		2			Suitable - Within Current Policy	1.600	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0804	2013	Garages East of Green Galde nr Pakes Way, Theydon Bois	Theydon Bois		0.03	Housing		1			Suitable - Within Current Policy	1.563	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0805	2013	Garages on Centre Drive, Epping	Epping		0.02	Housing		2			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0806	2013	Garages on Lincolns Field, Epping	Epping		0.14	Housing		4			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0807	2013	Garages on Longcroft Rise, Loughton	Loughton		0.02	Housing		1			Suitable - Within Current Policy	1.588	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0808	2013	Garages off Lushes Road/Lushes Court, Loughton	Loughton		0.06	Housing		4			Suitable - Within Current Policy	1.575	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.
SR-0289	2013			Filtered - duplicate site (SR-0289).	0.62							0.000			Filtered	Filtered as duplicate site.
SR-0809	2013	Garages off Blackmore Court, Waltham Abbey	Waltham Abbey		0.03	Housing		1			Suitable - Within Current Policy	1.556	Available	Achievable	Deliverable	Site is assessed for and suitable for housing development and is within an urban area and therefore within current policy.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0438b	2014 updated in 2016	Chimes Garden Centre Old Nazeing Road Nazeing Essex EN10 6RJ	Nazeing	Filtered (commitmen t)	2.45	Housing	Community Facility								Filtered	Filtered - development permitted for residential.
SR-0510	2014	Stanford Rivers Estate, Stanford Rivers	Stanford Rivers		0.65	Housing		20			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	Site is potentially suitable but is within the Green belt. Site is available and achievable.
SR-0511	2014	Ericas Nursery, Kents Lane, Magdalen Laver, North Weald, CM16 6AX	Magdalen Laver		0.63	Housing		17			Suitable - Outside Current Policy (Green Belt)	1.719	Available	Unknown or Marginal	Developable	Site is potentially suitable but circa10% of the site is in Flood Risk Zone 3b which reduces the sites capacity and another circa 10% in Flood Risk Zone 3a, this would require an exceptions test. The site is also in the Green Belt. Enabling Flood Risk works may introduce abnormal costs reducing viability.
SR-0512	2014	St Clements, Vicarage Lane West, North Weald, CM16 6AL	North Weald Bassett		0.61	Housing		12			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	Site is potentially suitable, but is within the Green Belt. A Grade II Listed building and overlap with site SR- 0235 reduces the capacity of the site. Site is available and achievable.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0513a	2014	Centric Parade, High Road, Loughton	Loughton		0.21	Housing	Retail (town centre use)				Suitable - Within Current Policy	1.531	Available In Future	Achievable	Developable	The site is suitable within current policy as it is located in an existing urban area (Loughton town centre). However, the site is not available because it is currently operational as a block of flats with retail underneath and ground floor level. It is not considered that this use could be intensified on this site.
SR-0513b	2014	Centric Parade, High Road, Loughton	Loughton		0.18	Housing	Retail (town centre use)				Suitable - Within Current Policy	1.525	Available In Future	Achievable	Developable	The site is suitable within current policy as it is located in an existing urban area (Loughton town centre). However, the site is not available because it is currently operational as a block of flats with retail underneath and ground floor level. It is not considered that this use could be intensified on this site.
SR-0514	2014	Former Tennis courts, c/o Alderton Hill & Roding Road, Loughton	Loughton		0.42	Housing		25			Suitable - Within Current Policy	1.531	Available	Achievable	Deliverable	Site is suitable within current policy. Site is available and achievable.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0515	2014	Esperanza Nursery, Stapleford Road, Stapleford Abbots, Essex, RM4 1EJ	Stapleford Abbots		0.52	Housing		6			Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	Site is suitable, but is within the Green Belt. There may be some additional costs associated with developing the site relating to the demolition of the existing nursery buildings, but this is not considered an abnormal cost. The site is available and achievable.
SR-0516	2014	119 Theydon Park Road, Theydon Bois, Epping, CM16 7LS	Theydon Bois		0.08	Housing		1			Suitable - Outside Current Policy (Green Belt)	1.669	Available	Achievable	Deliverable	The site is suitable but is within the Green Belt. Due to the sites long single track access and character of surrounding properties (detached set in large plots) it seems very unlikely a 5/6 story tower block of flats could sit well within the street scene and would certainly impact amenity. As such the yield of the site is reduced to a singular dwelling, in keeping with current street scene. The site is available and achievable.
SR-0535	2014 updated in 2016	Kingsmead, Epping Road, Roydon, CM19 5HU	Roydon	Filtered (commitment)	1.35	Housing									Filtered	Filtered - development permitted for residential.

Epping Forest District : Strategic Land Availability Assessment

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		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0580	2014	42 Land at Hoe Lane, Nazeing, EN9 2RG	Nazeing		4.94	Employment			17784		Suitable - Outside Current Policy (Green Belt)	1.781	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. The site also has overhead power lines running through it, reducing the area suitable for development. The site also falls within the Nazeing and South Roydon Conservation Area so will require sensitive design. The site is available and achievable.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0508	2014	Nazeing Glassworth Site, Nazeing New Road, EN10 6SU	Nazeing		3.55	Housing		71			Suitable - Outside Current Policy (GB+Othe r)	1.731	Available	Unknown or Marginal	Developable	The site is suitable but in the Green Belt and an identified site in the ELR. The site is a functioning industrial estate with an element of undeveloped land to the west. The site is entirely covered by Flood Zone 3a and will require an exceptions test. Equally the EFDC Senior Contaminated Land Officer identifies there is potential for landfill to be present on the site which would require remediation, the yield has been reduced by a third. Comments from the EFDC Senior Contaminated Land Officer - There is the potential for a landfill to be present on the soft covered area in the southern / south western part of the site, meaning it would be necessary for a developer to demonstrate the feasibility of developing it for unmanaged domestic use (Red) but it should be feasible to overcome risks on other parts of the site (Amber). The site is deemed to be available by the Council on the basis that a pre-application request has been made, but the costs of flood risk works and contamination remediation would likely place abnormal costs on the development of the site.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0517	2014	32 Palmerston Road, Buckhurst Hill, Essex, IG9 5LW	Buckhurst Hill		0.08	Housing		11			Suitable - Within Current Policy	1.494	Available	Achievable	Deliverable	Site is suitable and within current policy. The Council considers that on the basis that a pre-application request has been made, the site is available and it is also achievable.
SR-0518	2014	Land at Braelands, Tysea Hill, Stapleford Abbots, Essex	Stapleford Abbots		1.71	Housing		8			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	The site is potentially suitable but is within the Green Belt. The site is removed from existing settlements and is adjacent to what appear to be warehousing and employment uses. The Council considers that on the basis that a pre-application request has been made the site is available, it is potentially achievable albeit with some costs associated with demolition of buildings on site.
SR-0519	2014	Land off Upshire Road, Waltham Abbey	Waltham Abbey	Filtered (Duplicate Site)	11.49	Housing						0.000	n/a	n/a	Filtered	Filtered as a duplicate site.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0520	2014	142 Buckhurst Way, Buckhurst Hill, Essex, IG9 6HP	Buckhurst Hill		0.05	Housing		1			Suitable - Within Current Policy	1.550	Available	Achievable	Deliverable	The site is suitable within current policy. However, there is a previous refusal for the demolition of the bungalow erection of a three storey block of flats on this site relating to scale and massing. It is not clear that these issues can be overcome, as such the yield has been reduced accordingly. The Council considers that on the basis that a pre-application request has been made the site is available, and development is potentially achievable.
SR-0521	2014 updated in 2016	High House Farm, Stapleford Abbots, Essex, RM4 1EJ	Stapleford Abbots	Filtered (commitment)	1.98	Housing									Filtered	Filtered - development permitted for residential.
SR-0522	2014	152 High Road, Chigwell	Chigwell		0.27	Housing		5			Suitable - Within Current Policy	1.550	Available	Achievable	Deliverable	Site is suitable and is within current policy. The Council considers that on the basis that a pre-application request has been made the site is available and it is also potentially achievable.

