

B1.2.2 Justification for ‘Split Sites’

Paragraph 4.9 of the SSM states that: *“It is understood that a number of very large sites have been identified through the SLAA for which there are no detailed proposals and which cannot meaningfully be assessed as currently defined. An appropriate approach will be adopted to sub-divide these sites for assessment.”*

The table below identifies the sites that have been split along with the associated justification for each site.

SLAA site ref.	Site selection site ref.	Rationale for splitting sites
SR-0395	SR-0395A	Site SR-0395 was an Officer identified site through the review of land adjacent to existing settlements. The parcel wraps around the north of Chipping Ongar and is bisected by two major roads. The site has been split into three new sites to reflect this.
	SR-0395B	
	SR-0395C	
SR-0267	SR-0267A	Site SR-0267 was submitted as a single site in the Call for Sites in 2011. Splitting of the site into parts bisected by the road was indicated as a possible development strategy as part of that submission.
	SR-0267B	
SR-0269	SR-0269A	Site SR-0269 was submitted as a single site in the Call for Sites in 2011, and splitting of the site into parts bisected by the railway line was indicated in that submission.
	SR-0269B	
SR-0132	SR-0132Ai	Site SR-0132 was initially submitted as a Call for Sites in 2008 and again in 2011, however prior to commencing the site selection process, a different site configuration was submitted by promoter. The submission consisted of three larger sites (A, B and C) that were identified for long-term development potential, with smaller parts of each site (i, ii and iii) to be included as developable within the Plan period. The site has been split to reflect the supporting material and plans submitted by the promoter.
	SR-0132Aii	
	SR-0132Bi	
	SR-0132Bii	
	SR-0132Biii	
	SR-0132Ci	
	SR-0132Cii	
SR-0382	SR-0382A	Site SR-0382 was an Officer identified site through the review of land adjacent to existing settlements. The site comprises Brooker Road Industrial Estate and Town Mead Playing Fields Complex. The site was split to reflect the different characteristics of the two parts of the site.
	SR-0382B	
SR-0061	SR-0061A	Site SR-0061 was submitted as a Call for Sites in 2008 with updated information submitted in 2016. The submission comprised three parcels of land which were assessed as one site. The splitting of sites reflects the presence of a road and the parcels submitted in 2008.
	SR-0061B	
SR-0328	SR-0328A	Site SR-0328 was an Officer identified site through the review of land adjacent to existing settlements. The site is bisected by a road and therefore has been split.
	SR-0328B	
SR-0326	SR-0326A	Site SR-0326 was an Officer identified site through the review of land adjacent to existing settlements. The site has been split into three new sites. The northern part of the site has been split by the road, with the southern part around Clay’s Lane forming the third.
	SR-0326B	
	SR-0326C	

SLAA site ref.	Site selection site ref.	Rationale for splitting sites
SR-0355	SR-0355A SR-0355B	Site SR-0355 was an Officer identified site through the review of land adjacent to existing settlements. It comprises the Oakwood Hill and Langston Road Industrial Estates. The site has been split along Chigwell Road to reflect the extents of the industrial estates.
SR-0302	SR-0302A SR-0302B SR-0302C SR-0302D	Site SR-0302 was an Officer identified site through the review of land adjacent to existing settlements. Site split along road and resulted in four separate parcels.
SR-0146	SR-0146A SR-0146B SR-0146C SR-0146D	Site SR-0146 was submitted as a Call for Sites in 2008. It comprises a strategic site with part of the site located in Harlow. This site was split according to the boundary between Epping Forest District and Harlow, and the proposed road layout set out in the promotional material submitted in support of the Call for Sites submission.
SR-0046	SR-0046A	Site SR-0046 was submitted as a Call for Sites in 2008. The site has been split as per the promotional material submitted for this site reflecting that part of the site (B) is not being promoted for development.