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0523	2014	165 High Road, Loughton, Essex, IG10 4LF	Loughton		0.05	Housing	Employment/Retail	1	104	104	Suitable - Within Current Policy	1.519	Available	Achievable	Deliverable	The site is suitable within current policy. The site already hosts retail and office/residential, as such the only intensification to this site is considered to be based on just redeveloping the car parking area. The Council considers that on the basis that a pre-application request has been made the site is available and it is also potentially achievable, but it is currently operational.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0524	2014	35 Highbridge Street, Waltham Abbey, Essex, EN9 1BZ	Waltham Abbey		0.15	Housing		4			Suitable - Within Current Policy	1.619	Available	Unknown or Marginal	Developable	The site is potentially suitable within current policy, it is located close to the town centre of Waltham Abbey. A 25% reduction is made to the yield for this site because it includes a Grade II* Listed Building. There is potential for a flatted development (akin to the recently built scheme next door) if access can be arranged via removal of the garage. The Council considers that on the basis that a pre-application request has been made the site is available and the sites achievability is unknown/marginal as the entire site falls in Flood Zone 3a, which requires an exceptions test and would introduce the abnormal cost of Flood Risk works.
SR-0525	2014	2 Connaught Avenue, Loughton, IG10 4DP	Loughton		0.08	Housing		11			Suitable - Within Current Policy	1.531	Available	Achievable	Deliverable	The site is potentially suitable within current policy. The triangular shape of the site could impact development. The Council considers that on the basis that a pre-application request has been made the site is available and it is also potentially achievable.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0526	2014	Golden Lion PH, Newmans Lane, Loughton	Loughton		0.35	Housing	Retail	25		342	Suitable - Within Current Policy	1.600	Available	Achievable	Deliverable	The site is suitable within current policy. Clusters of TPO'ed trees throughout the site have restricted development by circa 10%. The achievability of the site unknown but the development of the site is considered achievable, albeit with some costs associated with demolition on site.
SR-0527	2014 updated in 2016	Royal Oak PH, Forest Road, Loughton, IG10 1EG	Loughton		0.14	Housing		6			Suitable - Within Current Policy	1.556	Available	Achievable	Deliverable	The site is suitable within current policy. Five TPO'ed trees are littered throughout the south of the site restricting development fronting Smart's Lane and reducing capacity. The development of the site is considered achievable, albeit with some costs associated with demolition on site.
SR-0528	2014	Woodview, Lambourne Road, Chigwell, Essex, IG7 6HX	Chigwell	Filtered (Duplicate Site)	1.19	Housing						0.000	n/a	n/a	Filtered	Filtered as duplicate site.
SR-0529	2014	120 High Road, Chigwell, Essex, IG7 5AR	Chigwell		0.47	Housing		12			Suitable - Outside Current Policy (Green Belt)	1.569	Available	Achievable	Deliverable	Site is potentially suitable but is within the Green belt. The Council considers that on the basis that a pre-application request has been made the site is available and it is also potentially achievable.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0530	2014	Sixteen String Jack PH, Coppice Row, Theydon Bois, Essex, CM16 7DS	Theydon Bois		0.11	Housing		5			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	Site is suitable within current policy. It is not considered a scheme for 11 to 12 flats could be easily accommodated with appropriate access and parking on this small site. As such the capacity has been reduced by 50%. The Council considers that on the basis that a pre-application request has been made the site is available.
SR-0531	2014 updated in 2016	181-185 High Road, Chigwell, Essex	Chigwell	Filtered (commitment)	0.10	Housing	Retail								Filtered	Filtered - development permitted for residential.
SR-0532	2014	Trevalyn House, Goldings Hill, Loughton, IG10 2SP	Loughton		0.21	Housing		5			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	Site is suitable within current policy. The Council considers that on the basis that a pre-application request has been made the site is available.
SR-0533	2014	The Conifers, Netherall Road, Glen Faba, Roydon, Essex	Roydon		0.73	Pre application for a Gypsy and traveller site, but assessed for housing		22			Suitable - Outside Current Policy (Green Belt)	1.731	Available	Achievable	Deliverable	Site is potentially suitable outside current policy as it is in the Green Belt. Pre application advice has been sought for a Gypsy and traveller site, but the site has been assessed for housing at the request of EFDC. The Council considers that on the basis that a pre-application request has been made the site is available.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0534	2014 updated in 2016	Gable Loge Residential Home, Church Hill, Loughton, Essex, IG10	Loughton	Filtered (commitmen t)	0.16	Housing									Filtered	Filtered - development permitted for residential.
SR-0538	2014	15 Hobbs Cross Road, Theydon Garnon, Epping, CM16 7NY	Theydon Garnon		25.48	Pre- application for a photovoltaic array, but assessed for employment		101920		Suitable - Outside Current Policy (Green Belt)	1.788	Available	Unknown or Marginal	Developable	The site is potentially suitable but outside current policy as it is in the Green Belt. The pre- application was for a photovoltaic array, but assessed for employment at the request of EFDC. The Council considers that on the basis that a pre- application request has been made the site is available. The achievability is unknown/marginal owing to the presence of a small area of Flood Zone 3a on the site (which would require an exceptions test), flood risk works may incur abnormal costs.	
SR-0568	2014	113 Church Hill, Loughton, IG10 1QR	Loughton		0.12	Retail		360		Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	The site is suitable within current policy. The Council considers that on the basis that a pre- application request has been made the site is available.	

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0569	2014	Land North of Epping Road and Old House Lane, Roydon	Roydon	Filtered (Duplicate Site)	11.80	Employment						0.000	Available	n/a	Filtered	Filtered as duplicate site.
SR-0570	2014	Land adjoining Unit 1, Horseshoe Farm London road, Harlow, cm17 9lh	North Weald Bassett		0.73	Employment		578			Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	The site is potentially suitable but outside current policy in the Green Belt. Circa 20% of the site is in a buffer zone for high pressure gas pipelines so capacity has been reduced accordingly. The Council considers that on the basis that a pre-application request has been made the site is available.
SR-0571	2014	Tesco Stores Limited	Waltham Abbey		1.78	Employment		3300			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	The site is suitable within current policy as it has been put forward for employment uses and is identified as such in the ELR. The Council considers that on the basis that a pre-application request has been made the site is available.
SR-0572	2014	Netherhouse Farm, Sewardstone Road, London, E4 7RJ	Waltham Abbey	Filtered (Duplicate Site)	1.11	Housing						0.000	n/a	n/a	Filtered	Filtered as duplicate site.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0537	2014	Sun St	Waltham Abbey		0.04	Housing		2			Suitable - Within Current Policy	1.606	Available In Future	Achievable	Developable	This site is suitable within current policy and is located in Waltham Abbey town centre. The U shape of the site may cause difficulties for developing the site which has been taken into account in ascertaining a yield. The site is available in the future because it is currently operational.
SR-0539	2014	land & blds Brooker rd.	Waltham Abbey		1.98	Housing		9			Suitable - Within Current Policy	1.506	Available	Unknown or Marginal	Developable	The site is suitable within current policy. Circa 5% of the site is covered by SR0689, the yield is reduced to avoid double counting. At 30dph it is not considered the current quantity of housing on site could be increased through total redevelopment. However, filling in green spaces could increase the yield. For infilling, the site is available now, but remediating the presence of asbestos on site means achievability is unknown/marginal.
SR-0541	2014	W/Abbey Community Centre Saxon Way	Waltham Abbey		0.40	Housing		12			Suitable - Outside Current Policy (Other)	1.588	Available In Future	Achievable	Developable	The site is suitable but outside current policy, it includes amenity space around a school which would be lost. The site is currently operational so could be available in the future.

Epping Forest District : Strategic Land Availability Assessment

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		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0543	2014	ONGAR CIVIC AMENITY SITE, Mill Lane	Ongar		4.64	Employment		139			Not Suitable	1.738	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not suitable due to strategic constraint. Comments from EFDC Senior Contaminated Land Officer state the entire site is underlain by old domestic refuse tip, meaning developers would have to demonstrate feasibility of managing landfill gas and waste combustibility risks before considering for unmanaged domestic housing.
SR-0544	2014 updated in 2016	3 CRIPSEY AVENUE - THE WILLOWS	Ongar	Filtered (Commitment)	2.51	Housing									Filtered	Filtered - development permitted for residential.
SR-0545	2014	Ongar Police Stn High St	Ongar		0.05	Housing	Although town centre location, no frontage for retail.	2			Suitable - Within Current Policy	1.619	Available In Future	Achievable	Developable	Site is suitable within current policy. Although the site has a town centre location, there is no frontage for retail. The site is in Chipping Ongar Conservation Area and development should need to be sensitive to this. The site is currently operational so could be available in the future.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0546	2014	Ongar Fire Station, 67 High Street, Ongar, CM5 9DT	Ongar		0.32	Housing		8			Suitable - Outside Current Policy (Green Belt)	1.625	Available In Future	Unknown or Marginal	Developable	The site is potentially suitable but outside current policy, circa 20% of the site falls within the Green Belt. Circa a third of this is in Flood Zone 3, with an even split between a and b to the west. An exceptions test would be required for Zone 3a land and Flood Zone 3b land reduces the developable area of the site. The site is in Chipping Ongar Conservation Area and development should need to be sensitive to this. The site is currently operational so could be available in the future.
SR-0547	2014	Land parcels at Ongar Bridge (Woodland Way)	Ongar		1.48	Housing		3			Suitable - Within Current Policy	1.531	Available	Achievable	Deliverable	The site is suitable within current policy. The site already hosts circa 45 dwellings and it is not considered redeveloping the site as a whole would increase the yield, but developing additional dwellings onto green parcels in the existing layout could create additional capacity. For infilling, the site is available now.
SR-0548	2014	Loughton Resource Centre	Loughton		0.58	Housing		17			Suitable - Within Current Policy	1.575	Available In Future	Achievable	Developable	The site is suitable within current policy. As the site is currently operational it is potentially available in future.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0549	2014	Limber' 49 Church Lane	Loughton		0.19	Housing		6			Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	The site is suitable within current policy. Circa 50% of the site is covered by a locally listed building. However, there is potential for sensitive conversion or extensions. The site is potentially available if the owner consider it is appropriate to develop.
SR-0550	2014	284 Loughton High St	Loughton		0.12	Housing	Retail (town centre use already in place)	2			Suitable - Within Current Policy	1.600	Available In Future	Achievable	Developable	Site is suitable within current policy. With existing retail and flats on site, it is considered only the car park could be developed. The site is potentially available in the future because it is currently operational.
SR-0551	2014 Gas Pipeline Updated in 2016	OLYMPIC COMPOUND SITE - PLOTS A.B & C LAND NORTH OF RODING Lane	Loughton		1.54	Employment			3080		Suitable - Outside Current Policy (Green Belt)	1.700	Available In Future	Achievable	Developable	The site is potentially suitable outside current policy, in the Green Belt. The site is potentially available in the future as it is currently operational.
SR-0552	2014	BLUNTS FARM MOTORWAY MAINTENANCE COMPOUND	Loughton		0.82	Employment			3280		Suitable - Outside Current Policy (Green Belt)	1.681	Available In Future	Achievable	Developable	The site is potentially suitable outside current policy, in the Green Belt. The site is potentially available in the future as it is currently operational.
SR-0553	2014	Epping Fire Station, High Street, Epping, CM16 4AF	Epping		0.10	Housing	Retail (town centre use)	4		325	Suitable - Within Current Policy	1.519	Available In Future	Achievable	Developable	The site is suitable within current policy. The site is potentially available in the future as it is currently operational.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0554	2014	Epping Police Station - A Block -High St CM16 4AP	Epping		0.03	Housing	Retail (town centre use)	1		276	Suitable - Within Current Policy	1.494	Available In Future	Achievable	Developable	The site is suitable within current policy. The site is potentially available in the future as it is currently operational.
SR-0555	2014	St Margaret's Hosp Site	Epping		5.64	Housing		165			Suitable - Within Current Policy	1.619	Available In Future	Unknown or Marginal	Developable	The site is suitable within current policy (only circa 5% of the site is in the Green Belt). The laundry building at St Margaret's Hospital is a Grade II Listed Building. This would marginally reduce capacity of site as it is a small unit. The site is potentially available in the future as it is currently operational.
SR-0556	2014	Civic Offices, High Street, Epping.	Epping		1.26	Housing		38			Suitable - Within Current Policy	1.531	Available In Future	Achievable	Developable	The site is suitable within current policy. Circa 60% of the site is in Epping Conservation Area so any potential development would need to be sensitive to this. The site is potentially available in the future as it is currently operational.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0557	2014	The Limes Estate	Chigwell		22.59	Housing		200			Suitable - Outside Current Policy (Other)	1.613	Available	Achievable	Deliverable	The suite is potentially suitable outside current policy, part of the site (area of land through centre approx.30-40% of total site) is Urban Open Space which would be lost if developed. This assessment looks at just developing the green (currently undeveloped) areas at 30dph. These areas are available now.
SR-0558	2014	Land adjacent West Hatch academy	Chigwell		4.36	Employment			17440		Not Suitable	1.775	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not suitable due to strategic constraint. Comments from EFDC Senior Contaminated Land Officer state - Although it may be feasible to install an adequate level of gas protection in managed commercial buildings to protect against gases from the underlying landfill site, it would need to be demonstrated that by introducing hard cover that offsite migration of ground gases would not cause unacceptable risks.
SR-0559	2014	Land on the east side of Hainault Road, Chigwell. (formerly community centre site)	Chigwell		1.60	Housing		48			Suitable - Outside Current Policy (Green Belt)	1.594	Available In Future	Achievable	Developable	The site is potentially suitable outside current policy, in the Green Belt. The site is potentially available in the future as it is currently operational.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0560	2014	Chigwell Civic Amenity Site Luxborough Lane	Chigwell		1.34	Employment			5360		Not Suitable	1.706	n/a	n/a	Not Deliverable or Developable - Not Suitable	Not suitable due to strategic constraint. Comments from EFDC Senior Contaminated Land Officer state - Although it may be feasible to install an adequate level of gas protection in managed commercial buildings to protect against gases from the underlying landfill site, it would need to be demonstrated that by introducing hard cover that offsite migration of ground gases would not cause unacceptable risks.
SR-0561	2014	Land on the South Side of 8 Victoria Road, Buckhurst Hill.	Buckhurst Hill		0.13	Housing		4			Suitable - Within Current Policy	1.556	Available In Future	Achievable	Developable	This site is suitable within current policy. The site is potentially available in the future as it is currently operational.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0564	2014	Willingale Rd Debden	Loughton		109.7 1	Housing	Employment				Suitable - Outside Current Policy (Green Belt)	1.750	Available	Achievable	Deliverable	The site is suitable outside current policy, Green Belt. However, Ancient Woodland constraints the development of part of the site and insufficient access constrains the north eastern site. This allows for expansion of the existing employment facility onto the south of the site north of the motorway and delivery of housing on the northern most site. All portions of the site left which are considered suitable for development are covered by SR0325 and SR0326 (initial site) and as such the yield for the whole site is reduced to zero to avoid double counting.
SR-0565	2014	Loughton library adjacent car park	Loughton		0.71	Housing		21			Suitable - Within Current Policy	1.544	Available In Future	Achievable	Developable	The site is suitable within current policy. The site is potentially available in the future as it is currently operational.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0566	2014	40/46 Sewardstone st	Waltham Abbey		0.32	Housing		0			Suitable - Within Current Policy	1.463	Available	Achievable	Deliverable	The site is suitable within current policy. But, circa 50% of the site is covered by SR0699 (initial site) and as such the yield is reduced to avoid double counting. it is not considered that the redevelopment of the site would increase the current quantity of residential units.
SR-0578a	2014	Shernbrook hostel	Waltham Abbey		0.15	Housing		6			Suitable - Within Current Policy	1.556	Available In Future	Achievable	Developable	The site is suitable within current policy. The site is potentially available in the future as it is currently operational.
SR-0581	2014	Adjoins Land& buildings east of Greenyard and car park	Waltham Abbey		0.18	Housing		2			Suitable - Within Current Policy	1.600	Available In Future	Unknown or Marginal	Developable	The site is suitable within current policy. Circa 75% of the site is covered by SR0380 (initial site) and as such the yield is reduced to avoid double counting. The entire site is covered by Flood Zone 3a and will require an exceptions test. Equally, the site is 95% located in the Waltham Abbey Conservation Area so any potential development would need to be sensitive to this. The site is potentially available in the future as it appears to currently be operational.

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Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0573	2014	EFDC Parks Nursery Pyrles Lane, Loughton, Essex, IG10 2NL	Loughton		0.96	Housing		10			Suitable - Outside Current Policy (Other)	1.644	Available	Achievable	Deliverable	The site is potentially suitable outside current policy, part of the site (area of land through centre approx. 60% of total site) is Urban Open Space which would be lost if developed. Circa 60% of the site is covered by SR0360 (initial site) and as such the yield is reduced to avoid double counting. The remaining parcel of land includes a long access and an awkwardly shaped triangle of land which may not lend itself to higher density development.
SR-0574	2014 updated in 2016	King Harold Court Sun Street Waltham Abbey Essex EN9 1ER	Waltham Abbey	Filtered (commitmen t)	0.05	Housing								Filtered	Filtered - development permitted for office and residential.	
SR-0575	2014	89 High Road, Loughton, Essex, IG10 4JD	Loughton		0.10	Housing		9			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	The site is suitable within current policy and would appear to be available for development, the site is being promoted for development, after a recent planning application refusal.

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0576	2014	71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW	Buckhurst Hill		0.03	Housing	Retail (retained)	6			Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	The site is suitable within current policy and would appear to be available for development, the site is being promoted for development through a live planning application.
SR-0577	2014	Woodside, Thornwood, North Weald, Essex, CM16 6LD	North Weald Bassett		0.16	Application put forward for a Gypsy and Traveller pitch, but assessed for housing		2			Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	The site is potentially suitable outside current policy, Green Belt. The site was put forward for a Gypsy and Traveller pitch but at the request of EFDC has been assessed for housing. The site is long and narrow and fronts a major road and wouldn't lend itself to higher density housing. it is in an isolated location circa 1km from the nearest settlements and is in an area of high landscape sensitivity (Lower Forest to Beachet Wood Ridge).

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		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0578b	2014	Abbey Lodge and Victoria Hall, Greenyard, Waltham Abbey, Essex, EN9 1RD	Waltham Abbey		0.06	Housing		5			Suitable - Within Current Policy	1.575	Available	Unknown or Marginal	Developable	The site is suitable within current policy. The site is within the Waltham Abbey Conservation Area so any potential development would need to be sensitive to this. The entire site is covered by Flood Zone 3a and would require an exceptions test, this introduces abnormal costs to the development of this site meaning its achievability is unknown/marginal.
SR-0579	2014	Sons Nursery Hamlet Hill, Roydon, Harlow, Essex, CM9 5JZ	Roydon		0.75	Application put forward for a Gypsy and Traveller pitch, but assessed for housing		23			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	The site is potentially suitable outside current policy, Green Belt. The site was put forward for a Gypsy and Traveller pitch but at the request of EFDC has been assessed for housing.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0582	2016	Englands Lane, Loughton	Loughton		0.60	Housing					Suitable - Outside Current Policy (Green Belt)	1.713	Available	Achievable	Deliverable	The site comprises a fairly densely wooded area which does not currently have any access from England's Lane, albeit this could potentially be achieved, both of which amount to additional delivery costs. The site is suitable outside current policy as it is in the Green Belt and it is available. Site is 100% covered by SR0326. As such the yield is omitted for this site to avoid double counting.
SR-0583	2016	Land south east of Paynes Road and Nazeing Road	Nazeing	Stage A. Unsuitable (Strategic Constraint)	1.25	Housing							n/a	n/a	Not Deliverable or Developable - Not Suitable	Not Suitable due to strategic constraint . The whole site is within Flood Zone 3b.

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Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0584	2016	Morgans Farm, Moorhall Road, Matching Old Harlow CM17 0LP	Matching		1.56	Housing					Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	The site is suitable but does not fall within current policy because it is in the Green Belt. The site would appear to be available for development, the site is being promoted for development through the Call for Sites process. The site already has planning permission for the delivery of a much lower density of housing so as such the precedent for housing development on this site has been established. Site is 100% covered by SR0146. As such the yield is omitted for this site to avoid double counting.
SR-0585	2016	21/23 Forest Drive, Theydon Bois, Essex CM16 7HA	Theydon Bois		0.05	Housing		6			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	The site is suitable within current policy and would appear to be available for development, the site is being promoted for development through the Call for Sites process.
SR-0586	2016	Chigwell Nursery High Road Chigwell Essex IG7 5BL	Chigwell		5.55	Housing	Residential Care Home and potential community facility				Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	Site is suitable but is within the Green belt. Site available and achievable. Site is 100% covered by SR0478. As such the yield is omitted for this site to avoid double counting.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0587	2016	Epping Sanitary Steam and Laundry co. Ltd 17 Bower Vale Epping Essex CM16 7AS	Epping		0.40	Housing		35			Suitable - Outside Current Policy (Other)	1.575	Available	Achievable	Deliverable	Site is suitable and within an urban area, but is employment land and redevelopment for residential would therefore be outside of current policy. The site is also of an irregular shape which may impact on the number of units deliverable on site.
SR-0588	2016	Land at Chigwell Convent and The Gate Lodge 801 and 803 Chigwell Road Woodford Bridge IG8 8AU	Chigwell		1.72	Housing	Care Home	60			Suitable - Within Current Policy	1.650	Available	Achievable	Deliverable	The site is suitable within current policy and would appear to be available for development, the site is being promoted for development through the Call for Sites process.
SR-0589	2016	Land to the rear of The Plough public house Sewardstone Road Chingford E4 7RJ	Waltham Abbey		2.00	Housing					Suitable - Outside Current Policy (Green Belt)	1.656	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. The site is available and achievable. Site is 100% covered by SR0339. As such the yield is omitted for this site to avoid double counting.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0590	2016	Stratton Ley Moreton Ongar	Moreton		1.10	Housing		30			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is potentially suitable but a fifth of the site is in flood risk Zone 3a and would require exceptions test, the entire site is also in the Green Belt. Enabling Flood Risk works may introduce abnormal costs reducing viability, but as this only covers a fifth of the site the development of the site is on balance considered achievable.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0591	2016	Little Laver Little Laver Road Matching Harlow CM16 0RJ	Matching		10.92	Housing		328			Not Suitable	1.775	Available	Unknown or Marginal	Not Deliverable or Developable - Not Suitable	Site is not suitable due to the cumulative impact of suitability factors. The CFS form does not indicate the quantity of dwellings proposed for this site, as such the 30dph assumption has been used. A scheme of this scale could not be accommodated on the current size access which is little more than a single lane track, in addition it is not clear that the access could be widened because the lane is bound on both sides by TPO'd trees. Furthermore, the developable area of the site would need to be reduced to take into account the setting of a Listed Building on site. Therefore, on the basis of the impacts on TPO trees, the setting of a Listed Building and the inability to widen the access for a scheme of the size assessed, the site is not considered suitable.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0592	2016	Land adjacent to Weald Bridge Road, Magdalen Laver, Essex, CM16 6AU	Magdalen Laver		1.41	Housing		42			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. The site is located in a small settlement and is some distance from transportation, schools, health and employment opportunities. The site is available and achievable.
SR-0593	2016	Land adjacent to School Road, Toot Hill, Essex, CM5 9PU	Stanford Rivers		0.92	Housing		28			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. The site is located in a small settlement and is some distance from transportation, schools, health and employment opportunities. The site is available and achievable.
SR-0594	2016	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	Housing 121 market and 66 affordable.	surgery, post office, café, nursery, youth centre, 5-a-side football pitch and park				Suitable - Outside Current Policy (Green Belt)	1.756	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. The site is available and achievable. Site is 100% covered by SR0372. As such the yield is omitted for this site to avoid double counting.
SR-0595	2016	Land South of St Mary's Church, North of Stappleford Abbots	Stapleford Abbots		6.91	Housing		135			Suitable - Outside Current Policy (Green Belt)	1.731	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. There are 5 individual TPO's and a small area of blanket TPO coverage on the site, however impact could be mitigated by design layout. The site is available and achievable.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0596	2016	Land adjacent to Mead House, Harlow Common, Essex, CM17 9NE	North Weald Bassett		11.18	Housing		335			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. The site is available and achievable.
SR-0597	2016	Holly Cottage & Old Rectory Farm Church Lane Stapleford Abbots Romford RM4 1ES	Stapleford Abbots		1.01	Housing					Suitable - Outside Current Policy (Green Belt)	1.719	Available	Achievable	Deliverable	Site is suitable but is within the Green Belt. The site is available and achievable. Site is 100% covered by SR0595. As such the yield is omitted for this site to avoid double counting.
SR-0598	2016	Agnes & Martino Brookfield Nursery Ltd. Sewardstone Road Chingford London E4 7RJ	Waltham Abbey		0.70	Housing		6			Suitable - Outside Current Policy (Green Belt)	1.688	Available	Achievable	Deliverable	The site is suitable but is within the Green Belt. The site would require substantial demolition for residential development. The site does include an existing operational use but the Call For Sites form indicates development can occur in 0-5 years.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0599	2016	Old House Farm Old House Lane Nazeing Essex EN9 2LJ	Nazeing		5.00	Housing	Primary School				Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	The site is suitable but within the Green Belt. The site has undulating topography with some steep slopes and abuts the Nazeing Conservation Area, however these are not fundamental barriers to potential development. The site is available and achieve vale. Site is 100% covered by SR0300. As such the yield is omitted for this site to avoid double counting.
SR-0600	2016	22 Woodgreen Road Waltham Abbey EN9 3SD	Waltham Abbey		1.25	Housing (40 nan 20 affordable)	x3 retail units, health centre, day nursery, community library				Suitable - Outside Current Policy (Green Belt)	1.744	Available	Achievable	Deliverable	The site is suitable but is within the Green Belt. Circa 5% of the site falls within the Upshire Conservation Area but sensitive design could mitigate any adverse harm. The site is available. Site is 100% covered by SR0372. As such the yield is omitted for this site to avoid double counting.
SR-0601	2016	Front Site, Former Grange Farm High Road Chigwell Essex IG7 6DP	Chigwell		0.87	Housing		40			Suitable - Outside Current Policy (Green Belt)	1.694	Not Available	Achievable	Not Deliverable or Developable - Not Available	The site is suitable for development but outside of current policy because it is in the Green Belt. However, a scheme for three dwellings is being built out on site. On this basis the site is not available for a denser development of 60 units.

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		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0602	2016	Granite Trading Co The Old Corn Barn Dunmow Road Beauchamp Roding Ongar Essex CM5 OPF	Beauchamp Roding	Filtered (commitment)	0.43	Housing						1.694			Filtered	Filtered - committed site with planning permission (EPF/2817/14).
SR-0810	2016	Community Facility north of Station Way, Buckhurst Hill, Essex	Buckhurst Hill		0.15	Housing		8			Suitable - Within Current Policy	1.563	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable within current policy, but is currently in use as a community hall and car park with unknown ownership details and therefore availability is unknown.
SR-0811	2016	Site south of Hornbeam Road, Buckhurst Hill, Essex	Buckhurst Hill		0.51	Housing		25			Suitable - Within Current Policy	1.556	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	This site is suitable within current policy but its ownership is unknown and as such so is its availability.
SR-0812	2016	Site east of Hornbeam Road, Buckhurst Hill, Essex	Buckhurst Hill		0.19	Housing		8			Suitable - Within Current Policy	1.531	Available	Achievable	Deliverable	Site is suitable within current policy and could be developed should EDFC consider that the loss of land surrounding existing flats (or the flats themselves) is appropriate.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0813	2016	Stores at Lower Queens Road, Buckhurst Hill, Essex	Buckhurst Hill		0.30	Housing		46			Suitable - Within Current Policy	1.563	Available	Achievable	Deliverable	Site is suitable within current policy and could be developed should EDFC consider that the densification or redevelopment of the whole site is appropriate. The site is currently in use as a parade of local shops it is not available now, but as the scheme could only relate to infilling, the site is considered available.
SR-0814	2016	The Woollard Centre, Roding View, Buckhurst Hill, Essex	Buckhurst Hill		0.10	Housing		5			Suitable - Within Current Policy	1.544	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable within current policy, but is currently in use as a community hall and car park with unknown ownership details and therefore availability is unknown.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0815	2016	Garages and Green at Pentlow Way, Buckhurst Hill, Essex.	Buckhurst Hill		0.10	Housing		3			Suitable - Within Current Policy	1.619	Available	Achievable	Deliverable	Site is suitable within current policy and could be developed should EDFC consider that the loss of land surrounding existing flats and the loss of parking on site is appropriate. Circa 25% of the site is covered by SR0636 (4 dwellings), as such the yield is reduced accordingly. The site is also 100% located within 150m of a High Pressure Gas Pipeline. As the site is in an existing urban area, a cautionary 20% discount is applied to the yield to take account of the potential for in built design mitigation.
SR-0816	2016	Car Park at Back Lane, Buckhurst Hill, Essex.	Buckhurst Hill		0.12	Housing		18			Suitable - Within Current Policy	1.525	Available In Future	Achievable	Developable	Site is suitable within current policy and could be developed should EDFC consider that the loss of land surrounding existing flats and the loss of parking on site is appropriate. However the site is currently in use as a carpark, so it is not available now.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0817	2016	Toby Carvery Car Park, Junction of Queens Road and High Road, Buckhurst Hill, Essex	Buckhurst Hill		0.32	Housing		33			Suitable - Within Current Policy	1.544	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is covered by an area of blanket TPO's which covers circa a third of the sit, which has reduced the capacity accordingly. The site is suitable within current policy but its ownership is unknown and as such so is its availability.
SR-0818	2016	Tennis Courts and Green Space at Boleyn Court, Buckhurst Hill, Essex	Buckhurst Hill		1.60	Housing		111			Suitable - Outside Current Policy (Green Belt)	1.713	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is suitable but is located within the Green Belt. The ownership of the site is unknown and therefore so is its availability for future development.
SR-0819	2016	Playing Field at St Johns COE Primary School, High Road, Buckhurst Hill, Essex	Buckhurst Hill		0.53	Housing		26			Not Suitable	1.613	Not Available	Achievable	Not Deliverable or Developable - Not Suitable	Site is not suitable as it is landlocked with no apparent means of independent access.
SR-0820	2016	Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex	Chigwell		5.03	Housing					Suitable - Outside Current Policy (Other)	1.644	Available	Achievable	Deliverable	The site is potentially suitable outside current policy, 100% of the site is Urban Open Space which would be lost if developed. The site is available now if EDFC considers the proposed to be an appropriate form of development and that the loss of land and its function is appropriate. Site is 100% covered by SR0557. As such the yield is omitted for this site to avoid double counting.

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Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0821	2016	Site north of Grange Crescent, Chigwell, Essex	Chigwell		0.21	Housing		31			Suitable - Within Current Policy	1.569	Not Available	Achievable	Not Deliverable or Developable - Not Available	The site is suitable for development within current policy. However, a scheme for 14 flats is being built out on site. On this basis the site is not available for a denser development of 31 units.
SR-0822	2016	Green space at Warren Court, Chigwell, Essex	Chigwell		0.20	Housing		30			Suitable - Within Current Policy	1.650	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is currently a large expanse of open grassland in front of residential properties, which in parts is very thin. The site is suitable within current policy, but its ownership is unknown and as such so is its availability for development.
SR-0823	2016	Travelodge Hotel, Chigwell Road, Chigwell, Essex.	Chigwell		0.29	Housing		10			Suitable - Within Current Policy	1.600	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is currently in use as a Travel Lodge and its car park. Circa a third of the site is covered by a blanket of TPO's, which reduce the develop vale capacity of the site accordingly. The site itself is suitable within current policy, but the ownership of the site is unknown and as such so is its availability for development.
SR-0824	2016	Volvo Car Dealership, High Road, Chigwell, Essex	Chigwell		0.16	Housing		24			Suitable - Within Current Policy	1.556	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is suitable within current policy, but the availability of the site is unknown and it is currently in use as a car dealership.

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0825	2016	Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex	Chigwell		0.19	Housing		29			Suitable - Within Current Policy	1.613	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site currently has garages on site and forms a corner plot to a residential rea. The site is suitable within current policy, but its ownership is unknown, and as such so is its availability.
SR-0826	2016	Garage site north of Charles Street, Epping, Essex	Epping		0.30	Housing		46			Suitable - Within Current Policy	1.575	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site currently has unused garages on site. The site is suitable within current policy, but its ownership is unknown, and as such so is its availability.
SR-0827	2016	Industrial site north of Bower Terrace, Epping, Essex	Epping		0.46	Housing		23			Suitable - Outside Current Policy (Other)	1.588	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable and within an urban area, but is employment land and redevelopment for residential would therefore be outside of current policy. The ownership of the site is unknown and as such so is its availability.
SR-0828	2016	Green space south west of Stonards Hill, Epping, Essex.	Epping		0.09	Housing		14			Suitable - Outside Current Policy (Other)	1.625	Available	Achievable	Deliverable	Site is suitable but is outside of current policy because the site is 100% urban open space. The development of the site would require the removal of a number of trees and would require sensitive design if developed because it is in the Epping Forest Conservation Area. The site is available and achievable.

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Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0829	2016	Tesco Car Park, High Street, Epping, Essex.	Epping		0.63	Housing		96			Suitable - Within Current Policy	1.569	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is an operational Tesco carpark which is suitable within current policy. However the ownership of the site is unknown and as such so is its availability, the site is also currently in use.
SR-0830	2016	Site east of Buttercross Lane, Epping, Essex	Epping		0.07	Housing		11			Suitable - Within Current Policy	1.538	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is suitable within current policy, but it is located within the Epping Forest Conservation Area and has one TPO on site. However sensitive design could mitigate any negative impacts. The ownership of the site is unknown and as such so is the availability.
SR-0831	2016	Garage site, housing and green at Coronation Hill, Epping, Essex	Epping		0.57	Housing		25			Suitable - Within Current Policy	1.588	Available	Achievable	Deliverable	Site is suitable within current policy and could be developed should EDFC consider that the densification or redevelopment of the whole site is appropriate. The site currently includes a number of residential properties, but as the scheme could potentially only relate to infilling, the site is considered available.

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Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0832	2016	Tyre Service Centre, Lindsey Street, Epping, Essex	Epping		0.19	Housing		9			Suitable - Within Current Policy	1.531	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is currently operational as a car service centre/ garage and as such is not available now and has unknown ownership. The site is however suitable within current policy.
SR-0833	2016	Garage and garden site at Smarts Lane, Loughton, Essex	Loughton	Filtered (Duplicate Site: SR-0527)	0.14						0.000			Filtered	Filtered - site submission is a duplicate of SR-0527	
SR-0834	2016	Car Park, west of High Road, Loughton, Essex	Loughton		0.18	Housing		28			Suitable - Within Current Policy	1.556	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site comprises a vacant post office depot which is suitable within current policy. However the ownership of the site is unknown and as such so is its availability for development.
SR-0835	2016	Old Epping Forest College Site, Borders Lane, Loughton, Essex	Loughton		1.44	Housing		220			Suitable - Outside Current Policy (Other)	1.569	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is potentially suitable outside current policy, 100% of the site is Urban Open Space which would be lost if developed. The site has unknown availability.
SR-0836	2016	Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping.	Loughton		0.16	Housing		25			Suitable - Within Current Policy	1.538	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	Site is suitable within current policy, but is currently in use as a car park with unknown ownership details and therefore availability is unknown.

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Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0837	2016	Alderton School, Alderton Hall Lane, Loughton, Essex	Loughton		4.05	Housing		358			Suitable - Outside Current Policy (Other)	1.556	Available In Future	Achievable	Developable	The site is suitable outside current policy because circa 40% of the site is urban open space, the remaining 60% is within current policy. However, the site is currently operational as a school and as such is not available now.
SR-0838	2016	Land at Burton Road, Loughton Broadway, Loughton, Essex	Loughton	Filtered (Duplicate Site: SR-0286)	0.34	Housing									Filtered	Filtered - site submission is a duplicate of SR-0286
SR-0839	2016	Green at Jessel Drive/Mowbrey Gardens, Loughton, Essex.	Loughton		0.11	Housing		5			Suitable - Within Current Policy	1.625	Available	Achievable	Deliverable	The site is suitable within current policy, although the site is quite thin and directly abuts a highway so the design of dwellings will need to take this into account. The site could be available if EFDC considered that the loss of land and its function were appropriate.
SR-0840	2016	Retail strip at Nazeing Road, Lower Nazeing, Essex.	Nazeing		0.17	Housing		8			Suitable - Within Current Policy	1.606	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is currently in use as a parade of local shops with flats above. The ownership of the site is unknown and as such so is its availability. The site is also located in the Lea Valley Regional Park but as the site is already built up it unlikely to have any negative impact, as such it is considered suitable within existing policy.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0841	2016	Green at Bluemans End, North Weald Bassett, Essex	North Weald Bassett		0.24	Housing		11			Not Suitable	1.688	Not Available	Achievable	Not Deliverable or Developable - Not Suitable	Site is not suitable or available for development as it is landlocked with no apparent means of independent access without crossing third party land.
SR-0842	2016	Car park at The Stag pub, Brentwood Road, Chipping Ongar	Chipping Ongar		0.28	Housing		14			Suitable - Within Current Policy	1.594	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is currently in use as a public house (The Stag) with associated car park. The ownership of the site is unknown and as such so is its availability. The site is suitable within current policy, but it contains a Locally Listed Building. On the basis that the site has been identified through a Settlement Capacity Study and the Council are yet to decide whether the assumed capacity of the site will be achieved through complete redevelopment, or retention and addition, it is currently considered suitable. However a scheme which proposes the demolition of the locally listed building would have a significant impact.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0843	2016	Industrial site south 'The Borough', Chipping Ongar, Essex.	Chipping Ongar		0.36	Housing		18			Suitable - Within Current Policy	1.569	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is suitable within current policy but the site is in current use as a builders yard and the ownership of the site is unknown and as such so is its availability.
SR-0844	2016	Ongar Bridge Car Dealership, High Street, Chipping Ongar, Essex	Chipping Ongar		0.11	Housing		10			Suitable - Within Current Policy	1.575	Unknown	Unknown or Marginal	Not Deliverable or Developable - Unknown Availability	The site is suitable within current policy. The site is within the Chipping Ongar Conservation Area so any potential development would need to be sensitive to this. Circa 40% of the site is covered by Flood Zone 3a and would require an exceptions test, this introduces abnormal costs to the development of this site meaning its achievability is unknown/marginal. Furthermore, the availability of the site is unknown.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0845	2016	Car Park east of High Street, Chipping Ongar, Essex	Chipping Ongar		0.20	Housing		19			Suitable - Within Current Policy	1.613	Available In Future	Achievable	Developable	The site is suitable within current policy, however circa 30% of the site is located within the Ongar Castle Scheduled Ancient Monument which reduces the site yield. The site is also located within the Chipping Ongar Conservation Area and sensitive design will need to take this into account for any development proposal. The site is potentially available if EFDC consider that the loss of a car park adjacent to a library is appropriate, but as the site is currently in use and is not being promoted for development by the owner is it considered as available in the future.
SR-0846	2016	Green space at Walter Mead Close, Chipping Ongar, Essex	Chipping Ongar		0.11	Housing		6			Suitable - Within Current Policy	1.569	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is suitable within current policy but the ownership of the site is unknown and as such so is its availability.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0848	2016	Ongar Leisure Centre, The Gables, Chipping Ongar, Essex	Chipping Ongar		0.54	Housing		26			Suitable - Within Current Policy	1.588	Available In Future	Achievable	Developable	The site is suitable within current policy. The site is potentially available if EFDC consider that the loss of or development around the existing leisure centre is appropriate, but as the site is currently in use and is not being promoted for development by the owner it is considered as available in the future.
SR-0849	2016	Tesco Express and Car Park, Coppice Row, Theydon Bois	Theydon Bois		0.12	Housing		19			Suitable - Within Current Policy	1.613	Unknown	Achievable	Not Deliverable or Developable - Unknown Availability	The site is suitable within current policy but is currently in use as a Tesco Express and associated car park. The ownership of the site is unknown and as such so is its availability.

Epping Forest District : Strategic Land Availability Assessment

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0850	2016	Commercial site south of Highbridge Street, Waltham Abbey, Essex	Waltham Abbey		1.34	Housing		61			Suitable - Outside Current Policy (Other)	1.600	Unknown	Unknown or Marginal	Not Deliverable or Developable - Unknown Availability	The site is suitable outside of current policy because it is an existing employment site. The site is also 100% within Flood Zone 3a and as such would require an exceptions test for delivery (albeit this is a brownfield site), this introduces abnormal costs to the development of this site meaning its achievability is unknown/marginal. Circa a third of the site has over or underground electricity cables passing through it which reduces the yield of the site which also takes into account potential for yield reduction due to flood risk. The ownership of the site is unknown and as such so is its availability.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0851	2016	Car Park at Green Yard, Waltham Abbey, Essex	Waltham Abbey		0.20	Housing					Suitable - Within Current Policy	1.644	Available In Future	Unknown or Marginal	Developable	The site is suitable within current policy. The site is within the Waltham Abbey Conservation Area so any potential development would need to be sensitive to this. Circa half the site is also in the Lea Valley Regional Park, but as the site is already developed it is not considered to have a negative impact. The entire site is covered by Flood Zone 3a and would require an exceptions test, this introduces abnormal costs to the development of this site meaning its achievability is unknown/marginal. Site is 100% covered by a combination of SR380 and SR0578. As such the yield is omitted for this site to avoid double counting.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0852	2016	Larsens Recreation Ground, Farm Hill Road, Waltham Abbey, Essex	Waltham Abbey		2.38	Housing		125			Suitable - Outside Current Policy (Other)	1.619	Unknown	Unknown or Marginal	Not Deliverable or Developable - Unknown Availability	The site is suitable but is outside of current policy because it is 100% urban open space. Circa 80% of the site is covered by Flood Zone 3a and will require an exceptions test. The yield is reduced by circa 25% to take account of the mitigation required should this site be developed. This introduces abnormal costs to the development of the site meaning achievability is unknown/marginal and the availability of the site is unknown because the ownership of the site is also unknown.
SR-0853	2016	Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex	Waltham Abbey		1.04	Housing		72			Suitable - Within Current Policy	1.625	Available In Future	Achievable	Developable	The site is suitable within current policy but it does include a significant proportion of school playing fields which would be lost if developed. Equally the site is not available now as it is currently in use for this purpose. Access to the site would also require improvements as it can only currently be accessed via the existing school, however on the basis that the landowner for these two sites is that same there is potential for this to be overcome.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0854	2016	Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex	Waltham Abbey		1.25	Housing					Suitable - Outside Current Policy (Other)	1.663	Available In Future	Achievable	Developable	The site is suitable but is outside of current policy because it is 100% urban open space. There is currently no suitable access to the site, but it is possible to provide access to this site via existing Essex CC owned property (Leverton School grounds) without any demolition of school buildings. The site is currently in use and as such is available; in the future. Site is 100% covered by a SR0065. As such the yield is omitted for this site to avoid double counting.
SR-0855	2016	Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex	Waltham Abbey	Filtered as duplicated in SR-0854	0.40	Housing						0.000			Filtered	Filtered as is duplicated in SR-0854
SR-0857	2016	C. J. Pryor Cecil House Foster Street Harlow Essex CM17 9HY	North Weald Bassett		2.68	Housing		33			Suitable - Outside Current Policy (Green Belt)	1.744	Available	Achievable	Deliverable	The site comprises an existing industrial and commercial units. The site was recently refused planning permission, with the scheme pending an appeal decision for the delivery of 65 houses. The site is available, which is evidenced by the refused application, and achievable with no abnormal costs identified.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0858	2016	47A Theydon Park Road Theydon Bois Epping Essex CM16 7LR	Theydon Bois		0.10	Housing		3			Suitable - Within Current Policy	1.600	Available	Achievable	Deliverable	The site comprises an existing house and garden land. The site was recently refused planning permission, with the scheme also dismissed on appeal for the demolition of the existing two storey dwellinghouse and construction of a new two storey building, with accommodation in the roof, to provide 5 x 2 bedroom apartments. The reasons for refusal related to the inability of the scheme to provide sufficient parking spaces of an appropriate size. On this basis the yield has been reduced to take this into account. The site is available, which is evidenced by the refused application, and achievable with no abnormal costs identified.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0859	2016	16 Kendal Avenue Epping Essex CM16 4PW	Epping		0.08	Housing		3			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	The site comprises an existing house and garden land. There are 5 TPO trees along the northern boundary of the site, these would not necessarily reduce the developable area through appropriate design. However, an application for the demolition of the existing structure, and the erection of a 3 storey structure including basement with a fourth floor within the roof providing a total of 5 no. self contained 2 bedroom flats was refused in 2015 (ref. EPF/2835/14), then resubmitted and refused again (EPF/1783/15). The reason for refusal related to the bulk and scale of the development and its harm to the character of the area. It is not considered that 5 units can be delivered on this site and on this basis a lower density scheme should be used for this site. The site is available, which is evidenced by the refused application, and achievable with no abnormal costs identified.

Epping Forest District : Strategic Land Availability Assessment

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0860	2016	Land at the Maltings Waterside Place Sheering Lower Road Sheering Harlow Essex CM21 9JX	Sheering	Filtered (Commitment)	0.12	Housing									Filtered	Filtered - committed site with planning permission (EPF/3121/15)
SR-0861	2016	9 Hainault Road Chigwell Essex IG7 6QU	Chigwell		0.08	Housing		3			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	The site has a long planning history with a number of refusals relating to over development of the site, resulting in development which is not in keeping with the street scene due to inappropriate design, bulk and height. As such a reduced density will need to be considered for this site. The site is suitable within current policy, available and achievable.
SR-0862	2016	94 Lawton Road Loughton Essex IG10 2AA	Loughton	Filtered (Commitment)	0.08	Housing									Filtered	Filtered - committed site with planning permission (EPF/0645/15)

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0863	2016	Units 6 & 7 Millbrook Business Park Hoe Lane Nazeing Waltham Abbey Essex EN9 2RJ	Nazeing	Filtered at EFDC request - commercial use already operational, application only sought longer operating hours (confirmed in email from KT 13.04.16 sent at 10.17)	0.34							0.000			Filtered	
SR-0864	2016	North Weald Golf Club Rayley Lane North Weald Essex CM16 6AR	North Weald Bassett	Filtered (commitment)	0.24	Housing						1.750			Filtered	Filtered - committed site with planning permission (EPF/0267/15)

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0865	2016	Saint Elisabeths Church Chestnut Avenue Buckhurst Hill Essex IG9 6BN	Buckhurst Hill		0.14	Housing		14			Suitable - Within Current Policy	1.563	Available	Achievable	Deliverable	An application for the demolition of the existing church and hall and erection of 7 flats and 7 houses was dismissed on appeal in January 2016 on the basis of significant harm to the character and appearance of the locality and the un-justified loss of a non-designated heritage asset. Issues could potentially be overcome by appropriate design and robust heritage justification and as such the yield is not changed. The site is suitable within current policy and available.
SR-0866	2016	Smiths Brasserie and site of former bowls green at the rear. Fyfield Road Ongar Essex CM5 0AL	Chipping Ongar		0.29	Housing		10			Suitable - Within Current Policy	1.619	Available	Achievable	Deliverable	The scheme has been refused previously because the application failed to demonstrate that sufficient parking could be accommodated on site, this needs to be overcome and as a proxy the assumed yield has been reduced. The site is suitable within current policy and despite being in a current use as a car park the owner of the site is proposing the change of use and it is as such considered available.

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0867	2016	Lucas McMullen 258 High Road Loughton Essex IG10 1RB	Loughton		0.04	Housing		9			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	The scheme has been refused previously because the application failed to demonstrate that the appropriate refuse facilities could be provided, this needs to be overcome. The site is suitable within current policy and available now as the proposals relate to extensions of the existing use.

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0868	2016	33 Chapel Road Epping Essex CM16 5DS	Epping		0.08	Housing		3			Suitable - Within Current Policy	1.544	Available	Achievable	Deliverable	The site currently comprises a dwellinghouse and garden land. An application for the demolition of the existing two storey dwellinghouse and garage and the construction of a new two storey residential building with loft and basement accommodation containing 3x1b and 4x2b apartments was refused in 2015 (ref. EPF/1211/15), it was resubmitted, but this was also refused (ref. EPF/2484/15) and an appeal has been lodged which is pending a decision. The reasons for refusal related to height, bulk and scale, which would be overly prominent in the street scene and visually dominant. It is not considered that 7 units can be delivered on this site due to the above and on this basis it is considered that a lower density scheme should be used for this site. The site is available, which is evidenced by the refused application, and achievable with no abnormal costs identified.

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0869	2016	46 Stradbroke Drive Chigwell Essex IG7 5QZ	Chigwell		0.20	Housing		3			Suitable - Within Current Policy	1.581	Available	Achievable	Deliverable	The site is suitable within current policy, however on the basis that the Council refused an application for the demolition of this house and the building of five flats due to the scale being out of keeping with the character of the street scene, it is not clear that these issues can be overcome. As such a lower density should be assessed. The site is available.
SR-0870	2016	Macris Nursing Home Coopersale Lane Theydon Bois Epping Essex CM16 7NS	Theydon Bois		0.70	Housing		11			Suitable - Outside Current Policy (Green Belt)	1.681	Available	Achievable	Deliverable	The site is suitable within existing policy but it is in the Green Belt. A recent planning application to demolish the existing care home on site and build 11 units was refused on the basis of inappropriate development in the Green Belt and loss of employment space. The site is also not well located to an existing settlement. The site is however available and potentially achievable.
SR-0871	2016	John Barleycorn Public House Threshers Bush Matching Harlow Essex CM17 0NS	Matching	Filtered (Other Use)	0.35	Guest block to a public house						0.000			Filtered	

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		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0872	2016	Pipers Farm Lippitts Hill Waltham Abbey Essex IG10 4AL	Waltham Abbey	Filtered (Below Site Threshold)	3.34	Housing						0.000			Filtered	
SR-0873	2016	Rear of Mountford & Bishops Bron Oak Hill Road Stapleford Abbotts Romford Essex RM4 1JL	Stapleford Abbotts		0.57	Housing		14			Suitable - Outside Current Policy (Green Belt)	1.663	Available	Achievable	Deliverable	The site is suitable but falls outside of current policy because the majority of the site falls within the Green Belt. The site is deemed available as it is currently being promoted for development through its withdrawn application.
SR-0874	2016	Bumbles Autocare, Bumbles Green, Nazeing, EN9 2SD	Nazeing	Filtered (Below Site Threshold)	0.15	Housing						0.000			Filtered	
SR-0875	2016	Land adjacent to 2 Pump Lane Epping Upland Epping Essex CM16 6PP	Epping Upland	Filtered (Below Site Threshold)	0.06	Housing						0.000			Filtered	
SR-0876	2016	The Railway Hotel Station Road Sheering Harlow Essex CM21 9LD	Sheering	Filtered (Commitme- nt)	0.18	Housing									Filtered	Filtered - committed site with planning permission (EPF/0864/15)

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Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0877	2016	Barkers Farm, Mount End, Theydon Mount, Epping CM16 7PS	Theydon Mount		1.80	Housing		10			Suitable - Outside Current Policy (Green Belt)	1.794	Available	Achievable	Deliverable	This site is suitable but is in the Green Belt. The site is located within the Lower Sheering Conservation Area so development would require sensitive design to take this into account. Development of the site would require some demolition but the scheme is achievable and the site is considered available by the Council on the basis that pre-application advice is being sought.
SR-0878	2016	46 - 48 Station Road Loughton Essex IG10 4NX	Loughton		0.14	Housing		10			Suitable - Within Current Policy	1.513	Available	Achievable	Deliverable	The site proposes the demolition of a pair of semi-detached dwellings to develop a 12 unit scheme (net addition 10 units). The sites planning history identifies a recent refusal for the development of one dwelling to the rear of 48 station road, by virtue of its height, size, appearance, position and detractor of the outlook. As such delivery at this density would require sensitive design to ensure the above previous reasons for refusal are dealt with. The site is suitable within current policy and available.

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Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0879	2016	Poultry Farm Norwood End Fyfield Ongar Essex	Fyfield		0.30	Housing		9			Suitable - Outside Current Policy (Green Belt)	1.613	Available	Achievable	Deliverable	The site is suitable within existing policy but it is in the Green Belt. A recent planning application to development three residential units on site was approved which establishes the principle of housing development on site. The site is located in a small settlement and is some distance from transportation, schools, health and employment opportunities. The site is available and achievable.
SR-0880	2016	FOREST PLACE Roebuck Lane Buckhurst Hill Essex IG9 5QL	Buckhurst Hill	Filtered (Other Use). Site is also currently in use as a care home.	0.76	Care Home 125 units. Loss of existing care home and a residential property									Filtered	Filtered - site promoted for a care home, which falls outside of the uses considered as part of this SLAA.
SR-0881	2016	Land to the Rear of Briar Mount Tysea Hill Stapleford Abbotts Romford Essex RM4 1JP	Stapleford Abbotts		0.33	Housing		4			Suitable - Outside Current Policy (Green Belt)	1.631	Available	Achievable	Deliverable	This site is suitable but the majority of the site area is in the Green Belt. Development of the site would require some demolition but the scheme is achievable and the site is considered available by the Council on the basis that pre-application advice is being sought.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer- cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0882	2016	THE OAKS Oak Hill Road Stapleford Abbots Romford Essex RM4 1JL	Stapleford Abbots		0.57	Housing		7			Suitable - Outside Current Policy (Green Belt)	1.638	Available	Achievable	Deliverable	This site is suitable but the majority of the site area is in the Green Belt. Development of the site would require some demolition but the scheme is achievable and the site is considered available by the Council on the basis that pre-application advice is being sought.
SR-0883	2016	Land at the former Ongar Comprehensive School	Chipping Ongar	Filtered (Other Use)	8.97	Secondary School					0.000			Filtered		
SR-0884	2016	ASHLINGS FARM Blackmore Road Blackmore Ingatestone Essex CM4 0JU	High Ongar		4.78	Housing		7			Suitable - Outside Current Policy (Green Belt)	1.725	Available	Achievable	Deliverable	The site is suitable outside current policy as it is in the Green Belt. The existing access to the site is via narrow, single track untarmacked lane. As the site is only being promoted for the delivery of 7 dwellings, this is not considered a fundamental constraint to development, and there would appear to be some potential to possibly widen the access if needed. The promotion of the site for development through the pre-app process indicates its availability.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0885	2016	1 Spring Grove Loughton Essex IG10 4QA	Loughton		0.04	Housing		8			Suitable - Within Current Policy	1.506	Available	Achievable	Deliverable	Site will require the demolition of the existing dwelling for redevelopment, but the site is suitable within current policy, available and achievable.
SR-0886	2016	169 High Street Epping Essex CM16 4BL	Epping		0.01	Housing	Retail	2	136		Suitable - Within Current Policy	1.488	Available	Achievable	Deliverable	The site is suitable within current policy. It is in the Epping Conservation Area and adjacent to 221 and 223 High Street which are Grade II listed buildings. However sensitive design could mitigate any negative impacts. The promotion of the site for development through the pre-app process indicates its availability and is potentially achievable.
SR-0887	2016	Chigwell Grange High Road Chigwell Essex IG7 6BF	Chigwell		3.45	Housing		29			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	The site is already partially built out and appears to be landscaped for a larger residential scheme with fewer units. The site is suitable outside current policy because it is in the Green Belt, available and achievable. Circa 25% of the site is covered by the buffer zone for a high pressure gas pipeline. As such the yield has been reduced proportionately.

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0888	2016	Shottentons Farm Pecks Hill Nazeing Waltham Abbey Essex EN9 2NY	Nazeing		0.30	Housing		12			Suitable - Outside Current Policy (Green Belt)	1.694	Available	Achievable	Deliverable	The site is suitable outside current policy as it is in the Green Belt. There is no existing access to the site but pre-application documents identify that access is available through the neighbouring site which is in the same ownership. The promotion of the site for development through the pre-app process indicates its availability.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0889	2016	Dane Lodge 9 Church Hill Epping Essex CM16 4RA	Epping		0.07	Housing		3			Suitable - Within Current Policy	1.613	Available	Achievable	Deliverable	The site comprises a dwellinghouse and garden. It is in the Epping Conservation Area. An application for the demolition of a two storey extension and conservatory and its conversion into three apartments, the demolition and replacement of the rear outbuildings to provide one apartment and the erection of a new detached two storey building providing two mews houses, together with the provision of associated on-site covered parking was refused in March 2016 on the basis that the proposals would result in overdevelopment of the site and fail to preserve or enhance the conservation area. As such is not considered that 6 units can be delivered on this site due to the above and a lower density scheme should be used for this site. The site is available, which is evidenced by the submission of the pre-app, and achievable with no abnormal costs identified.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0890	2016	Land at Epping Road Roydon Harlow Essex	Roydon		6.33	Housing		6			Suitable - Outside Current Policy (Green Belt)	1.675	Available	Achievable	Deliverable	The site is suitable outside of current policy because it is in the Green Belt. There is a small area of blanket TPO coverage which touches the western boundary of the site and a small area of blanket TPO coverage which touches the eastern boundary of the site, Impact on these could be mitigated by design layout. The site is available, which is evidenced by the submission of the pre-app, and achievable with no abnormal costs identified.
SR-0891	2016	Hobbs Cross Open Farm Hobbs Cross Road Theydon Garnon Epping Essex CM16 7NY	Theydon Mount		1.33	Housing		7			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Unknown or Marginal	Developable	Site is potentially suitable but is located in the Green Belt. The site is not well related to any existing settlements. A quarter of the site is in flood risk Zone 3a and would require an exceptions test. Enabling Flood Risk works may introduce abnormal costs reducing viability, which combined with the potential need to mitigate contamination issues on site introduces unknown/marginal achievability of development on this site.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0892	2016	Taylor's Gravel Lane Chigwell Essex IG7 6DQ	Chigwell		2.44	Housing		14			Suitable - Outside Current Policy (Green Belt)	1.700	Available	Achievable	Deliverable	The site is suitable outside of current policy, it is in the Green Belt and as a pre-application submission has been made, it is considered available.
SR-0893	2016	5 Claverhambury Kennels Claverhambury Road Waltham Abbey Essex EN9 2BL	Waltham Abbey	Filtered (Below Site Threshold)	1.43	Housing									Filtered	
SR-0894	2016	140/142 Manor Road Chigwell Essex IG7 5PR	Chigwell		0.18	Housing		12			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	The site contains two dwellings with their associated amenity space, the site is within current policy in an existing urban area. The promotion of the site through the pre-app submission indicates the site is available.
SR-0895	2016	105 Manor Road/281 Fencepiece Road Chigwell Essex IG7 5PN	Chigwell		0.07	Housing		11			Suitable - Within Current Policy	1.538	Available	Achievable	Deliverable	The site contains two dwellings with their associated amenity space, the site is within current policy in an existing urban area. The promotion of the site through the pre-app submission indicates the site is available.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
Site Ref. SR ####	Year of Assessment	Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
		Address/Site Location	Parish	Site Status/ Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commer cial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0896	2016	126 Manor Road Chigwell Essex IG7 5PR	Chigwell		0.14	Housing		13			Suitable - Within Current Policy	1.525	Available	Achievable	Deliverable	The site contains a dwelling with associated amenity space, the site is within current policy in an existing urban area. The promotion of the site through the pre-app submission indicates the site is available.
SR-0897	2016	15 Stradbroke Drive Chigwell Essex IG7 5QU	Chigwell		0.69	Housing		7			Suitable - Within Current Policy	1.563	Available	Achievable	Deliverable	The site contains a dwelling with associated amenity space, the site is within current policy in an existing urban area. The promotion of the site through the pre-app submission indicates the site is available.
SR-0898	2016	Grange Court 72 High Road Chigwell Essex IG7 6PT	Chigwell		0.42	Housing		14			Suitable - Within Current Policy	1.619	Available	Achievable	Deliverable	The site includes the Grade II Listed Grange Hall and its grounds, the pre-application request relates to the conversion of the building into 14 flats. This development would require sensitive design due to the planning history of the site whereby impact on the Listed Building has previously lead to refusals on appeal for conversion to a prep-school (including external additions). The site is suitable within current policy and is available.

Epping Forest District : Strategic Land Availability Assessment

Reference		Site Details									Site Assessment					
		Site Information				Document Type		Adopted Development Yield (After Constraints)			Suitability		Availability	Achievability	Assessment	
Site Ref. SR ####	Year of Assessment	Address/Site Location	Parish	Site Status/Filtering	Size (ha)	Primary Use for Assessment	Secondary Use for Assessment	Dwellings (Units)	Commercial (sqm)	Retail (sqm)	Overall Suitability	Weighted Average Scored	Overall Availability	Overall Achievability	Final Headline Assessment	Summary of Key Factors Affecting Site
SR-0899	2016	Rear Brownings Farmhouse, Gravel Lane, Chigwell, Essex, IG7 6DQ	Chigwell		0.26	Housing		8			Suitable - Outside Current Policy (Green Belt)	1.706	Available	Achievable	Deliverable	The site is suitable outside of current policy but is poorly located to existing settlements. The site is available.
SR-0900	2016	Land north of Roding Lane, Chigwell, Essex IG7 6BE	Chigwell	Filtered (Below Site Threshold)	1.10	Housing						0.000			Filtered	Site filtered - below site size threshold.

Appendix 6 Site Appraisals Maps - Suitability

Appendix 7 Site Appraisals Map - Deliverability and Developability

Appendix 8 Source Data

Assessment Criteria	Source of Data
Suitability	
Flood Risk	GIS mapping of Flood Risk Zones 1, 2 and 3 (supplied by EFDC) and Epping Forest Strategic Flood Risk Assessment - Level 1 (2011)
National/international environmental and natural/ecological designations	GIS mapping of environmental, ecological and natural designations (supplied by EFDC and obtained from magic.gov.uk)
National heritage assets including Listed Buildings, Scheduled Ancient Monuments and Historic Parks & Gardens	GIS mapping of Listed Buildings, Scheduled Ancient Monuments and Historic Parks and Gardens (supplied by EFDC) cross referenced with English Heritage's National Heritage List for England (http://list.english-heritage.org.uk/)
Green Belt	GIS mapping supplied by EFDC
Greenfield and Brownfield (Previously Developed Land) and proximity to existing settlements	GIS mapping supplied by EFDC (for proximity to existing settlements using above Green Belt boundaries). Assessment from site visits and Google Earth aerial imaging.
Landscape character	Epping Forest Landscape Character Assessment (2010) with associated GIS layers. Assessment from site visits
Local environmental and natural/ecological designations	GIS mapping supplied by EFDC (Local Plan proposals map)
Tree Preservation Orders	GIS mapping of all TPOs supplied by EFDC
Relevant planning history	EFDC iPlan system (http://www.eppingforestdc.gov.uk/Council_Services/planning/iPlan.asp) Information from Call For Sites submissions
Minerals and Waste Plan allocations	Adopted Essex and Southend Waste Local Plan (2001) Essex Minerals Development Document - Preferred Approach and Additional Minerals Sites Consultation Document (2011) Essex Waste Development Document - Preferred Approach Consultation Document (2011)
Lee Valley Regional Park	GIS mapping supplied by EFDC
Underground and overhead electricity transmission lines/cables and high pressure gas pipelines	GIS mapping of Electricity Lines/Cables and Gas Pipelines supplied by EFDC National Grid – Development Planning Risk Tables
Conservation areas	GIS mapping supplied by EFDC Assessment from site visits

Assessment Criteria	Source of Data
Distance from: Bus stop with hourly service	Bus stops identified from site visits and Google Earth aerial imaging (including bus stop mapping overlay). Bus Routes/frequency identified from Essex County Council Public Transport Maps (http://www.essex.gov.uk/Travel-Highways/Public-Transport/Pages/Public-Transport-Maps.aspx) Other frequency data from Traveline (http://www.travelinesoutheast.org.uk/) and Transport for London (www.tfl.gov.uk)
Distance from: Central Line station	GIS mapping supplied by EFDC
Distance from: Railway station	GIS mapping supplied by EFDC
Distance from: Local employment provision	GIS mapping supplied by EFDC (Local Plan proposals map)
Distance from: Primary school	GIS mapping of Primary School locations using Edubase (http://www.education.gov.uk/edubase/home.xhtml)
Distance from: Secondary school	GIS mapping of Secondary School locations using Edubase (http://www.education.gov.uk/edubase/home.xhtml)
Distance from: Existing village/local shop/post office	GIS mapping supplied by EFDC (shopping centres), Site Visits and Google Earth aerial imaging (including local shop/post office mapping overlaid)
Distance from: GP surgery or health centre	GIS mapping of GP Surgery locations using NHS information (http://www.nhs.uk/Pages/HomePage.aspx)
Distance from: Principal/smaller/ district shopping centre	GIS mapping supplied by EFDC (Local Plan proposals map)
Distance from: Local shopping centre	GIS mapping supplied by EFDC (Local Plan proposals map)
Potential for contamination on site	GIS mapping supplied by EFDC as well as extensive comments from the EFDC Senior Contaminated Land Officer, as included in its own appendix.
Potential for noise problems	Assessment from site visits and Google Earth aerial imaging (surrounding uses).
Topography of site	Assessment from site visits and assessment from mapping (OS map contours)
Air Quality Management Areas	GIS mapping supplied by EFDC (note – none currently in the District)
Car parking	Assessment from site visits Epping Forest Controlled Parking Zones (http://www.eppingforestdc.gov.uk/Council_Services/parking/where_can_i_park.asp)
Site access	Assessment from site visits and assessment from mapping
Access and egress to other properties across site	Assessment from site visits and assessment from mapping

Assessment Criteria	Source of Data
Overlooking/ adjacent buildings	Assessment from site visits and Google Earth aerial imaging (surrounding uses).
Prejudicial impact upon a larger strategic site	Assessment from site visits and assessment from mapping
Locally listed buildings	GIS mapping supplied by EFDC Epping Locally Listed Buildings List (http://www.eppingforestdc.gov.uk/Council_Services/planning/conservation/LocalList.asp)
Protected lanes	GIS mapping supplied by EFDC (Local Plan proposals map)
Other heritage assets	GIS mapping supplied by EFDC (Local Plan proposals map) Assessment from site visits and assessment from mapping (e.g. marked features on OS maps) and Google Earth aerial imaging
Shape of site	Assessment from site visits and assessment from mapping and Google Earth aerial imaging
Relationship with existing communities	Assessment from site visits and assessment from mapping and Google Earth aerial imaging
Common land	GIS mapping supplied by EFDC
Identified employment sites	GIS mapping supplied by EFDC (Local Plan proposals map) and Epping Forest & Brentwood Employment Land Review (2010)
Urban open space or performing a similar amenity function	GIS mapping supplied by EFDC (Local Plan proposals map) Assessment from site visits
Availability	
Ownership	EFDC Land Terrier database of Council Owned Land (GIS mapping supplied by EFDC) Information from Call For Sites submissions
Ransom Strips	Information from Call For Sites submissions Assessment of potential for strips of ransom land from mapping
Attitude to Development	Information from Call For Sites submissions, pre-application forms and refused/withdrawn planning application forms.
Achievability	
Cost Factors	Information from Call For Sites submissions Assessments of constraints from suitability analysis Stakeholder Consultation as part of SLAA (March 2012)
Economic Viability and Market Factors	Information from Call For Sites submissions Strategic Housing Market Assessment (SHMA) Viability Testing (2010) & Stage 1 Assessment of the Viability of Affordable Housing, Community Infrastructure Levy and Local Plan (June 2015) Stakeholder Consultation as part of SLAA (March 2012)
Reports used for Context	















Assessment Criteria	Source of Data
	West Essex and East Hertfordshire Strategic Housing Market Assessment (SHMA) (2015)
	Town Centres Study (2010)
	Settlement Capacity Study (2016)
	Loughton Broadway (2008) Development Brief
	St John's Road, Epping (2016) Development Brief
	Economic and Employment Evidence to Support the Local Plan and Economic Development Strategy (2015)



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